



PROPERTY REPORT

# 2940 Highway 380, Greenville, TX 75401



Presented by

**Sukhdip Kaur** | ABR, SRES, SRS

Texas Real Estate License: 0682683

Mobile: (469) 263-9610 | Fax: (469) 263-9610

Main: [priyadhimanraeltor@gmail.com](mailto:priyadhimanraeltor@gmail.com)

Office: [kaurhomes.net](http://kaurhomes.net)

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# 2940 Highway 380, Greenville, TX 75401

● Active

\* New, Active: 11/7/2023

## List Price

**\$2,500,000**

Active Date: 11/7/2023

Listing ID: 20465493

Property Facts	Public Facts	Listing Facts
Property Type	<b>Land</b>	<b>Lot/Land</b>
Property Subtype	<b>Ranch</b>	<b>BR7</b>
Number of Units	<b>0</b>	<b>-</b>
Lot Size	<b>15 acres</b>	<b>15 acres</b>
Lot Dimensions	<b>15.0000 AC</b>	<b>-</b>
Garage (spaces)	<b>0</b>	<b>-</b>

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

## Extended Property Facts

### Property Features

<b>Potential Use</b>	Agricultural,Cattle,Commercial ,Development,Truck &gt;
<b>Fence</b>	Fenced, Full, Metal
<b>Lot Size Features</b>	Agricultural
<b>Lot Size Range</b>	10 to &lt; 50 Acres
<b>Utilities</b>	Other

### Exterior Details

<b>Lot Size - Square Feet</b>	653400 sq ft
<b>Lot Size - Acres</b>	15.000 ac

### Location Details

<b>Directions to Property</b>	GPS.
<b>Trade Area</b>	380 Ranchetts
<b>Zoning</b>	Agriculture
<b>Elementary School</b>	Carver Elementary School
<b>Junior High School</b>	Greenville Middle School
<b>High School</b>	Greenville High School
<b>School District</b>	Greenville Isd
<b>Potential Use</b>	Agricultural,Cattle,Commercial,Development,Truck >

### Land Listing Details

<b>Listing ID</b>	20465493
<b>Listing Source</b>	txdallas-n
<b>Fence Features</b>	Fenced, Full, Metal
<b>Potential Use</b>	Agricultural,Cattle,Commercial,Development,Truck &gt;

## Listing Facts and Details

### Listing Details

**Listing ID:** 20465493

**Listing Source:** NTREIS

**Original List Price:** \$2,500,000

**Original List Date:** 11/7/2023

**Current List Price:** \$2,500,000

**Listing Agreement Type:** Exclusive Right to Sell(ER)

**Possession:** Closing/Funding

**Potential Use:** Agricultural, Cattle, Commercial, Development, Truck &gt;

**Utilities:** Other

**Association:** No

### Details:

Are you looking for a prime piece of real estate with excellent potential for your business venture? Look no further! We have 15 acres of land available for sale, conveniently located on Hwy 380, just outside the city limits. This property boasts a variety of features that make it an ideal investment opportunity. Property Details: Size: 15 acres, Location: On Hwy 380, out of city limits, Zoning: Currently not zoned as commercial but can be converted to commercial. Entrance and exit directly on Hwy 380 frontage. The property is securely fenced, providing added security Garage: A small garage is already present on the land

### Legal:

A1100 WOODSON NANCY K,TRACT 7-3, ACRES 15.0

### Price Change History

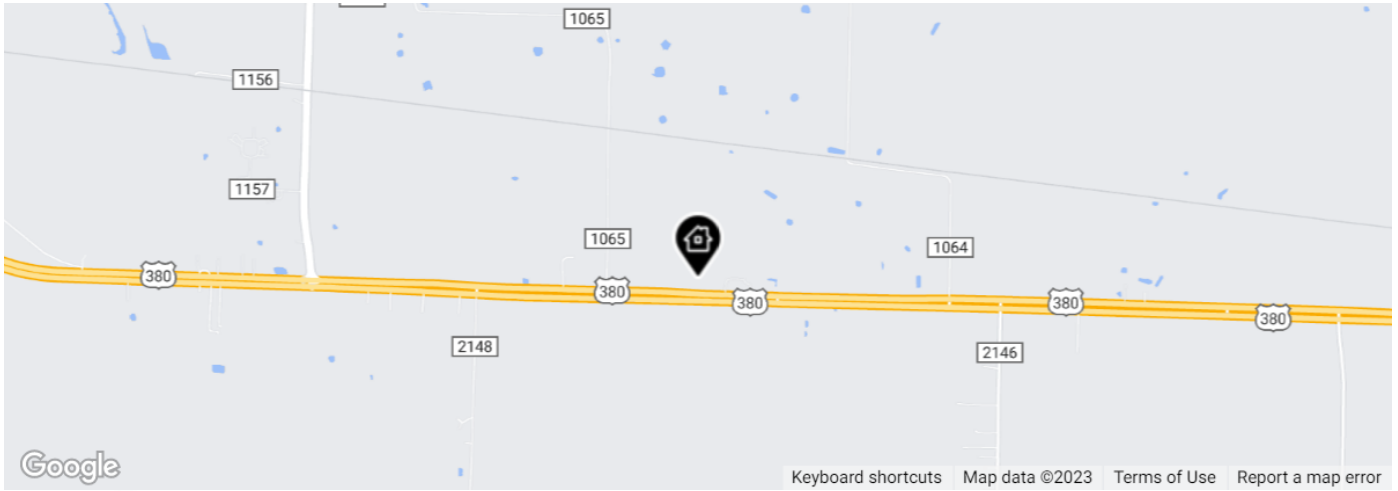
Change Date	Description	New List Price	% Change
11/7/2023	Active	\$2,500,000	-

## Public Facts

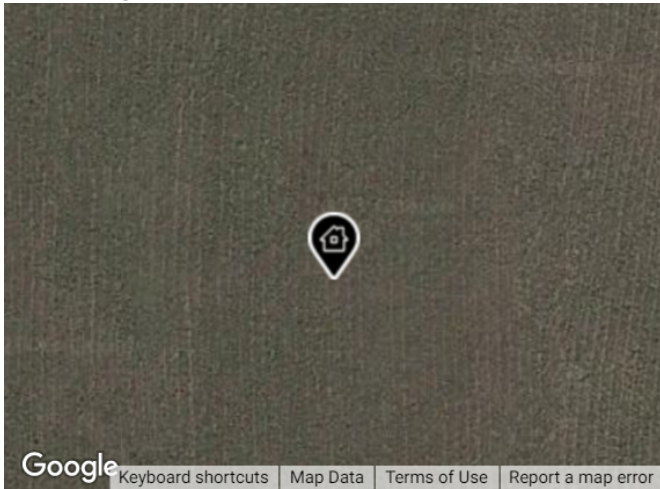
### Legal Description

<b>APN</b>	1100-0070-0030-40
<b>Tax ID</b>	R129437
<b>FIPS Parcel Number</b>	482311100-0070-0030-40
<b>Census Tract</b>	482319604.001044
<b>Abbreviated Description</b>	A1100 WOODSON NANCY K,TRACT 7-3, ACRES 15.0
<b>City/Municipality/Township</b>	Greenville, TX 75401
<b>General Use</b>	Farms & Ranges
<b>Overall Use</b>	AGRICULTURE

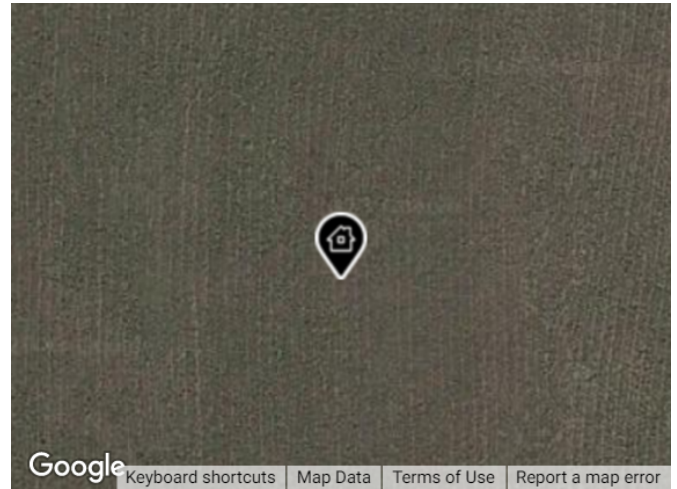
# Maps



Legend: Subject Property

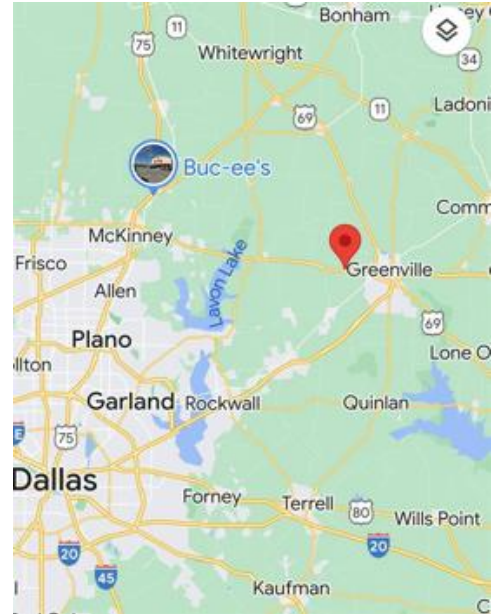


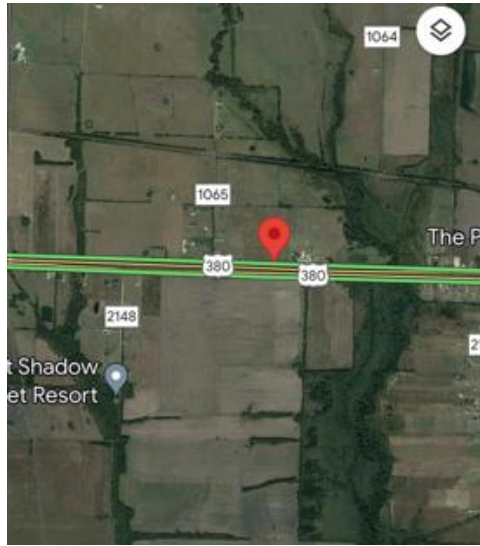
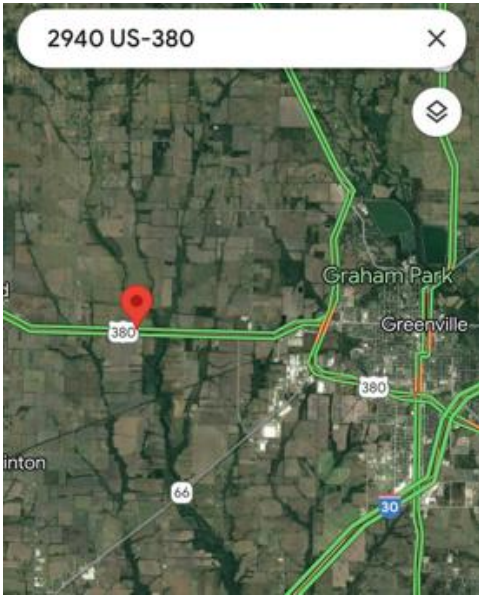
Legend: Subject Property



Legend: Subject Property

# Property Photos







# Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

**1**

## 20

2022 Est. daily traffic counts

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Street: Co Rd 1065  
 Cross: Hwy 380  
 Cross Dir: S  
 Dist: 0.38 miles

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Historical counts

Year	Count	Type
2003	20	ADT

**2**

## 71

2022 Est. daily traffic counts

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Street: Co Rd 2148  
 Cross: Hwy 380  
 Cross Dir: N  
 Dist: 0.36 miles

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Historical counts

Year	Count	Type
2003	70	ADT

**3**

## 744

2022 Est. daily traffic counts

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Street: FM 903  
 Cross: Co Rd 1157  
 Cross Dir: S  
 Dist: 0.14 miles

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Historical counts

Year	Count	Type
2003	70	ADT

**4**

## 886

2020 Est. daily traffic counts

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Street: I 20-N Business  
 Cross: Co Rd 1157  
 Cross Dir: S  
 Dist: 0.14 miles

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Historical counts

Year	Count	Type
2019	837	AADT
2018	857	AADT
2016	625	AADT
2015	773	AADT

**5**

## 10,182

2022 Est. daily traffic counts

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Street: US Hwy 380  
 Cross: FM 903  
 Cross Dir: E  
 Dist: 0.14 miles

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Historical counts

Year	Count	Type
2003	70	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)