

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3.74 ACRES ON FM 1570

GREENVILLE, TX 75402



\$550,000



0 sqft

## DESCRIPTION

Seize the opportunity to own a distinguished commercial property located on one of the most sought-after roads. Boasting extensive road frontage, this property offers unparalleled visibility and accessibility, making it an ideal spot for businesses looking to maximize exposure. Situated on a high-traffic road, this property guarantees a steady flow of potential customers. With its significant road frontage, the property stands out to everyone passing by. Positioned near upcoming development projects, the property is set to benefit from increased property values and business opportunities. This foresight into future growth makes it a smart investment for those looking to capitalize on the area's expansion. Whether you're looking to establish a new business, expand an existing one, or develop a mixed-use project, this property offers the flexibility to bring your vision to life. This property comes with the essential utilities and infrastructure needed for immediate development.

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20552166

**YEAR BUILT:**

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 06/04/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 3.74

**LOT SIZE (SQFT):** 162,914

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Other

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage

**ROOF TYPE:**

- Other

**SIDING:**

- Other

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**COMMUNITY:**

- Curbs

**LISTED BY:** Dennisha Denney 

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**BROKERED BY:** 3D Real Estate Team - RE/MAX F