

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 5.2 ACRES FM 1570

GREENVILLE, TX 75402



\$595,000



0 sqft

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## DESCRIPTION

Price Improvement! Opportunity doesn't knock like this very often. 5.2± acres positioned on high-traffic FM 1570—one of Greenville's most visible and active corridors—offering a rare chance to secure land with serious upside in a rapidly developing area. Currently zoned Agricultural, this tract presents strong potential for rezoning to accommodate Retail, Commercial, Medical, Office, Residential, or Multi-Family use (subject to city approval). With flexible acreage options, the seller is open to conveying more or less land to fit your project vision and pricing structure. Surrounded by major drivers including L-3 Harris, Oak Creek Country Club & Golf Course, and nearby schools, the location delivers built-in traffic, visibility, and long-term demand. Frontage along FM 1570 provides excellent exposure and accessibility—ideal for commercial or mixed-use development. A portion of the property lies within a floodplain, creating opportunities for strategic site planning, green space, or creative development solutions. Whether you're a developer, investor, or business owner looking to secure a footprint in one of Greenville's most traveled areas, this property offers location, flexibility, and future growth potential—all in one powerful package.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21162078  
**YEAR BUILT:**  
**COUNTY:** Hunt  
**TRACT OR SUBDIVIION:** A0296 ESSARY ANDREW  
**LIST DATE:** 04/22/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 5.2  
**LOT SIZE (SQFT):** 226,512

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

## UTILITIES

### UTILITIES:

- Electricity Available

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Dennisha Denney 

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