


3206 E Quinlan Pkwy, Quinlan, TX



28.65 Acres for Ground Lease
Lease Minimum of One Acre
Located Outside of City Limits
Corner Lot w/ Water & Electric
880 Ft of Frontage on SH-276

Main Contact

Shane Hendrix

Associate
shane.hendrix@mdregroup.com
214.460.8926

Kevin Weable, CCIM

Associate Broker/Commercial Director
kevin@mdregroup.com
972.357.1312



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Property Overview

M&D Commercial is pleased to offer a prime ground lease opportunity on approximately 28.65 acres in Quinlan, Texas.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D Commercial is pleased to offer a prime ground lease opportunity on approximately 28.65 acres in Quinlan, Texas. This versatile property is available for subdivision into parcels as small as one acre, making it ideal for a wide range of commercial and light industrial uses.

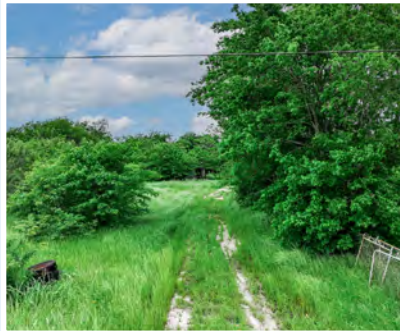
Strategically located just outside city limits, the site features over 880 feet of frontage on State Highway 276—a key connector between Rockwall and Emory, TX. With water and electricity readily available on-site, the property is well-positioned for uses such as outdoor storage, laydown yards, equipment sales, and similar operations.

This prominent corner location offers excellent visibility, accessibility, and flexibility for growing businesses. Contact Shane Hendrix for more information.

Total Size	28.65 Acres
Min. Size	1 Acre
Zoning	Outside City Limits
Utilities	Water & Electric
Access	Dual Access Points
Frontage	880 Ft (SH-276)
Traffic Counts	8,724 VPD
Easements	None



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Highlights

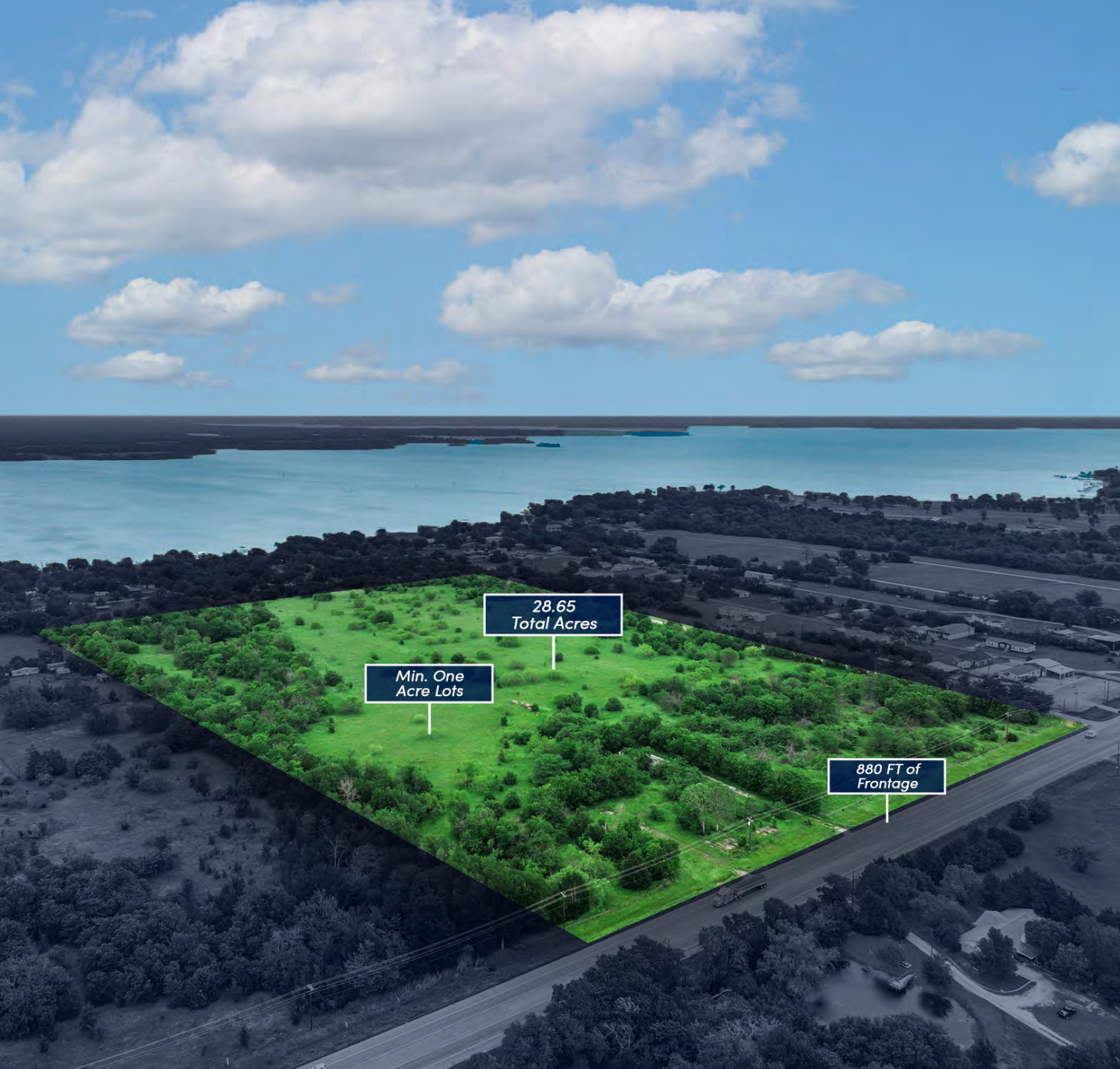
28.65 Acres

Min. One Acre Lots

Outside City Limits

880 FT Highway Frontage

Water & Electric On-Site



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Location Overview

Quinlan, TX offers commercial real estate investors a rare blend of affordable land, growing infrastructure, and prime proximity to Lake Tawakoni—making it an ideal location for long-term value and lifestyle-driven development.

Listed By:
Shane Hendrix | 214.460.8926



Strategic Growth on the Shores of Lake Tawakoni

Quinlan, TX Overview

Quinlan, Texas, located just 40 miles east of Dallas, presents a compelling opportunity for commercial real estate investors and business owners seeking growth in a strategically positioned, developing market. With its proximity to major transportation corridors and the expanding Dallas-Fort Worth metroplex, Quinlan offers convenient access to urban amenities while maintaining a business-friendly environment and lower operating costs. The city's steady population growth, supportive local government, and increasing demand for retail, service, and light industrial developments make it an ideal location for both new ventures and business relocations. Additionally, Quinlan's proximity to Lake Tawakoni attracts recreational traffic, further enhancing commercial potential across multiple sectors.

257,640

25-Mile Radius
Population
(Quinlan EDC)

40.6%

Population
Growth (10 Yr)
(Quinlan EDC)

4.8%

Unemployment
Rate
(Quinlan EDC)

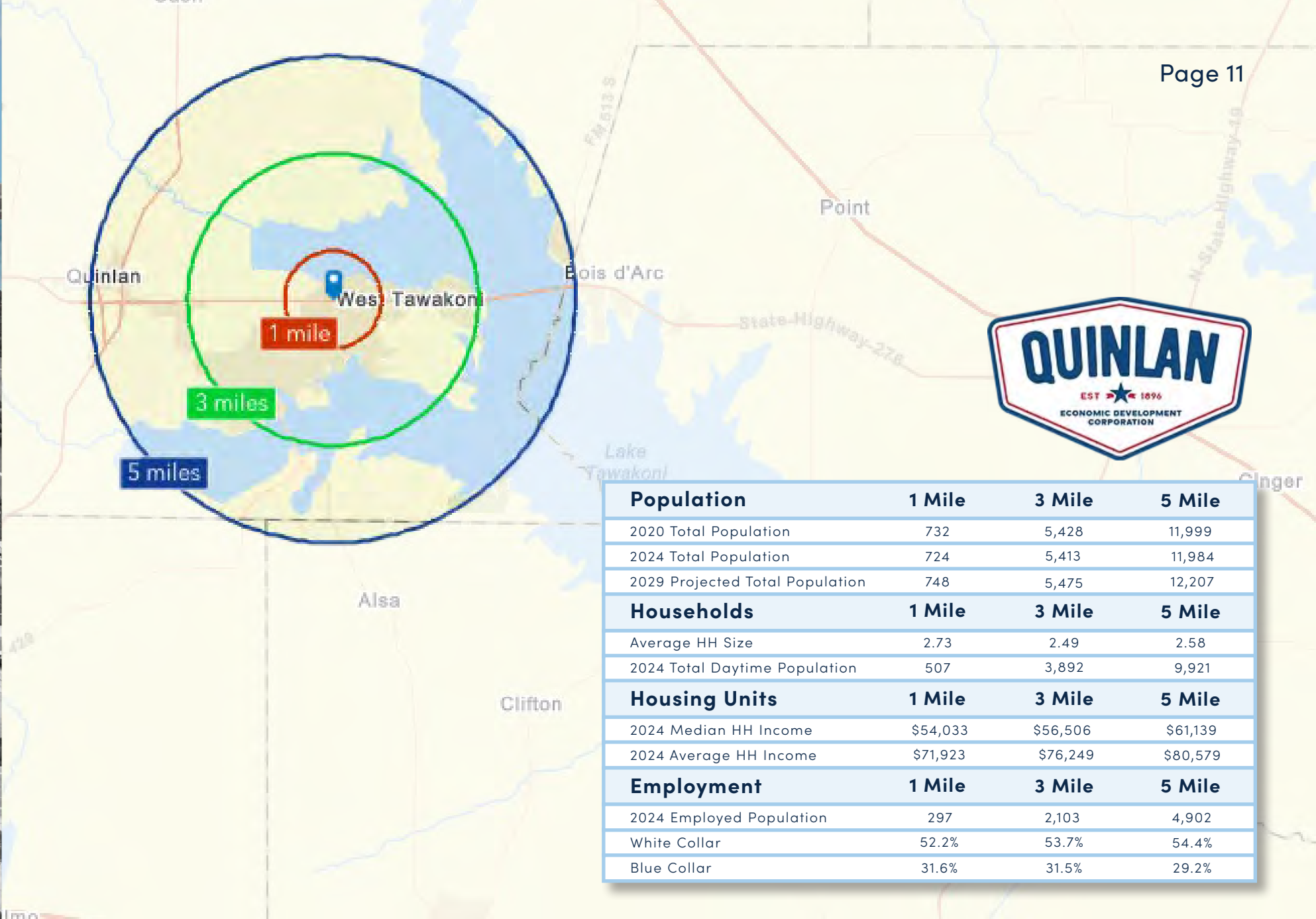
35.5 Min.

Average
Commute
(Quinlan EDC)



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Associate

shane.hendrix@mdregroup.com

214.460.8926

Kevin Weable, CCIM

Associate Broker/Commercial Director

kevin@mdregroup.com

972.357.1312

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdregroup.com

972.772.6025





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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

M&D Real Estate LP	9009323	Danny@mdregroup.com	(972)772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972)772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972)772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Hendrix	0776260	Shane.hendrix@mdregroup.com	(214)460-8926
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov