

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3101 INTERSTATE HIGHWAY 30

GREENVILLE, TX 75402



\$1,350,000



0 sqft

## DESCRIPTION

16+ Acres of Unrestricted County land with direct Interstate 30 access in Greenville, Texas. Most sought after commercial land! Less than hour from downtown Dallas. Close proximity to shopping, restaurants, grocery, hospitals and more! This property could be suitable development for any commercial type business, including industrial as there are NO KNOWN RESTRICTIONS. 7.1 Acres property is within city limits, however 9.1 Acres is outside of Greenville City limits and falls under Hunt County which has no zoning for this property, so your own imagination is what can be done here. This property would be perfect for any commercial venture, ideally a huge income generating truck stop & gas station. Also, a storage unit facility or RV Park can be built with tons of nature in the back. Great one time business opportunity, don't miss it!

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21143947  
**YEAR BUILT:**  
**COUNTY:** Hunt  
**TRACT OR SUBDIVIION:** Joseph Brownlee  
**LIST DATE:** 01/05/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 16  
**LOT SIZE (SQFT):** 696,960

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- NativePlants

## UTILITIES

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Steven McCoy 

**PHONE:** 972.338.5253

**BROKERED BY:** McCoy Realty