

rockcapco

1,001,880
square feet

23
acres

FOR SALE

FOR SALE: CALL FOR PRICING

**8295 Roy Warren Parkway
Greenville, TX 76402**

 rockcapco.com

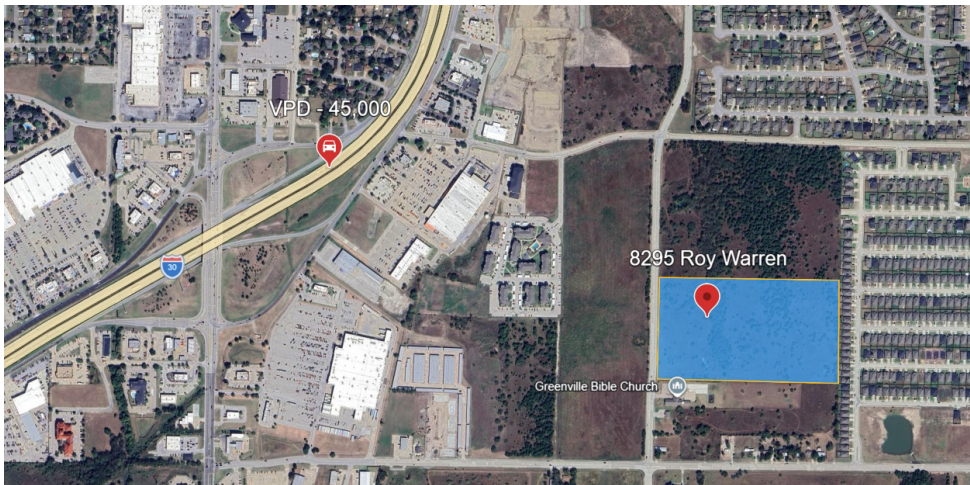
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property summary

8295 Roy Warren Parkway is a 23.00 acre development tract located in Greenville, Texas. The site is zoned MF-1 for multi-family use, sits on level topography, and has full utility access on site.

All major pre-development reports are complete and in hand, making the property shovel-ready.



Zoning: MF-1, Multifamily | Topography: Level | Status: Shovel-Ready

available utilities



WATER



SEWER



ELECTRIC



GAS

reports in-hand

- **Phase I Environmental Site Assessment**
Assesses environmental impacts and compliance
- **Geotechnical / Soils Report**
Analyzes soil and geological conditions
- **ALTA / NSPS Land Title Survey**
Provides precise land boundary and feature details
- **Topographic Survey**
Maps surface features and elevations



development opportunity



LOCATION

Strategic positioning enhancing appeal



LAND SIZE

Impressive 23 acres for development



MARKET GROWTH

Ideal for investing in a growing market



DEVELOPMENT POTENTIAL

Chance for innovative housing solutions

Grant Lane

Greenville Bible Church

23 ACRES
AVAILABLE

Roy Warren Parkway

Aspen Ridge Apartments
(Coming Soon)

Centerpoint Lane

TRACTOR SUPPLY CO



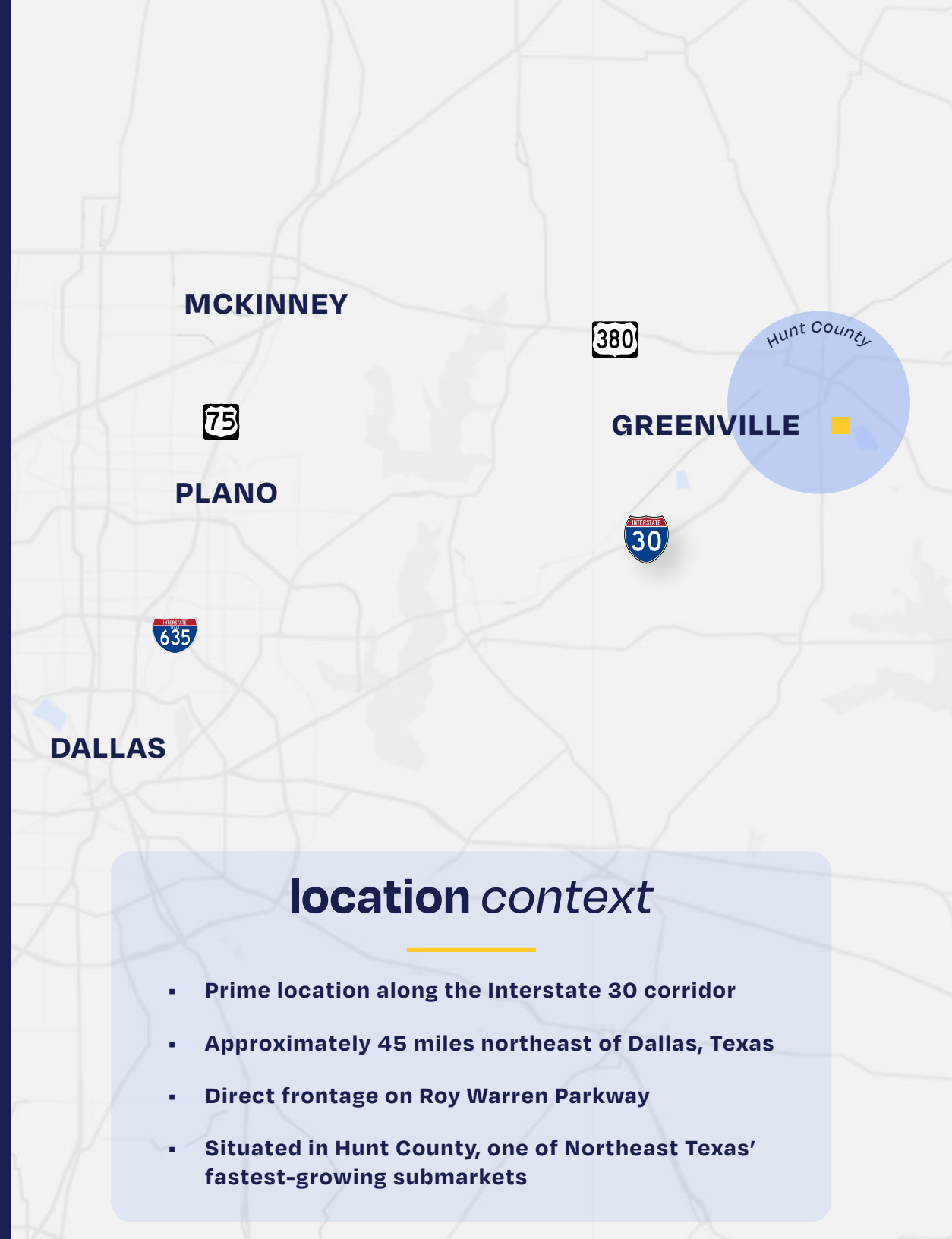


WANT MORE INFO? LET'S CHAT.

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MCKINNEY



Hunt County



GREENVILLE

PLANO



DALLAS

location context

- Prime location along the Interstate 30 corridor
- Approximately 45 miles northeast of Dallas, Texas
- Direct frontage on Roy Warren Parkway
- Situated in Hunt County, one of Northeast Texas' fastest-growing submarkets