

CENTURY 21®

Judge Fite Company



SHELBY AVENUE

GREENVILLE, TX 75402



\$3,186,960



1 acres

DESCRIPTION

Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer investors and developers the opportunity to purchase 65.04+- acres (the “Site”) located along Shelby Avenue in Greenville, TX. The Site is located just one and a half miles north of Interstate 30 and only a mile south of Highway 380. The Site is ideally positioned within the southern section of Greenville, which has seen the majority of the new residential and commercial developments to the area. The Site is zoned Agricultural, and per the future land use map the Site is marked as “Residential - Multifamily,” which calls for high density residential uses. Priced at only \$49,000 per acre, this property offers exceptional value in a prime location directly in the path of growth.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20945763

YEAR BUILT:

COUNTY: Hunt

TRACT OR SUBDIVIION: NA

LIST DATE: 05/24/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 65.04

LOT SIZE (SQFT): 2,833,142

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jordan Cortez 

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BROKERED BY: Vanguard Real Eststate Advisors