

INDUSTRIAL OUTDOOR STORAGE — FOR SALE OR LEASE

2244 Highway 69 South

Greenville, TX 75402 · Hunt County



INDUSTRIAL OUTDOOR
STORAGE

FOR SALE OR LEASE

7.4 Acres · 15,000+ SF Industrial Buildings · 1,064 SF Office

Fully Fenced · Greenville ETJ — No Zoning Restrictions

**BUILD-TO-SUIT
AVAILABLE**

Call for details

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OFFERING SUMMARY

THE OPPORTUNITY

Urban West Ventures is pleased to present **2244 Highway 69 South** — a fully fenced 7.4-acre Industrial Outdoor Storage site strategically positioned just outside Greenville city limits within the Extra-Territorial Jurisdiction (ETJ).

With two industrial buildings totaling over 15,000 SF and a separate 1,064 SF office, the site is available for a broad range of industrial, logistics, and outdoor storage users. The absence of zoning or use restrictions in the ETJ creates exceptional operational flexibility — an increasingly rare advantage in today's market. The owner is prepared to clear and grade the site as required to meet tenant specifications.

Situated along the high-traffic Highway 69 S corridor with direct proximity to L3Harris Technologies, Majors Airport, and Interstate 30, this site offers outstanding regional connectivity to the Dallas-Fort Worth metroplex.

KEY HIGHLIGHTS

- ◆ 7.4 acres, fully fenced — available for IOS operations
- ◆ No zoning or use restrictions (Greenville ETJ)
- ◆ 15,000+ SF industrial + 1,064 SF office building
- ◆ High-visibility Highway 69 S frontage
- ◆ Multiple access points for semi-trucks & heavy equipment
- ◆ Build-to-suit / custom tenant improvements available
- ◆ Owner will clear & grade site to tenant specifications

PROPERTY FACTS

PROPERTY ADDRESS	2244 Highway 69 South, Greenville, TX 75402
SALE PRICE	\$1,650,000
LEASE RATE	\$12,000/month + NNN
SITE AREA	±7.4 Acres (±322,344 SF) — Fully Fenced
INDUSTRIAL BUILDINGS	2 Buildings — 15,000+ SF Total
OFFICE BUILDING	±1,064 SF — Separate Structure
JURISDICTION	Greenville ETJ — No Zoning / No Use Restrictions
ACCESS	Multiple Points — Semi & Heavy Equipment Friendly
CONDITION	Owner to prepare buildings and site per tenant requirements
APN / PARCEL	21525



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PROPERTY HIGHLIGHTS

SITE & LOCATION

The property sits along Highway 69 S with high-visibility frontage on a primary arterial corridor. Located within the Greenville ETJ, the site operates free from zoning constraints and use restrictions — allowing the widest possible range of industrial, logistics, and outdoor storage operations. Multiple access points accommodate semi-trucks, trailers, and heavy equipment with ease.

BUILDINGS & INFRASTRUCTURE

Two industrial buildings totaling 15,000+ SF plus a separate 1,064 SF office are positioned on an expansive hardstand yard with ample room for vehicle staging, equipment storage, and material laydown. The property is available for industrial, logistics, and outdoor storage users. Owner will clear and grade the site to tenant specifications, prepare buildings for tenant requirements, and additional buildings can be added to accommodate growth.

AREA GROWTH & DEVELOPMENT

Two major infrastructure projects are underway immediately adjacent: a new GEUS Electric Utility substation (part of a \$260M+ capital improvement program) and a SunGrid Solar Farm (10 MW, four community solar facilities approved February 2026, energization target Summer 2026). These projects signal continued investment in the Highway 69 S corridor — and directly enhance power capacity and reliability for the site.

MARKET CONTEXT

WHY GREENVILLE, TX?

900K

LABOR FORCE
Within 40-Mile Radius

18%

IN MANUFACTURING
Local Population Employed

5

HIGHWAY CONNECTIONS
Major Routes Through Greenville

3

AIRPORTS NEARBY
Within 1 Hour — Incl. DFW Int'l

8,000+

NEW HOMES PLANNED
Residential Lots Under Development

\$0

STATE INCOME TAX
Texas — Pro-Business Environment

Source: Greenville Board of Development · greenvilletx.gov

7.4

ACRES

15K+

INDUSTRIAL SF

ETJ

NO ZONING

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SITE DETAIL & BUILDINGS



BUILDINGS ON SITE

INDUSTRIAL

Bldg A + B

**15,000+ SF
Total**

OFFICE

Office Bldg

±1,064 SF

IDEAL USES

- ✓ Fleet parking & vehicle storage
- ✓ Equipment & heavy machinery storage
- ✓ Contractor yards & building materials
- ✓ Logistics staging & distribution
- ✓ Auto / truck dealers & auctions
- ✓ Industrial outdoor storage (IOS)
- ✓ On-site management / administrative office

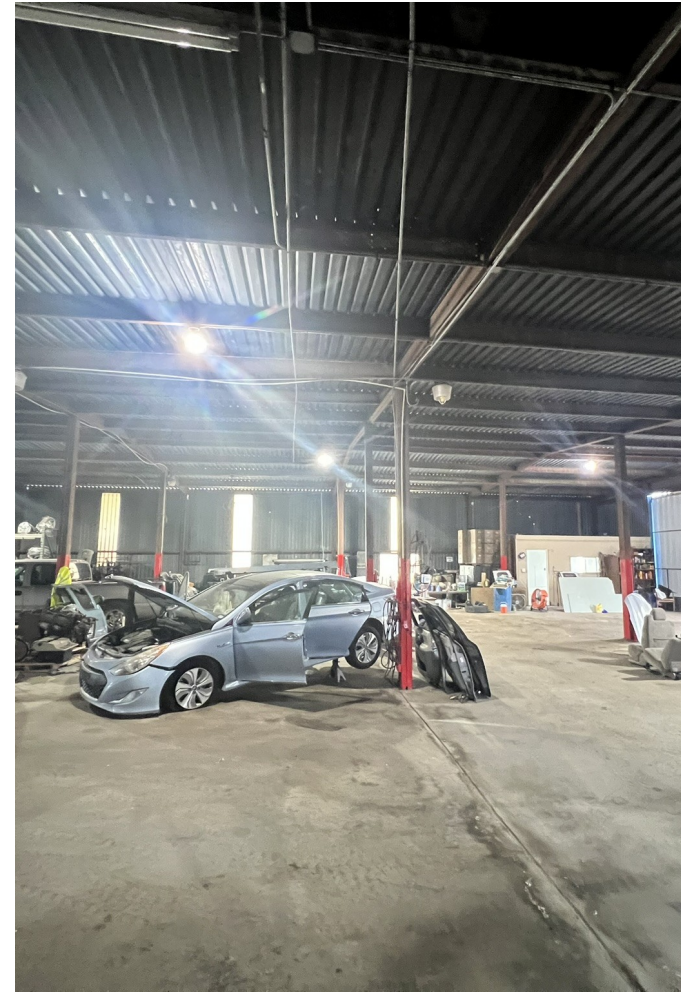
SITE FEATURES

- ✓ Fully perimeter-fenced
- ✓ Multiple ingress/egress points
- ✓ Ample hardstand yard for staging
- ✓ Build-to-suit configurations available
- ✓ Additional buildings can be added

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AERIAL OVERVIEW

FACING WEST



30-acre electric substation
& 25-acre solar farm



Site

2.5 Miles



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AERIAL OVERVIEW

FACING NORTH



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Traffic Counts & Demographics

Traffic Counts

Highway 69 S (Frontage) 10,900 ADT

Distances & Drive Times

Majors Airport (GVT) 5 mi · 7 min

L3Harris Technologies 4 mi · 8 min

Interstate 30 2.6 mi · 5 min

Greenville City Center 4 mi · 7 min

Hunt County Expo Center 6 mi · 10 min

Rockwall, TX 35 mi · 40 min

DFW International Airport 75 mi · 70 min

Dallas (Downtown) 65 mi · 60 min

Nearby Major Employers

L3Harris Technologies

Majors Airport (GVT)

Hunt Regional Medical

Greenville ISD

GEUS

Hunt County

Market Demographics — Hunt County, TX

Metric	3 Miles	5 Miles	10 Miles
Population	4,820	14,300	62,400
Pop. Growth (5-Yr)	+4.1%	+5.6%	+7.2%
Households	1,740	5,280	22,600
Median HH Income	\$54,800	\$58,200	\$62,400
Avg HH Income	\$68,300	\$73,500	\$79,800
Median Home Value	\$198,000	\$214,000	\$238,000
Median Age	36.2	37.4	38.1
Daytime Pop.	6,100	18,400	74,200

Site & Access

- ★ 2244 Highway 69 S — Subject Property
- 1 L3Harris Technologies Campus (~4 mi)
- 2 Majors Airport / GVT (~5 mi)
- 3 Interstate 30 On-Ramp (~2.6 mi)
- 4 Greenville City Center (~4 mi)

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