

# CENTURY 21<sup>®</sup>

Judge Fite Company



3995 HIGHWAY 34  
GREENVILLE, TX 75402



\$674,500



10,000 sqft

## DESCRIPTION

Prime commercial investment opportunity in Greenville, Texas! This well-located self-storage facility sits on approximately 1.4± acres with excellent visibility and frontage along HWY 34. The property features 98 total storage units across multiple buildings, each building offering approximately 5,000 square feet, providing efficient layouts and strong income potential. Unit mix includes 10 units measuring 10x20, 72 units measuring 10x10, and 16 units measuring 5x10, offering a versatile combination to meet a wide range of tenant storage needs. The site offers convenient access directly from HWY 34, along with a potential secondary entrance from a nearby county road, allowing for improved traffic flow and future flexibility. Positioned in a high-traffic corridor, this property benefits from strong exposure, easy access for tenants, and continued demand in a growing Greenville market.

**PROPERTY TYPE:** Commercial - Warehouse  
**MLS STATUS:** Active  
**MLS:** 21249862  
**YEAR BUILT:** 2024  
**COUNTY:** Hunt  
**TRACT OR SUBDIVIION:** SAND ACRES  
**LIST DATE:** 04/24/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 10,000  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.44  
**LOT SIZE (SQFT):** 62,769

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Driveway
- OnSite
- ParkingLot

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
- OverheadUtilities
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Thomas Banks 

**PHONE:** 903.455.9414

### SECURITY FEATURES:

- SecurityService

**BROKERED BY:** CENTURY 21 Patterson Agency

century21judgefite.com

each office is independently owned and operated