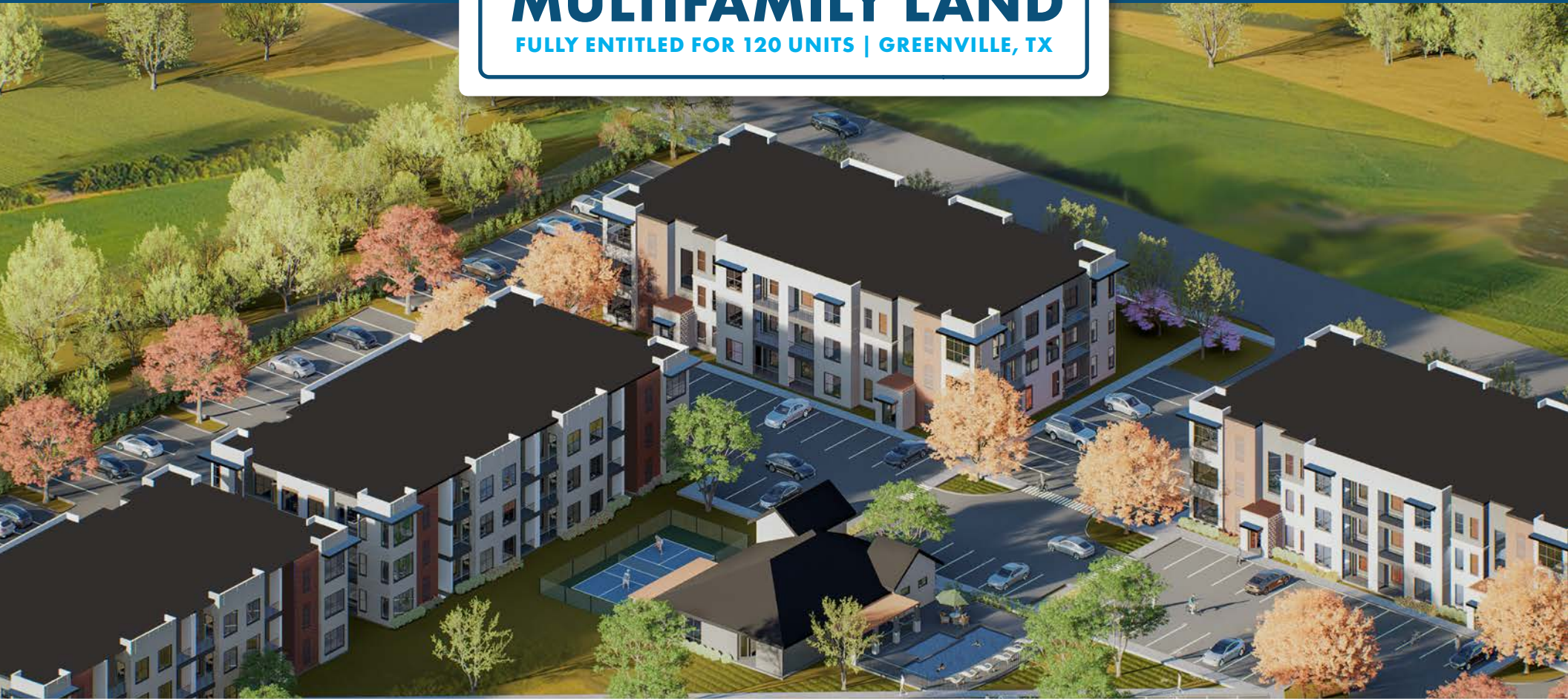


GREENVILLE MULTIFAMILY LAND

FULLY ENTITLED FOR 120 UNITS | GREENVILLE, TX



PRICE: \$2,499,999

PRICE/UNIT: \$20,833 | PRICE/SF: \$11.48

5 ACRES OF MULTIFAMILY ZONED LAND | FULLY ENTITLED FOR 120 UNITS

Marcus & Millichap
FLUELLEN-HOOVER
MULTIFAMILY GROUP

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FLUELLEN-HOOVER
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Greenville Land Development Opportunity

FULLY ENTITLED FOR 120 UNITS

Marcus & Millichap Real Estate Investment Services is pleased to present the exclusive offering of a land development opportunity located 45 minutes east of Dallas in Greenville, Texas. The 5-acre property is currently zoned and entitled for 120 multifamily units. Building permits have been issued and the site is shovel ready for a developer.

- Currently zoned for multifamily
- Property fully entitled for 120 multifamily units
- Existing site plan features a unit mix with one- and two-bedroom floor plans
- Prime access and visibility with frontage along U.S. Highway 69
- 16.2% population growth from 28,164 in 2020 to 32,717 in 2023
- Greenville’s population is projected to surpass 40,000 by 2030
- Primed to absorb the robust housing demand in this submarket
- Limited new supply in Greenville results in very few competitors
- 45-minute drive to downtown Dallas
- Average household income is \$64,000 within five miles
- Proximal to many of Greenville’s top employers including L3Harris and WestRock
- 10 minutes from 325-acre, master-planned, mixed-use development called The Greenbelt



Address	5711 Industrial Drive, Greenville, Texas 75402
Lot Size	5 Acres /217,812 Square Feet
Units	120
Density	24 Units/Acre
Development Type	Multifamily
Price	\$2,499,999
Price per Acre	\$500,000
Price per SF	\$11.48
Price per Unit	\$20,833





GREENVILLE, TEXAS



Strategic Position 45 Minutes East of Dallas

CONVENIENT ACCESS TO MAJOR HIGHWAYS & RAIL ROADS

Greenville, Texas, is positioned just 50 miles northeast of Dallas with convenient access to multiple major highways including Interstate 30 and U.S. Highways 380 and 69. Every major railroad line can be accessed from Greenville, including BNSF, Kansas City Southern, and Union Pacific, which makes Greenville an ideal location for businesses to manufacture and deliver products to key major markets.

Primed to Absorb Increasing Housing Demand

QUICKLY GROWING POPULATION

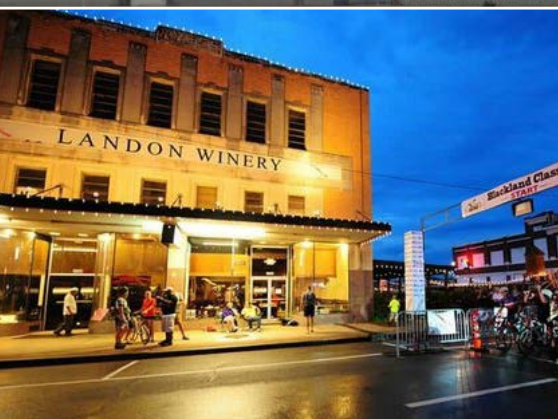
According to the U.S. Census Bureau, the city's population increased from 28,164 in 2020 to an estimated 32,717 in 2023, marking a 16.2 percent growth over that period. This upward trend is expected to continue, with projections suggesting that Greenville's population could surpass 40,000 by the end of the decade.

Near Greenville's Top Employers

EXCELLENT SOURCES OF QUALIFIED LEASING TRAFFIC

The property is proximal to many of Greenville's top employers. L3Harris, WestRock, Solvay Composite Materials, Masonite, Fritz Industries, and CNH America are each located within 10 minutes driving distance from the property. The various industry employers located near the proposed development should serve as excellent sources of qualified leasing traffic in the present and foreseeable future.





325-Acre, Master-Planned, Mixed-Use Development Project

CONSTRUCTION OF "THE GREENBELT" IS WELL UNDERWAY

Ten minutes from Greenville Multifamily Land, Dallas-based Wildcatter Realty Partners is constructing The Greenbelt, which will include residential, commercial, and retail space as well as leisure amenities such as walking and biking trails, a disc golf course, and a park. Once complete, The Greenbelt is expected to create over 1,500 permanent jobs.

Excellent School District

EXCEPTIONAL EDUCATION SYSTEM WITH 12 CAMPUSES

Greenville Independent School District offers abundant employment opportunities and has consistently received high ratings from the Texas Education Agency. Greenville ISD is noted for its ability to produce creative, problem-solving graduates and offers a wide range of special programs designed to meet the collective and individual needs of all students.

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	2,519	21,503	31,712
2023 Estimate			
Total Population	2,358	20,241	29,728
2020 Census			
Total Population	2,245	20,420	29,678
2010 Census			
Total Population	2,100	19,388	26,929
Daytime Population			
2023 Estimate	1,987	23,725	36,590
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	1,135	8,546	12,517
2023 Estimate			
Total Households	1,055	7,987	11,657
Average (Mean) Household Size	2.5	2.5	2.5
2020 Census			
Total Households	1,005	7,632	11,116
2010 Census			
Total Households	992	7,385	10,163
Growth 2023-2028	7.6%	7.0%	7.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	1,232	9,445	13,706
2023 Estimate	1,149	8,848	12,801
Owner Occupied	373	3,645	6,370
Renter Occupied	682	4,341	5,287
Vacant	94	861	1,144
Persons in Units			
2023 Estimate Total Occupied Units	1,055	7,987	11,657
1 Person Units	34.8%	32.4%	29.6%
2 Person Units	26.8%	29.6%	32.5%
3 Person Units	15.6%	15.1%	15.2%
4 Person Units	10.9%	10.9%	11.2%
5 Person Units	6.8%	6.8%	6.7%
6+ Person Units	5.0%	5.1%	4.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	0.5%	2.1%	2.9%
\$150,000-\$199,999	0.5%	1.9%	3.7%
\$100,000-\$149,999	4.0%	6.7%	9.5%
\$75,000-\$99,999	5.3%	9.2%	11.4%
\$50,000-\$74,999	18.1%	19.8%	20.5%
\$35,000-\$49,999	15.2%	14.9%	13.5%
\$25,000-\$34,999	17.2%	13.9%	11.9%
\$15,000-\$24,999	17.9%	15.4%	12.9%
Under \$15,000	21.2%	16.2%	13.6%
Average Household Income	\$40,409	\$53,514	\$64,035
Median Household Income	\$31,190	\$39,283	\$47,301
Per Capita Income	\$18,192	\$21,359	\$25,352
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	2,358	20,241	29,728
Under 20	30.9%	29.6%	28.7%
20 to 34 Years	24.7%	23.6%	22.0%
35 to 39 Years	6.3%	6.7%	6.7%
40 to 49 Years	10.2%	10.8%	11.1%
50 to 64 Years	13.1%	15.7%	17.1%
Age 65+	14.9%	13.6%	14.5%
Median Age	31.4	33.0	34.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	1,450	12,868	19,331
Elementary (0-8)	8.6%	9.0%	7.4%
Some High School (9-11)	12.5%	11.3%	9.7%
High School Graduate (12)	34.0%	33.9%	32.1%
Some College (13-15)	25.0%	22.4%	22.8%
Associate Degree Only	6.2%	6.7%	7.3%
Bachelor's Degree Only	9.9%	10.8%	13.3%
Graduate Degree	3.9%	5.8%	7.3%
Population by Gender			
2023 Estimate Total Population	2,358	20,241	29,728
Male Population	47.5%	49.2%	49.1%
Female Population	52.5%	50.8%	50.9%



POPULATION

In 2023, the population in your selected geography is 29,728. The population has changed by 10.39 since 2010. It is estimated that the population in your area will be 31,712 five years from now, which represents a change of 6.7 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 34.5, compared with the U.S. average, which is 38.7. The population density in your area is 379 people per square mile.



HOUSEHOLDS

There are currently 11,657 households in your selected geography. The number of households has changed by 14.70 since 2010. It is estimated that the number of households in your area will be 12,517 five years from now, which represents a change of 7.4 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is \$47,301, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 18.18 since 2010. It is estimated that the median household income in your area will be \$46,169 five years from now, which represents a change of -2.4 percent from the current year.

The current year per capita income in your area is \$25,352, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$64,035, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 14,297 people in your selected area were employed. The 2010 Census revealed that 57.1 of employees are in white-collar occupations in this geography, and 26.7 are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSING

The median housing value in your area was \$111,897 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 5,514.00 owner-occupied housing units and 4,648.00 renter-occupied housing units in your area.

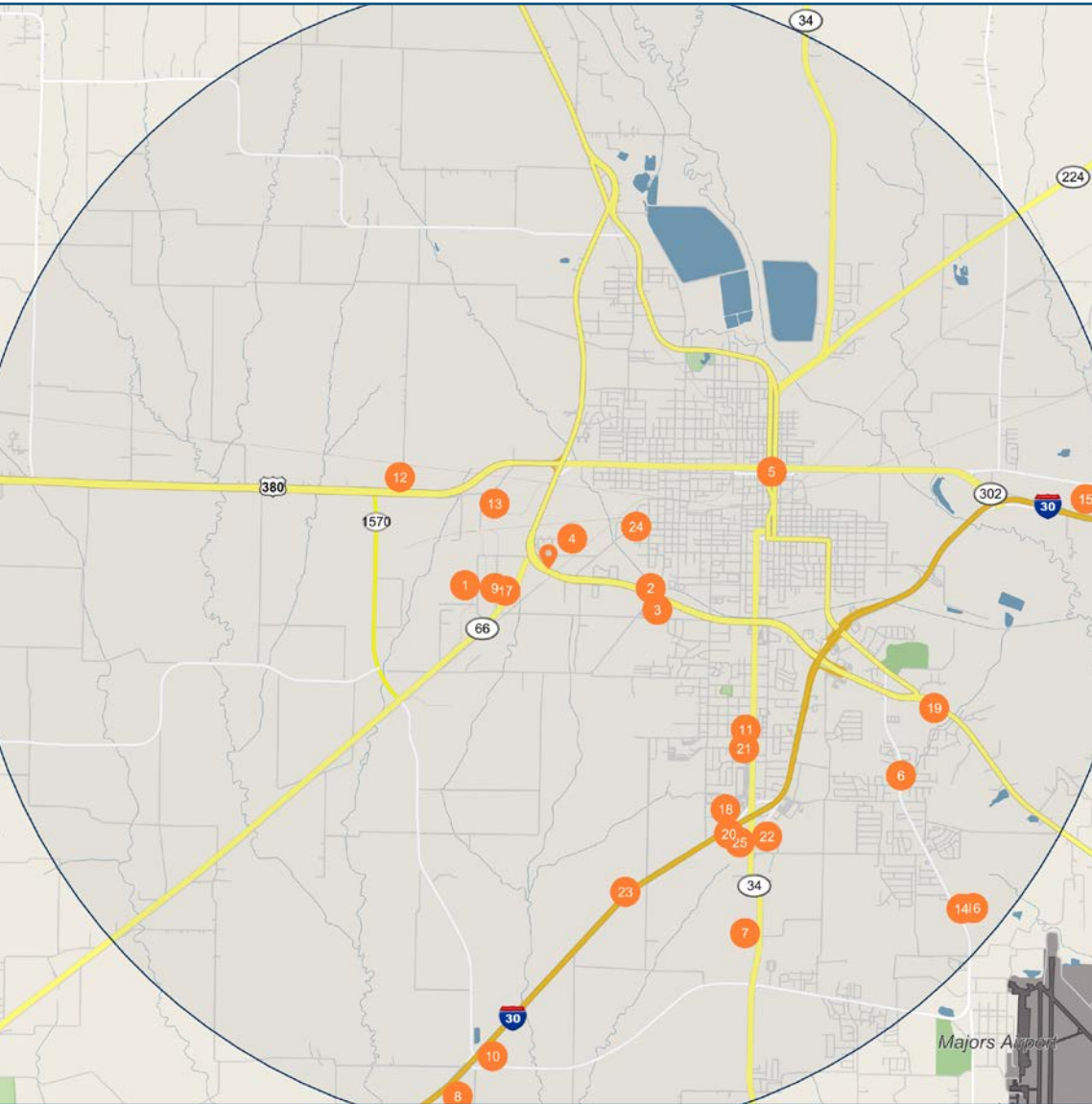


EDUCATION

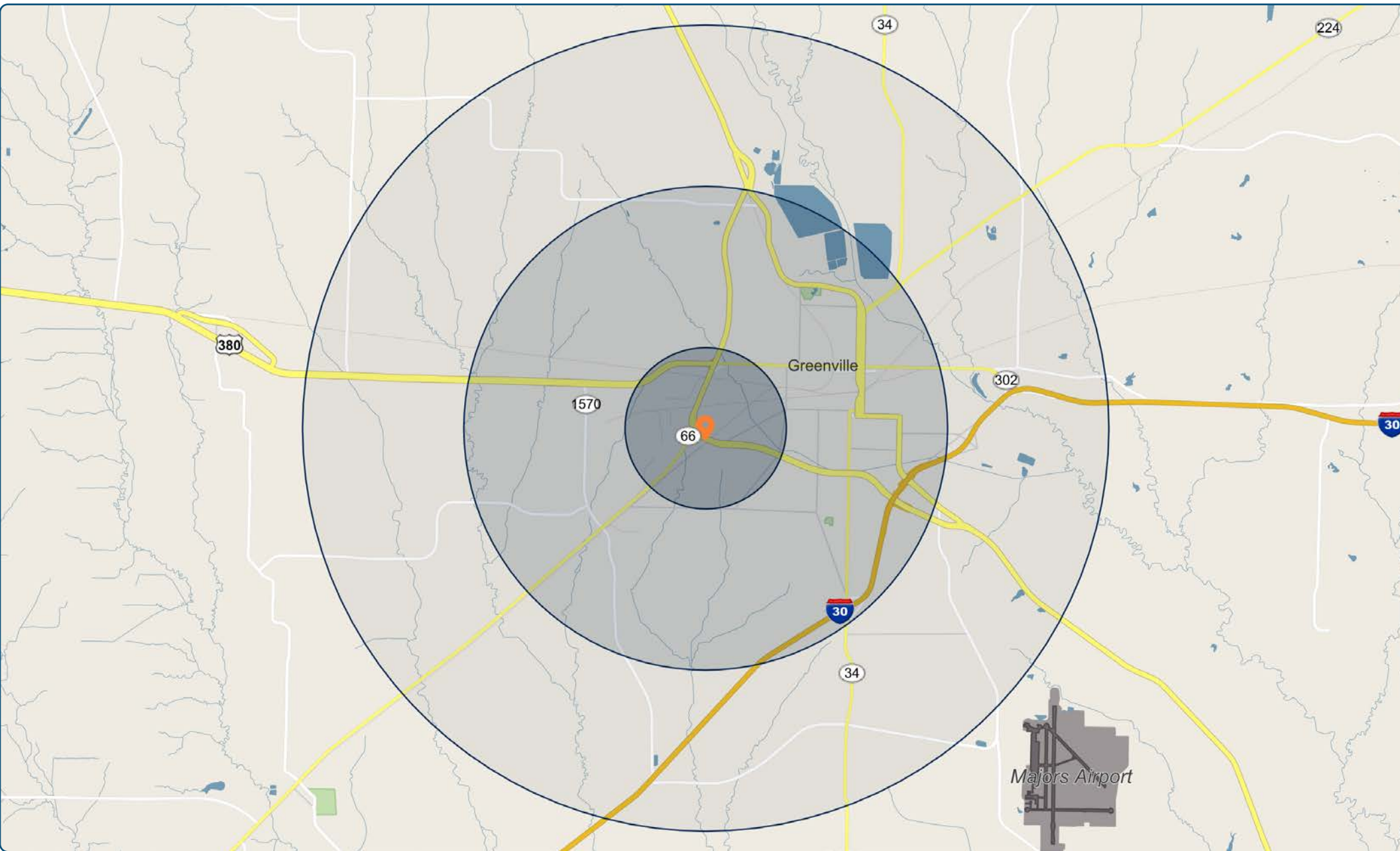
The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 7.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 13.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.3 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 32.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 22.8 percent in the selected area compared with the 20.1 percent in the U.S.



Major Employers		Employees
1	Atrium Extrusion Systems Inc	3,824
2	Sierra Nevada Corporation	660
3	Hunt Memorial Hospital Dst-Hunt Regional Medical Center	640
4	Cytec Engineered Materials Inc	326
5	County of Hunt	325
6	Innovation First Intl Inc	300
7	Baymark Health Services La Inc	265
8	VSC Synapse LLC	250
9	Cytec Engineered Materials Inc	225
10	Innovation First Inc-Racksolutionscom	200
11	Onin Staffing LLC-Onin Staffing	195
12	R K Hall Construction Ltd	194
13	U S Weatherford L P-Weathrford Artfcal Lift System	162
14	Omnisys LLC	156
15	Farmers Electric Coop Inc-F E C ELECTRIC	142
16	Texas Book Company-Texas Book Company	125
17	Equibrand Products Group LP-Martin Saddlery	121
18	Lowes Home Centers LLC-Lowes	117
19	Geus	116
20	Cracker Brrel Old Cntry Str In-Cracker Barrel	115
21	Brookshire Grocery Company-Brookshires 074	114
22	Walmart Inc-Walmart	105
23	Primary Care Associates Inc-Physician Strategic Management	100
24	Maverick Design Inc-Strombergs Architectural Pdts	98
25	HI Greenville LLC-Holiday Inn	98







Greenville Land Development

5711 Industrial Drive, Greenville, Texas 75401

Units	120	Avg. SF	762
Year Built	n/a	Avg. Rent	\$1,375
Occupancy	n/a	Avg. Rent/SF	\$1.80

Management Company

n/a

Utilities

Residents pay water and electricity

Interior Upgrades

No interior upgrades

2



Cross Timbers

1905 Center Point Lane, Greenville, Texas 75402

Units	216	Avg. SF	927
Year Built	2023	Avg. Rent	\$1,414
Occupancy	94%	Avg. Rent/SF	\$1.53

Management Company

Sunridge

Utilities

Residents pay water and electricity

Interior Upgrades

Stainless steel appliances, faux wood flooring, granite countertops, built-in microwave, modern light fixtures, tile kitchen backsplash, ceramic tile tub surround, contemporary ceiling fans, and brushed nickel fixtures

3



Park Place

305 West Jack Finney Boulevard, Greenville, Texas 75402

Units	152	Avg. SF	998
Year Built	2024	Avg. Rent	\$1,504
Occupancy	90%	Avg. Rent/SF	\$1.51

Management Company

Platinum M

Utilities

Residents pay water and electricity

Interior Upgrades

Stainless steel appliances and built-in microwave

4



Majors Place

2410 West Jack Finney Boulevard, Greenville, Texas 75402

Units	176	Avg. SF	977
Year Built	2017	Avg. Rent	\$1,362
Occupancy	96%	Avg. Rent/SF	\$1.39

Management Company

Allied

Utilities

Residents pay water and electricity

Interior Upgrades

Stainless steel appliances, faux wood flooring, granite countertops, and no interior upgrades

5



Ranchview Townhomes

5700 Industrial Drive, Greenville, Texas 75401

Units	250	Avg. SF	1,088
Year Built	2002	Avg. Rent	\$1,162
Occupancy	96%	Avg. Rent/SF	\$1.07

Management Company

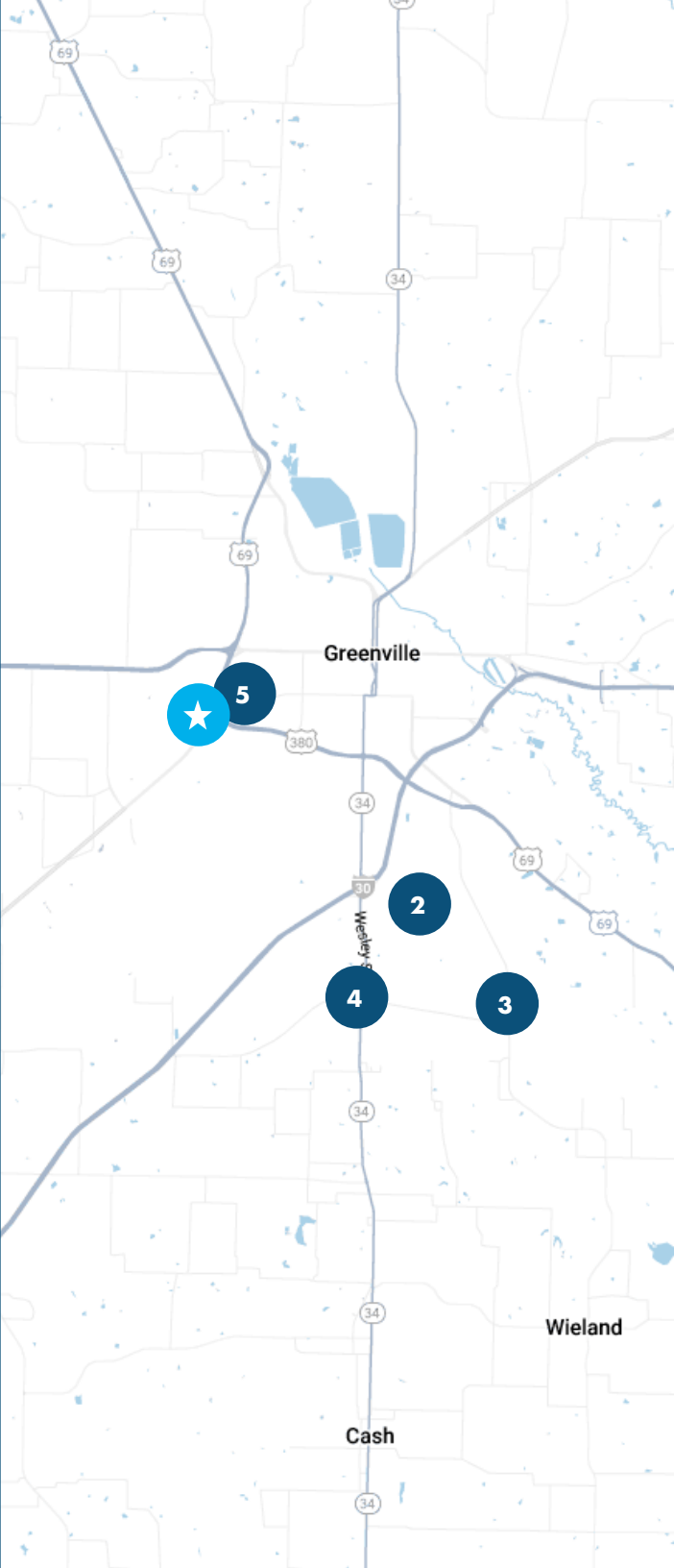
AOG Living

Utilities

Residents pay water and electricity

Interior Upgrades

White appliances, faux wood flooring, and no interior upgrades

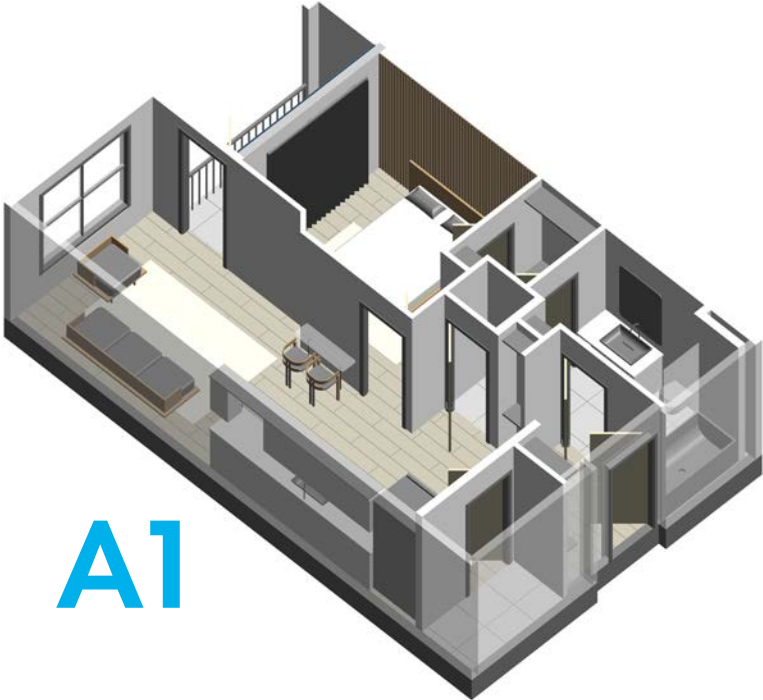


One-Bedroom | 614-753 SF

Property	Unit Type	Desc.	# Units	SF	Rent	Rent/SF
Greenville Land Development	1 Bed / 1 Bath	A1	48	614	\$1,250	\$2.04
Cross Timbers	1 Bed / 1 Bath		36	656	\$1,269	\$1.93
Greenville Land Development	1 Bed / 1 Bath	A2	48	753	\$1,400	\$1.86
Cross Timbers	1 Bed / 1 Bath		36	744	\$1,364	\$1.83
Cross Timbers	1 Bed / 1 Bath		18	775	\$1,419	\$1.83
Park Place	1 Bed / 1 Bath		78	782	\$1,346	\$1.72
Majors Place	1 Bed / 1 Bath		40	707	\$1,080	\$1.53
Total / Average			304	721	\$1,302	\$1.80

Two-Bedroom | 1,077 SF

Property	Unit Type	Desc.	# Units	SF	Rent	Rent/SF
Greenville Land Development	2 Bed / 2 Bath	B1	24	1,077	\$1,575	\$1.46
Majors Place	2 Bed / 2 Bath		96	990	\$1,409	\$1.42
Cross Timbers	2 Bed / 2 Bath		54	990	\$1,406	\$1.42
Park Place	2 Bed / 2 Bath		30	1,114	\$1,549	\$1.39
Cross Timbers	2 Bed / 2 Bath		36	1,094	\$1,474	\$1.35
Cross Timbers	2 Bed / 2 Bath		36	1,194	\$1,561	\$1.31
Ranchview Townhomes	2 Bed / 2 Bath		59	1,079	\$1,192	\$1.10
Ranchview Townhomes	2 Bed / 2 Bath		119	1,035	\$1,050	\$1.01
Total / Average			454	1,051	\$1,322	\$1.26



A1



A2



B1

5711 INDUSTRIAL DR.

GREENVILLE, TX.
120 UNITS



SHEET INDEX

- COVER SHEET
- ARCHITECTURAL SITE PLAN
- UNITS PLANS
- BUILDING PLANS
- BUILDING PLANS - ROOF
- BUILDING ELEVATIONS
- CLUBHOUSE FLOOR PLAN

VICINITY MAP



COVER SHEET



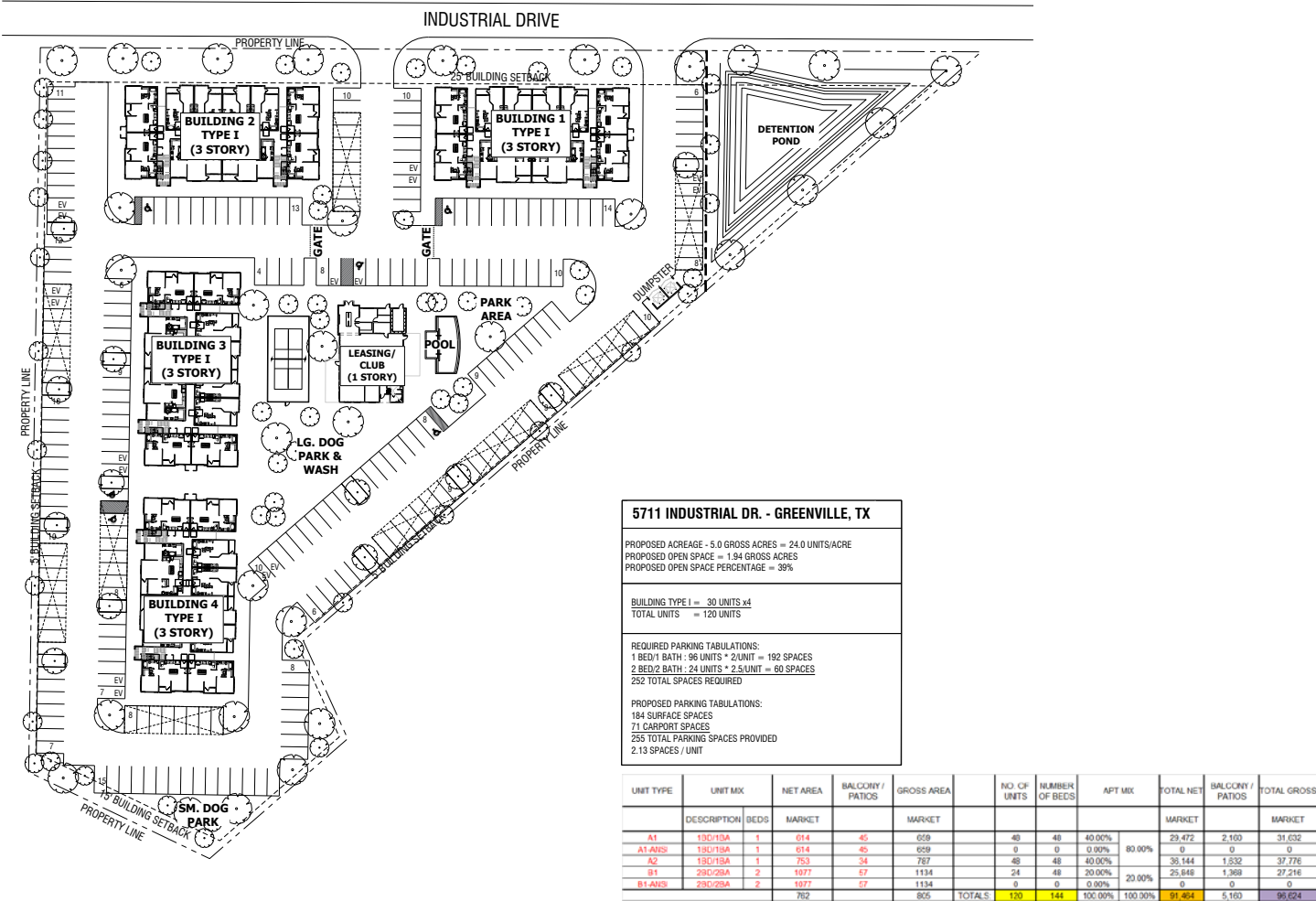
VISION + ARCHITECTURE STUDIO
 10000 North Central Expressway
 Suite 1045
 Dallas, TX 75231
 469-677-0079

PROJECT NAME: 5711 INDUSTRIAL - MULTI FAMILY

PROJECT LOCATION: GREENVILLE, TX.

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V+A PROJECT: 24023
07/22/2024



PROPOSED SITE PLAN



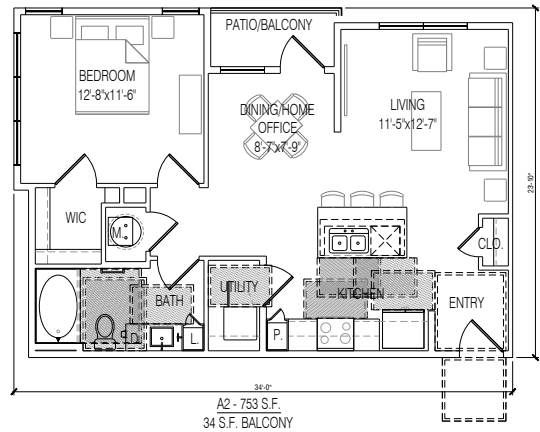
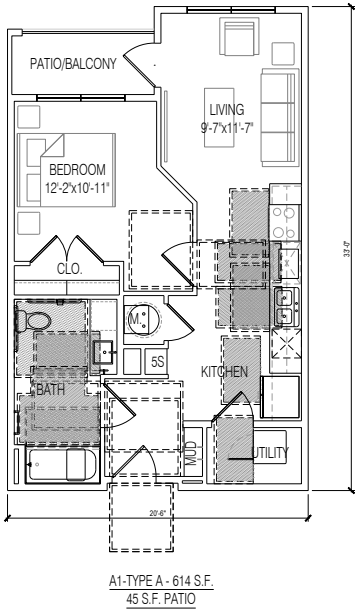
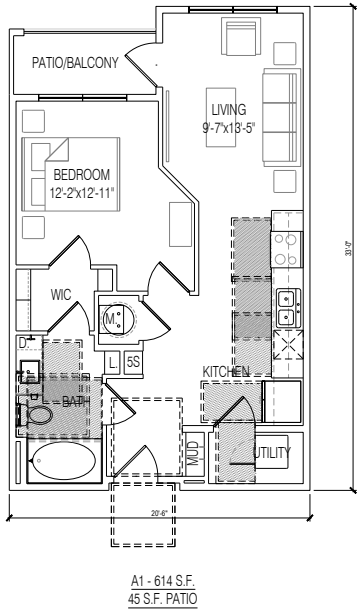
10000 North Central Expressway
 Suite 1045
 Dallas, TX 75231
 469-677-0079

PROJECT NAME: 5711 INDUSTRIAL MULTI-FAMILY

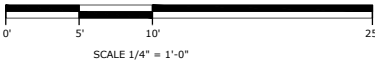
PROJECT LOCATION: GREENVILLE, TX.

V+A PROJECT: 24023
 07/22/2024

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ONE BEDROOM UNITS





VISION+
ARCHITECTURE
STUDIO

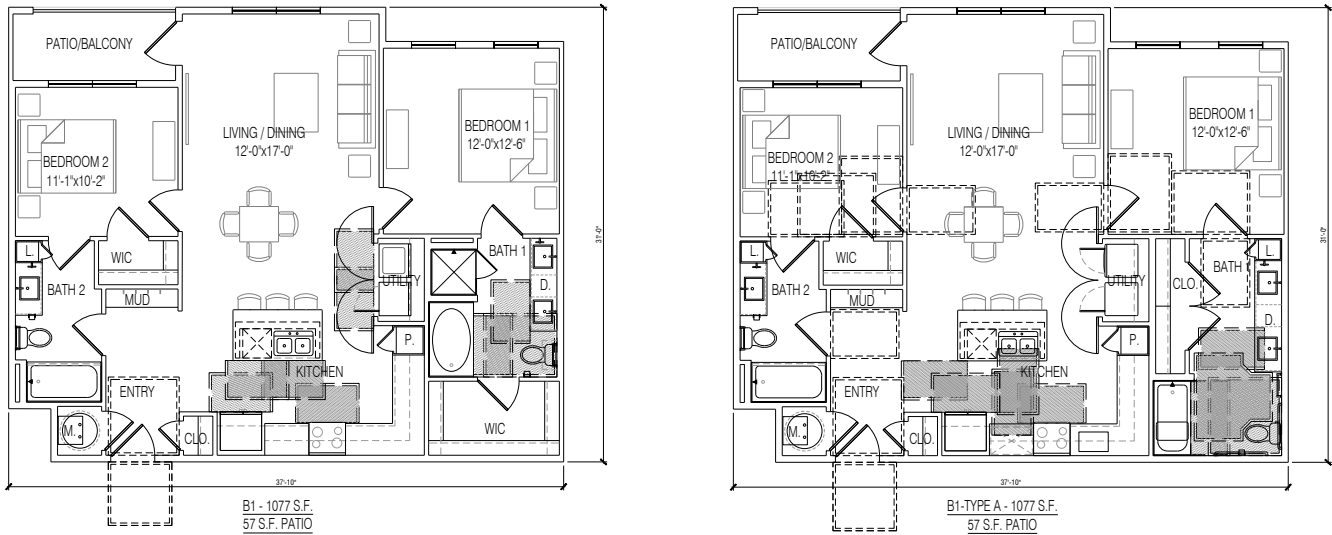
10000 North Central Expressway
Suite 1045
Dallas, TX 75231
469-677-0079

PROJECT NAME: 5711 INDUSTRIAL -
MULTI FAMILY

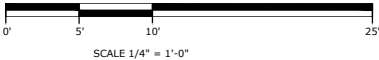
PROJECT LOCATION: GREENVILLE, TX.

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V+A PROJECT: 24023
07/22/2024

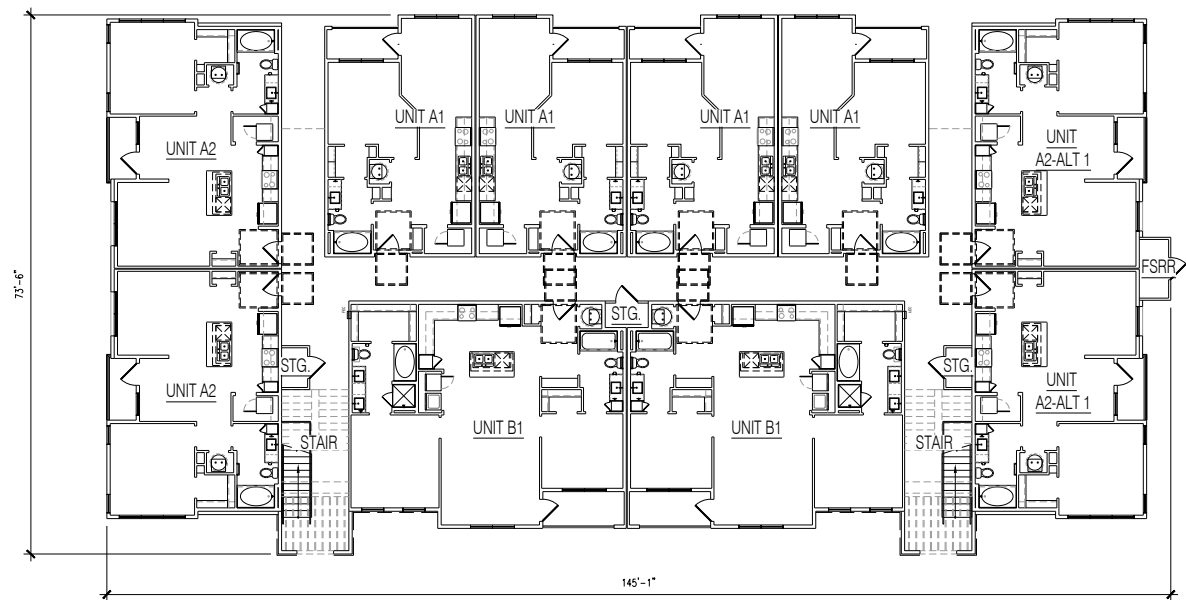


TWO BEDROOM UNITS

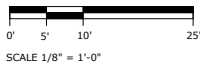


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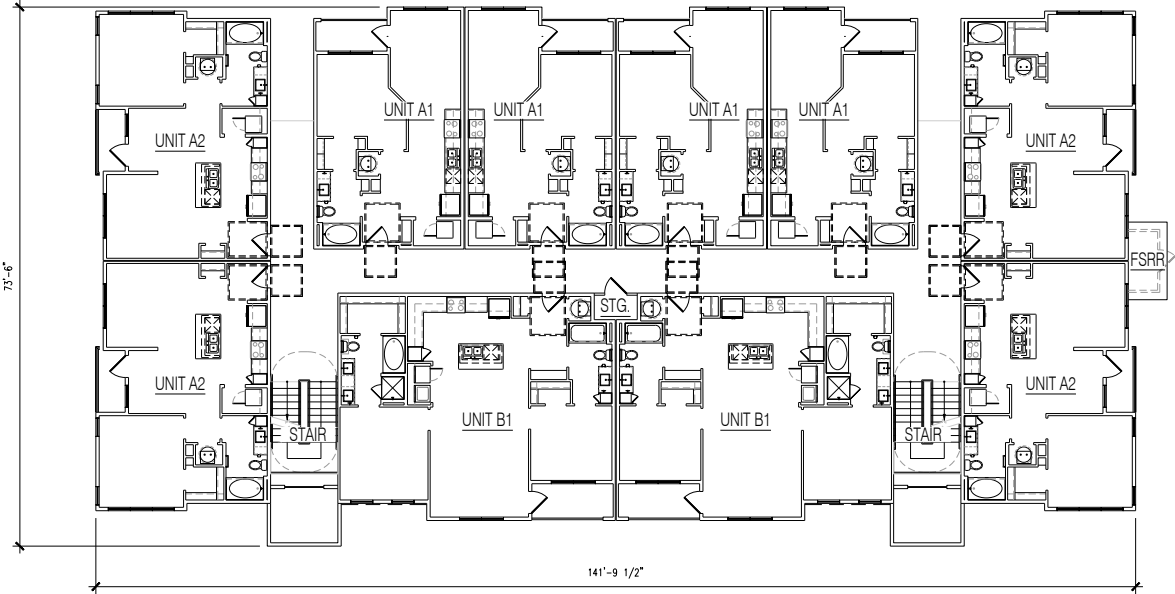
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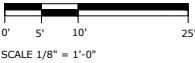
BUILDING TYPE I - 1ST FLOOR PLAN



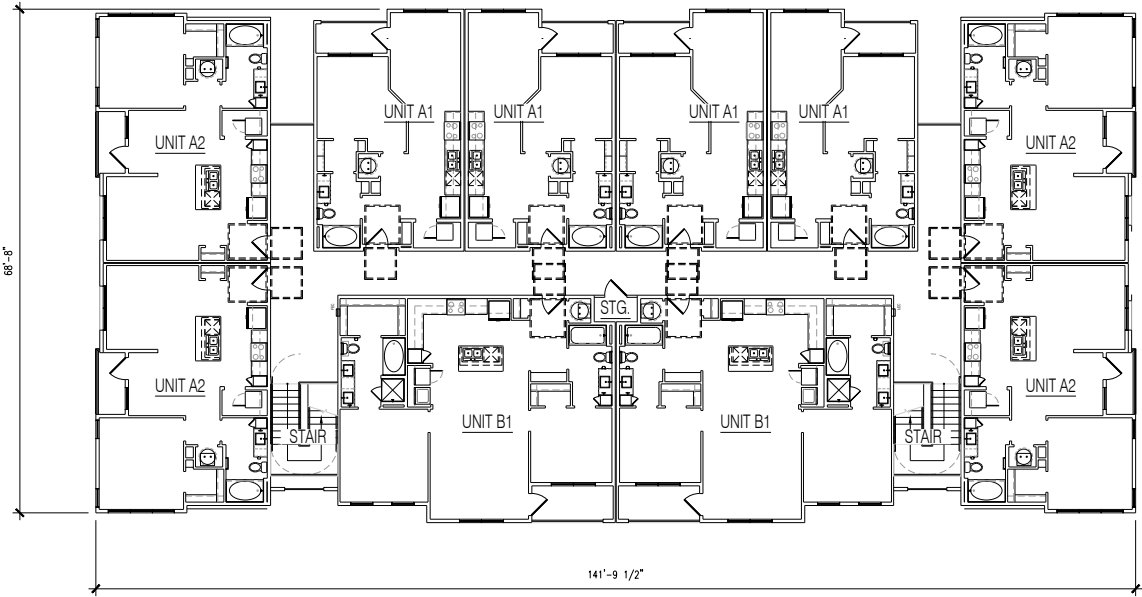
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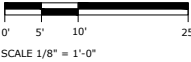
BUILDING TYPE I - 2ND FLOOR PLAN



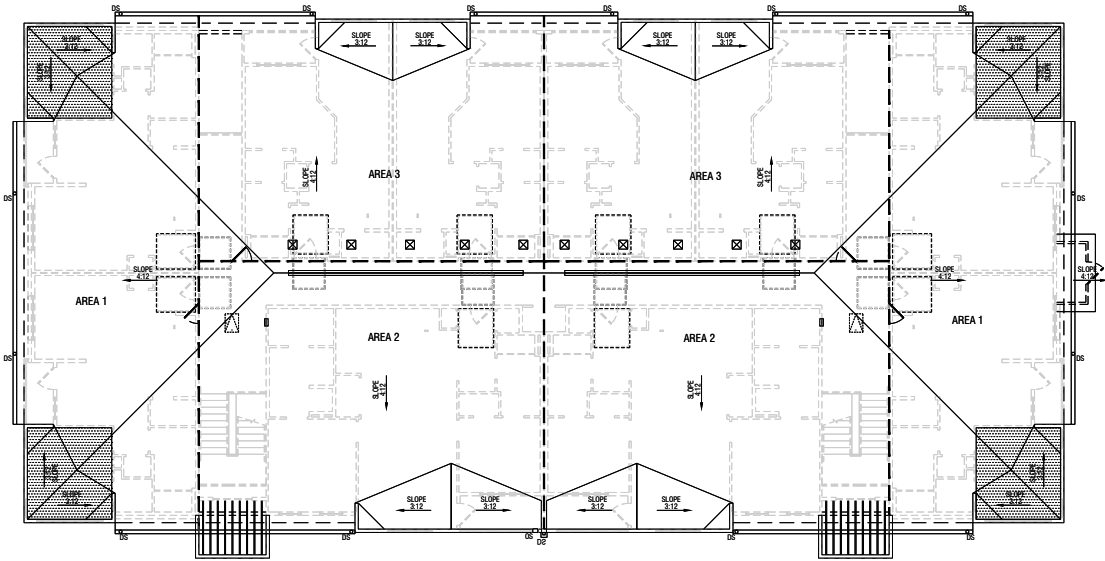
 <p>VISION+ ARCHITECTURE STUDIO</p>	<p>10000 North Central Expressway Suite 1045 Dallas, TX 75231 469-677-0079</p>	<p>PROJECT NAME: 5711 INDUSTRIAL - MULTI FAMILY</p>	<p>PROJECT LOCATION: GREENVILLE, TX.</p>	<p>V+A PROJECT: 24023 07/22/2024</p>
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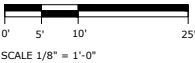
BUILDING TYPE I - 3RD FLOOR PLAN



 <p>VISION + ARCHITECTURE STUDIO</p>	<p>10000 North Central Expressway Suite 1045 Dallas, TX 75231 469-677-0079</p>	<p>PROJECT NAME: 5711 INDUSTRIAL - MULTI FAMILY</p>	<p>PROJECT LOCATION: GREENVILLE, TX.</p>	<p>V+A PROJECT: 24023 07/22/2024</p>
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BUILDING TYPE I - ROOF PLAN



 <p>VISION+ ARCHITECTURE STUDIO</p>	<p>10000 North Central Expressway Suite 1045 Dallas, TX 75231 469-677-0079</p>	<p>PROJECT NAME: 5711 INDUSTRIAL - MULTI FAMILY</p>	<p>PROJECT LOCATION: GREENVILLE, TX.</p>	<p>V+A PROJECT: 24023 07/22/2024</p>
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3 BLDG. TYPE I - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

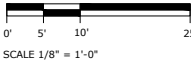


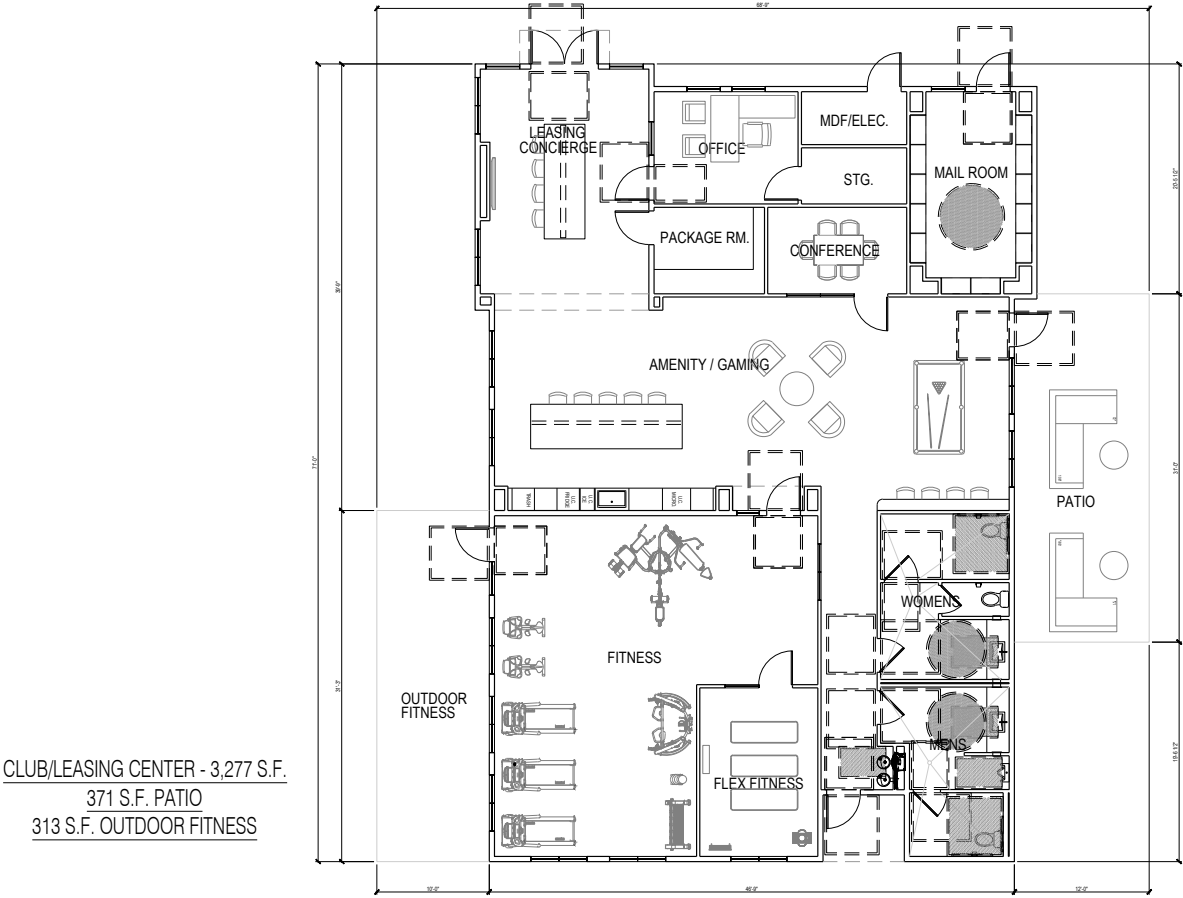
2 BLDG. TYPE I - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



1 BLDG. TYPE I - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

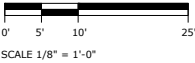
BUILDING TYPE I - ELEVATIONS





CLUB/LEASING CENTER - 3,277 S.F.
 371 S.F. PATIO
 313 S.F. OUTDOOR FITNESS

CLUBHOUSE/LEASING CENTER FLOOR PLAN



CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

Interested prospective buyers should be aware that the owner of the property is selling the property in as is, where is condition with all faults, if any, and without representations or warranties of any kind or nature, expressed or implied, written or oral, other than the special warranty of title contained in the deed. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with any entity at any time with or without notice. The owner shall have no legal commitment or obligations to any entity reviewing the offering memorandum or making an offer to purchase the property unless a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner and its legal counsel, and any conditions to the owner's obligation thereunder have been satisfied or waived.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE: Marcus & Millichap Real Estate Investment Services, Inc. (M&M) is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ACTIVITY ID: ZAG0060060, FH20250616.1544

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Offering Procedures

Prospective investors wishing to make an offer are requested to submit:

- Letter of Intent
- Resume and/or Business Letter Indicating Recent or Current Assets Owned and Purchased
- Transaction References
- Banking References
- Source of Equity for Acquisition

Interest Offered

One hundred percent fee simple interest in Greenville Multifamily Land, located at: 5711 Industrial Drive, Greenville, Texas 75402.

Terms

Greenville Multifamily Land is being offered on an all-cash basis, with buyers able to obtain new financing.

Property Tours

Prospective investors are encouraged to visit the subject property prior to submitting an offer.

Sale Conditions

Interested prospective investors should be aware that the owner of the property is selling the property in as-is, where-is condition with all faults, if any, and without representations or warranties of any kind of nature, expressed or implied, written or oral.

Offer Due Date

The owner of Greenville Multifamily Land has requested that all offers be submitted. The call for offers date has yet to be determined.

Communications

All communications, inquiries and requests, including property tours, should be addressed to the listing agents.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

GREENVILLE MULTIFAMILY LAND

FULLY ENTITLED FOR 120 UNITS | GREENVILLE, TX

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