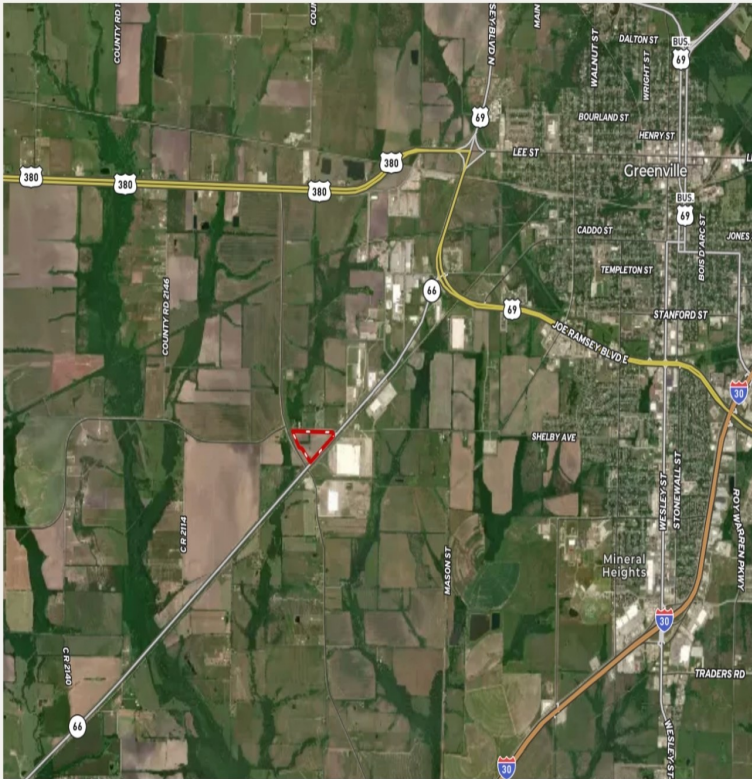


CENTURY 21[®]

Judge Fite Company

Property Highlights

TBD Industrial Dr
Greenville, TX



- Located in **Greenville ETJ** – Outside city limits
- In Designated **Opportunity Zone**
- **3 Road Frontages:**
 - ~1,300 FT on State Hwy 66
 - ~1,200 FT on John L. Horn Memorial Pkwy – Direct connector to US 380 & I-30
 - ~1,700 FT on Private road
- **Exceptional Access:**
 - 1.5 mi to US 380
 - 3 mi to I-30
 - 1.3 mi to Hwy 69 / Joe Ramsey Blvd
- **Less than 1%** in FEMA flood zone

TBD INDUSTRIAL DRIVE

GREENVILLE, TX 75401



\$2,875,400



1 acres

DESCRIPTION

Discover this exceptional vacant land parcel located at TBD Industrial Dr, Greenville, TX, offering unparalleled potential for commercial and industrial development. Spanning a strategic location with excellent road frontage and connectivity, this property boasts seamless access to major thoroughfares, ensuring efficient transportation and logistics operations. Its proximity to the Dallas-Fort Worth Metroplex positions it ideally for businesses seeking to capitalize on regional growth and connectivity. Key property highlights include a dedicated water line advantage, enhancing utility readiness for immediate development. The site features favorable topography with minimal FEMA floodplain concerns, providing a solid foundation for construction. Surrounded by complementary nearby land uses, this parcel is situated within the city's Extraterritorial Jurisdiction (ETJ) and qualifies as an Opportunity Zone, offering attractive incentives for investors and developers. This versatile land is perfectly suited for a variety of high-demand uses, including warehouse facilities, logistics hubs, manufacturing plants, or state-of-the-art data centers. With great access and robust infrastructure support, it presents a rare chance to build in a thriving industrial corridor. Don't miss this opportunity to shape the future of Greenville's economic landscape—contact us today for more details!

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21006319

YEAR BUILT:

COUNTY: Hunt

TRACT OR SUBDIVIION: A0527

LIST DATE: 07/21/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 26.13

LOT SIZE (SQFT): 1,138,440

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Level

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Ada Zhang 

PHONE: 949.637.7735

BROKERED BY: Berkshire HathawayHS PenFed TX

century21judgefite.com

each office is independently owned and operated