GLASCO COMMERCIAL

PRIME MIXED-USE DEVELOPMENT OPPORTUNITY ALONG I-30 GROWTH CORRIDOR

2560 Interstate Highway 30 E

ETJ Of Greenville, TX 75401



INVESTMENT OVERVIEW

Size	353.6+/- Acres
Location	2560 Interstate Highway 30 E, ETJ of Greenville, Hunt County, TX 75401
Frontage	Nearly 10,000 feet on I-30 Frontage Rd, C.R. 4107 & C.R. 4106
Zoning	Flexible - Hunt County Regulations
Utilities	Water CCN: Shady Grove SUD (4" C.R. 4107, 2.5" C.R. 4106 & I-30) / Sewer CCN: City of Greenville / ~1 mile from Greenville water & sewer / Electricity along I-30 Frontage Rd, C.R. 4107 & C.R. 4106
Flood Plain	Minimal
School District	Greenville I.S.D.
Miscellaneous	Ag tax exemption & Ag lease in place.
Property ID	28732, 106279, 28700, 28726, 129386, 129387, 106275, 28725, 106278
Pricing	Pricing Upon Request

WHY THIS PROPERTY

- Strategic location along Interstate 30 - Positioned directly in Greenville's growth path.
- Nearly 2 miles of road frontage.
- Minutes from Downtown Greenville.
- City water & sewer nearby.
- Ideal for residential, industrial or mixed-use development.
- Located in one of North Texas' fastest-growing corridors.
- Strong regional employment growth.
- Large contiguous tract difficult to replicate.
- Attractive long-term investment fundamentals.
- Exciting Future Thoroughfare situation - TXDOT's I-30 Hunt County East expansion project features a new interchange next to this property at County Rd 3103. The City of Greenville's Future Thoroughfare Plan shows a proposed major arterial running north from this interchange through the property.
- Per Greenville EDC: The city is connected to 5 highways, multiple rail connections, young population with a high percentage of college graduates, labor force greater than 900,000 within a 40-mile radius and 18% of the population employed in manufacturing.

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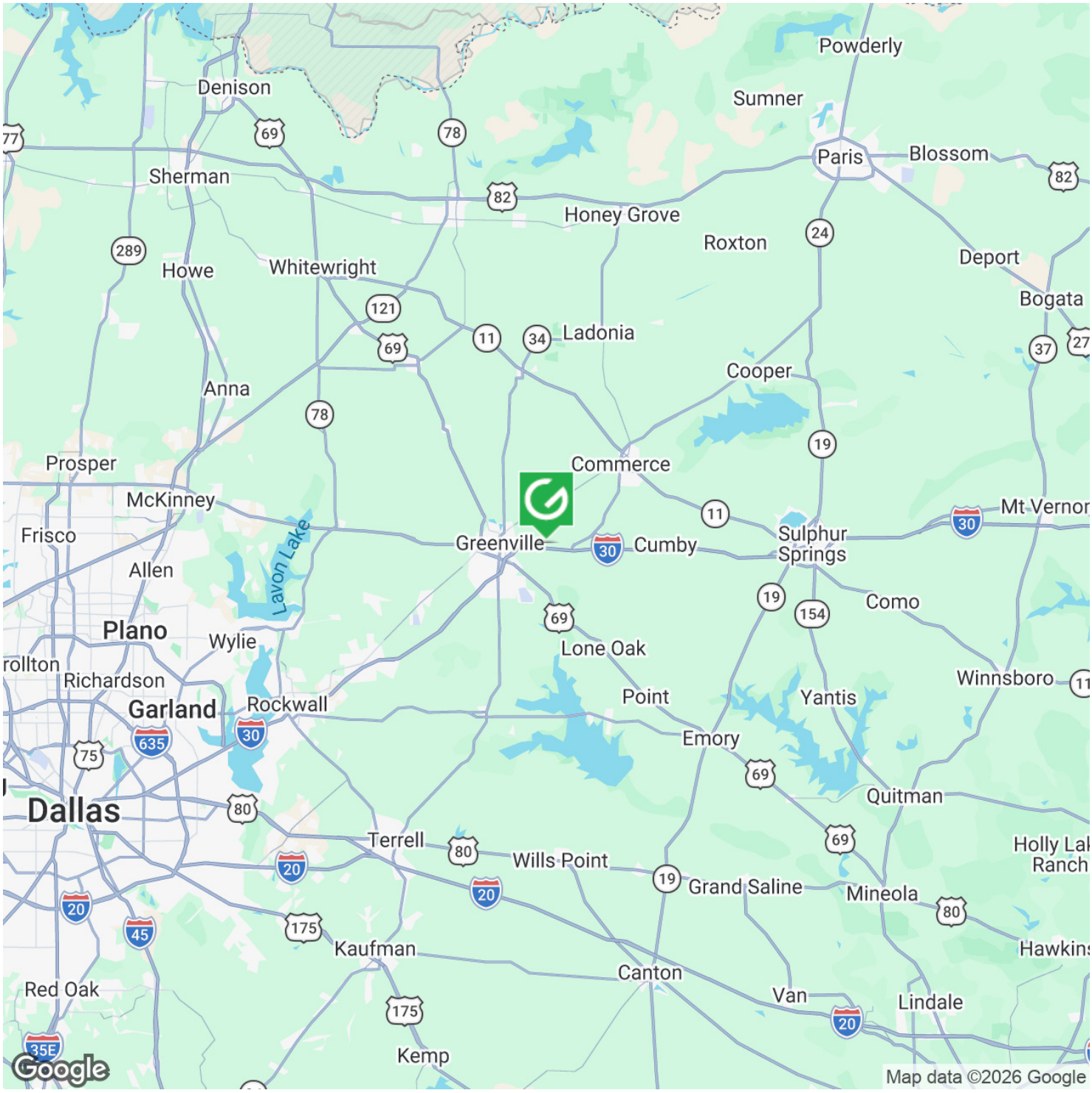

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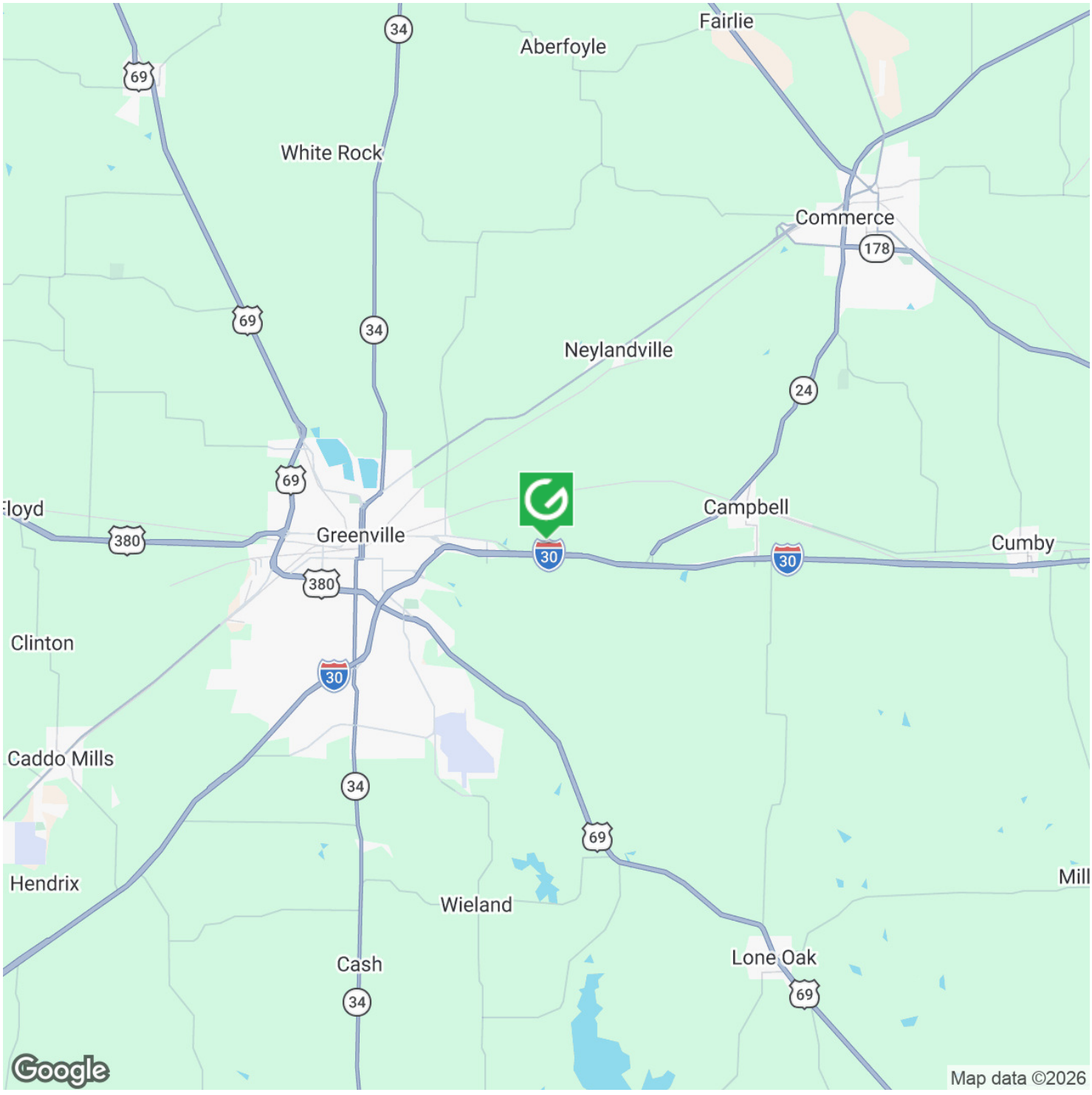

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Greenville - Strategic Location

Greenville is strategically located on Interstate 30 and U.S. Hwy 69/380.



Multiple Transportation Options

Highway System Connected to 4 Highways

30 380 69 34 TEXAS — Direct access

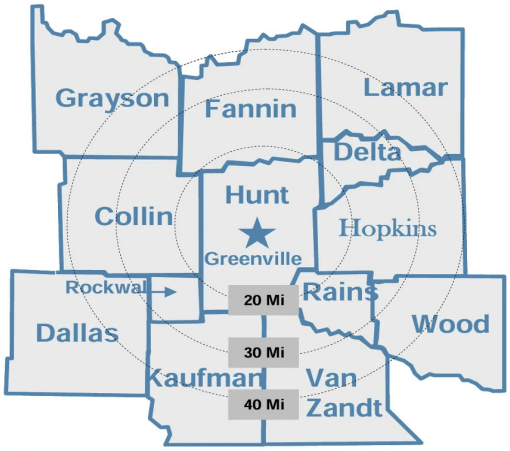
20 — Access via TX Hwy 34 South & via Dallas

35 — Access via Dallas (Southbound) &/or via TX Hwy 380 (Northbound)

45 — Access via Dallas

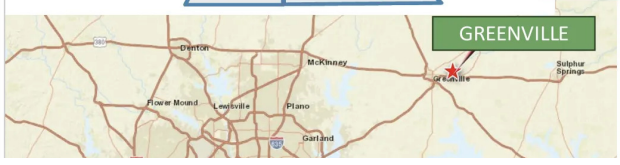


Greenville – Access to Major Employers



City	Distance from Greenville	Key Industries
Dallas	~50 miles southwest	Corporate, Finance, Technology, Healthcare, Retail, Transportation
Frisco	~45 miles southwest	Sports & Entertainment, Technology, Healthcare, Retail
Plano	~40 miles southwest	Technology, Corporate, Finance, Healthcare
McKinney	~33 miles southwest	Retail, Healthcare, Technology, Manufacturing
Garland	~40 miles southwest	Manufacturing, Retail, Logistics, Technology
Rockwall	~28 miles southwest	Retail, Healthcare, Real Estate, Construction
Sherman	~50 miles north	Manufacturing, Healthcare, Retail, Agriculture
Irving	~60 miles southwest	Corporate, Aviation, Hospitality, Finance
Fort Worth	~85 miles west	Aerospace, Healthcare, Education, Energy
Arlington	~75 miles southwest	Sports & Entertainment, Retail, Aerospace, Manufacturing
Grand Prairie	~75 miles southwest	Manufacturing, Retail, Logistics, Entertainment
Allen	~40 miles southwest	Technology, Healthcare, Retail
Terrell	~30 miles south	Manufacturing, Logistics, Retail, Agriculture
Commerce	~15 miles east	Education, Agriculture, Retail, Manufacturing
Forney	~35 miles south	Residential Construction, Retail, Manufacturing, Logistics

Labor Force Greater Than 900,000 Within a 40-Mile Radius



L3Harris Technologies Expansion: The ongoing expansion of L3Harris Technologies adding 25,000 square feet to their existing 900,000 square foot facility,

L3HARRIS™



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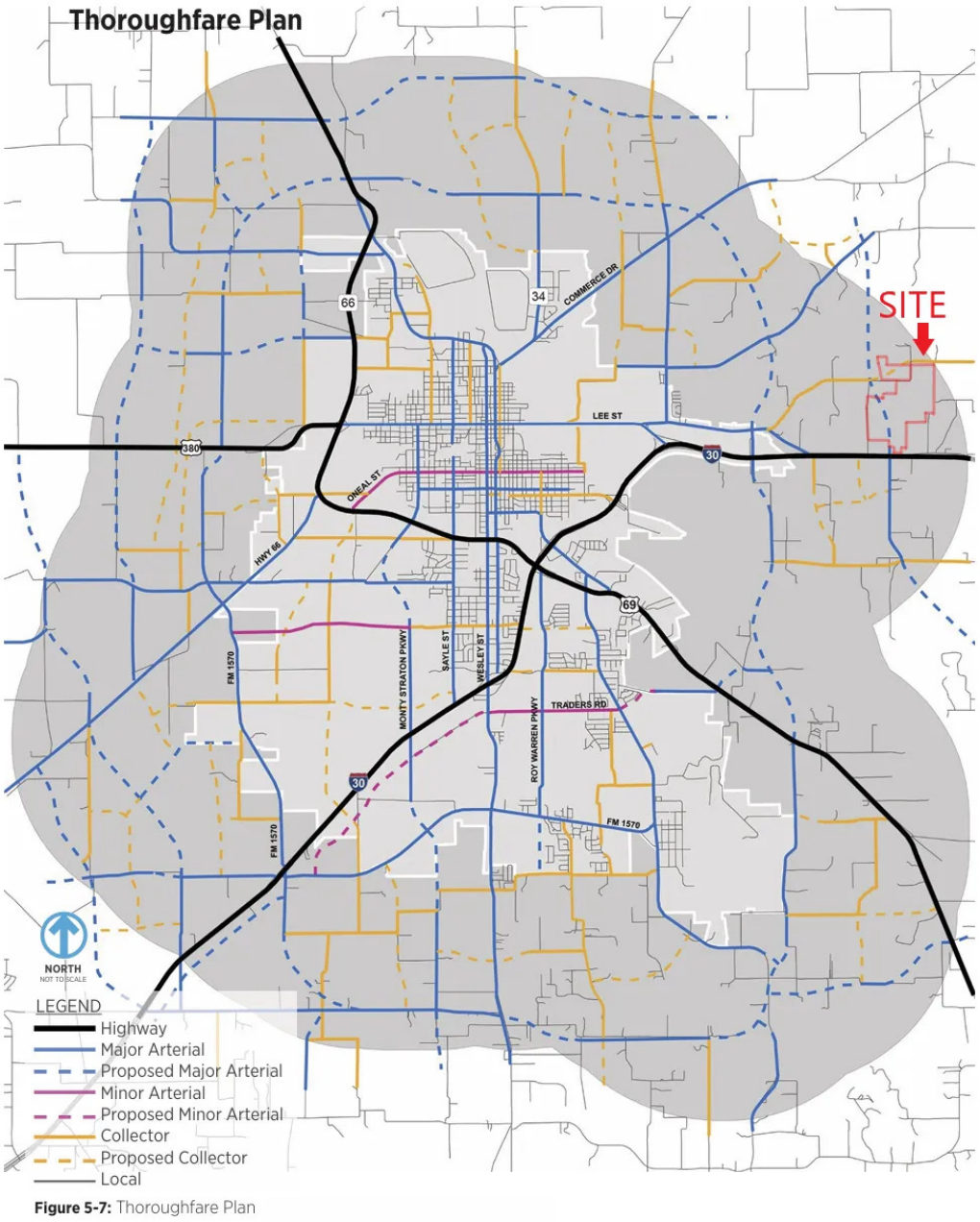

Figure 5-7: Thoroughfare Plan

City of Greenville Thoroughfare Plan

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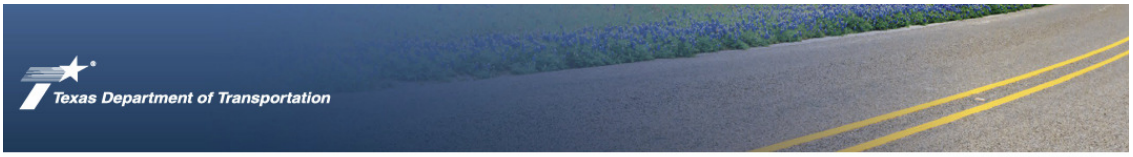


PARIS DISTRICT

CSJ: 0009-13-194, 0009-13-195, 0009-13-196

I-30 Hunt County East

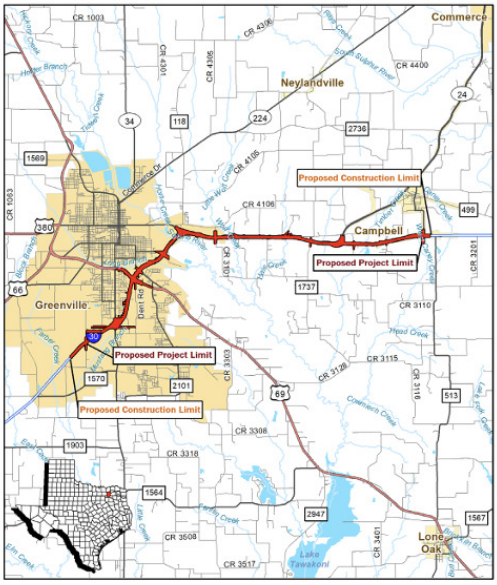
From Monty Stratton Parkway to East of FM 513

Project Overview

The proposed project would extend for a total of approximately 12.4 miles. The proposed improvements would add an eastbound and westbound mainlane along I-30 and would increase inside shoulders to 10 feet in width. Frontage roads would be converted to one-way frontage roads. A 10-foot-wide shared use path is proposed on the outside of each frontage road through the City of Greenville, from the western project limit to the I-30 / Division Street interchange.

The proposed project would also include work on several interchanges and cross streets along the I-30 corridor, including: Monty Stratton Parkway, US 69 (Joe Ramsey Blvd N), BUS 69 (Moulton St), Division Street, SH 302, Lamar St, SH 24, and FM 513.

Project Location Map



Project Goals and Objectives

- Improve Roadway Safety
- Enhance Mobility
- Reduce Traffic Congestion
- Improve Bicycle and Pedestrian Accommodations

Project Schedule

2022 to Mid 2023	November 30, 2023	Mid 2024*	Late 2024*	Early 2025*	Late 2025*	Late 2028*
Preliminary Design and Environmental Studies	Virtual Public Meeting with In-Person Option	Finalize Schematic & Environmental Documentation	Final Approval of Schematic Design & Anticipated Environmental Clearance	Right of Way Acquisition	Detailed Design & Utility Relocation	Begin Project Construction

*All dates are subject to change

Contact Information:

Mahi Naga
Paris District Project Manager
(409) 767-3862
Mahi.Naga@txdot.gov

Scan QR code to visit the project page or visit TxDOT.gov and search "I-30 Hunt County East."

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

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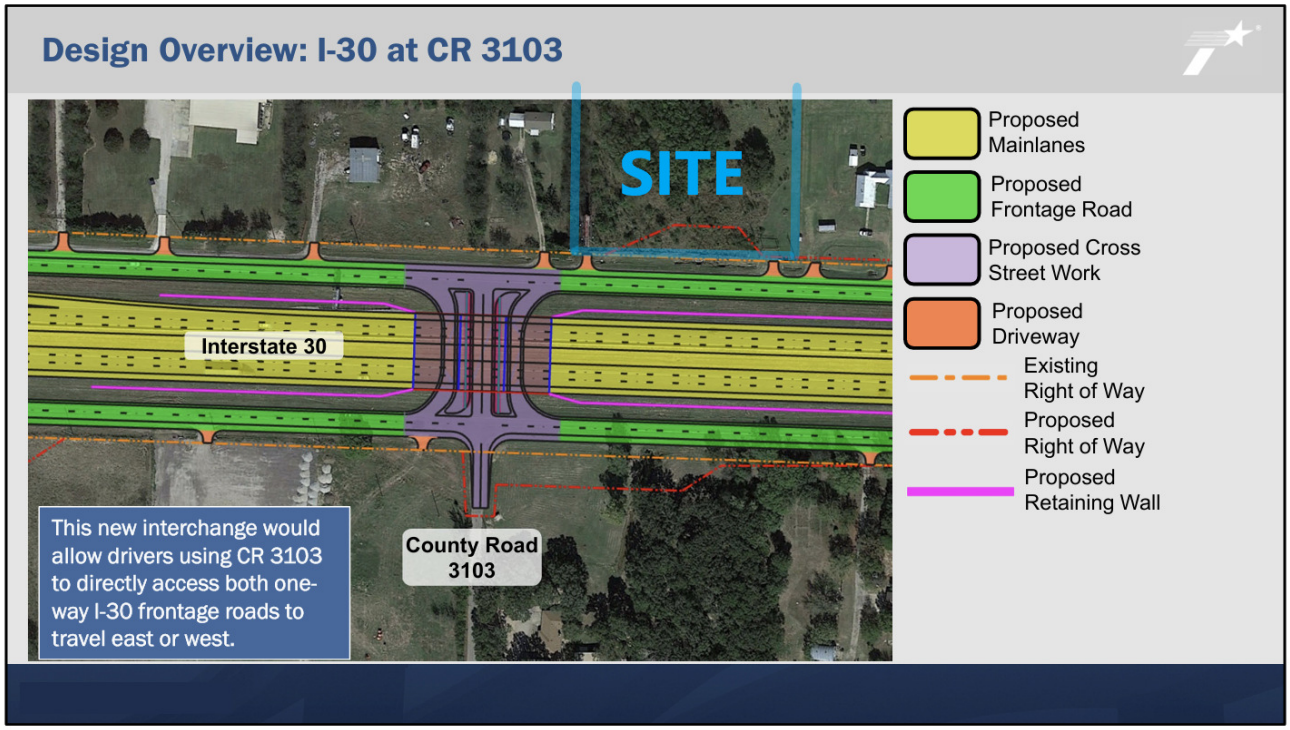

This new interchange would allow drivers using County Road 3103 to directly access both one-way I-30 frontage roads to travel east or west.

Proposed Interchange @ I-30 and County Rd 3103 (TXDOT I-30 Hunt County East Project)

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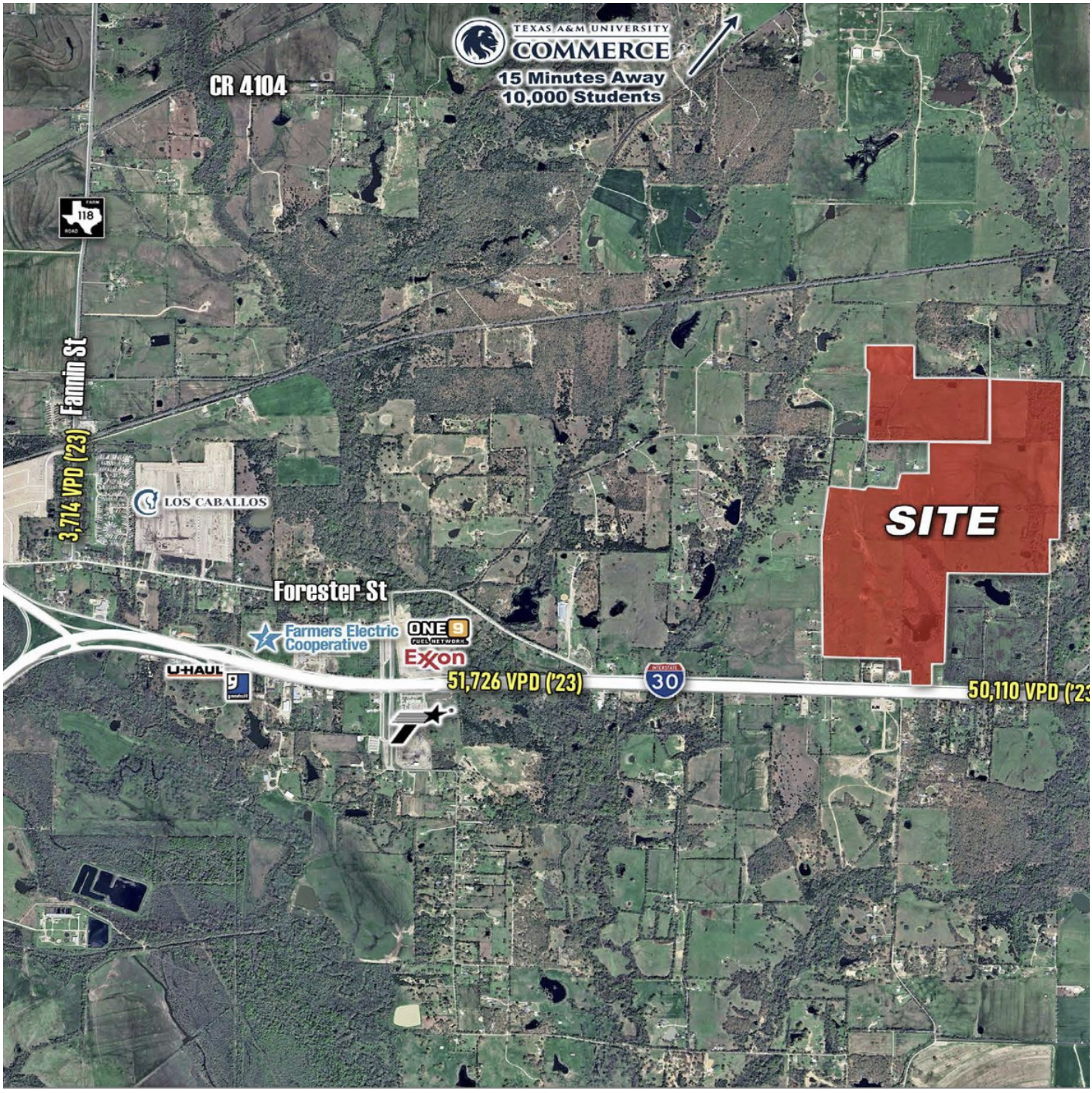

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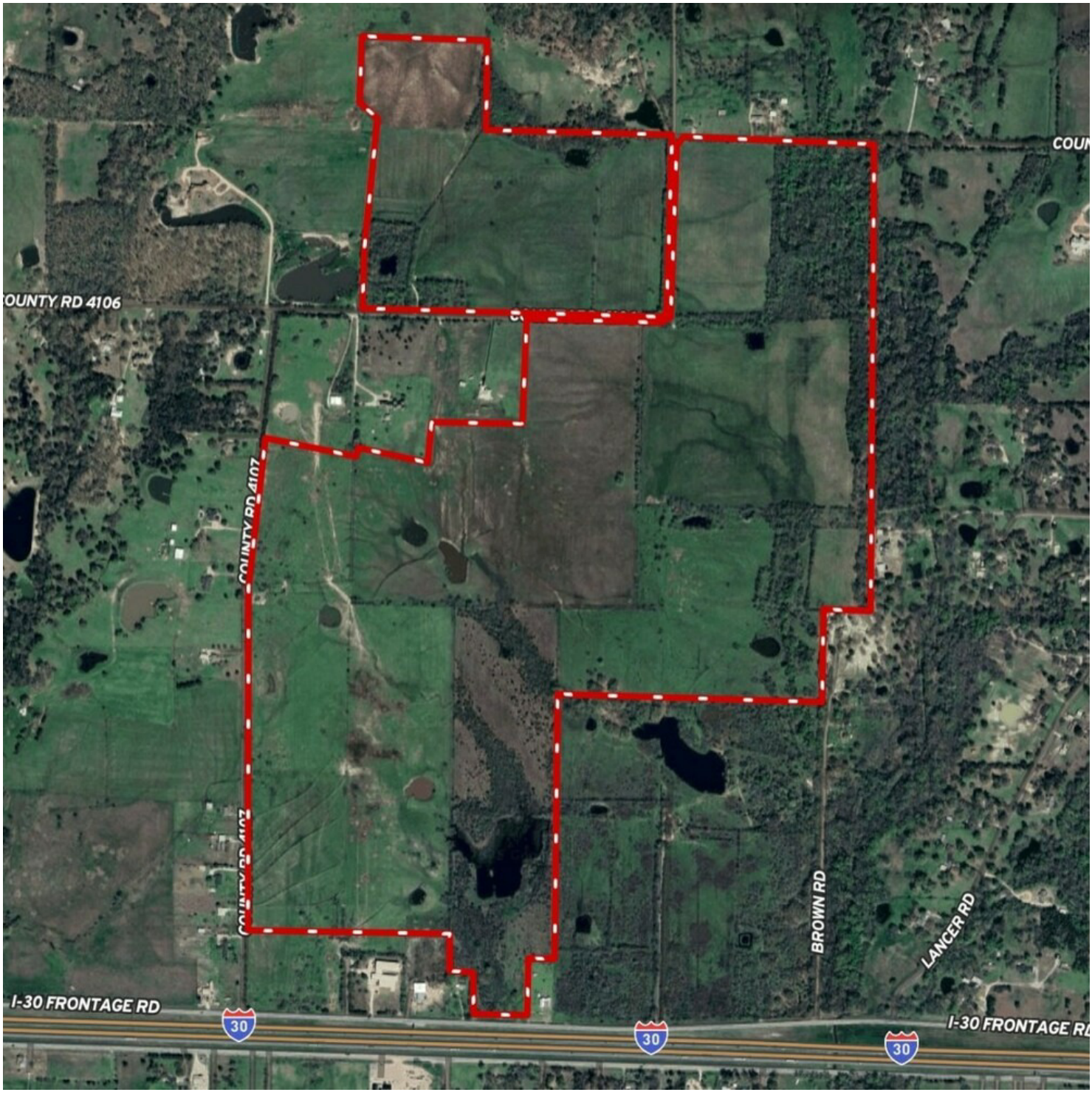

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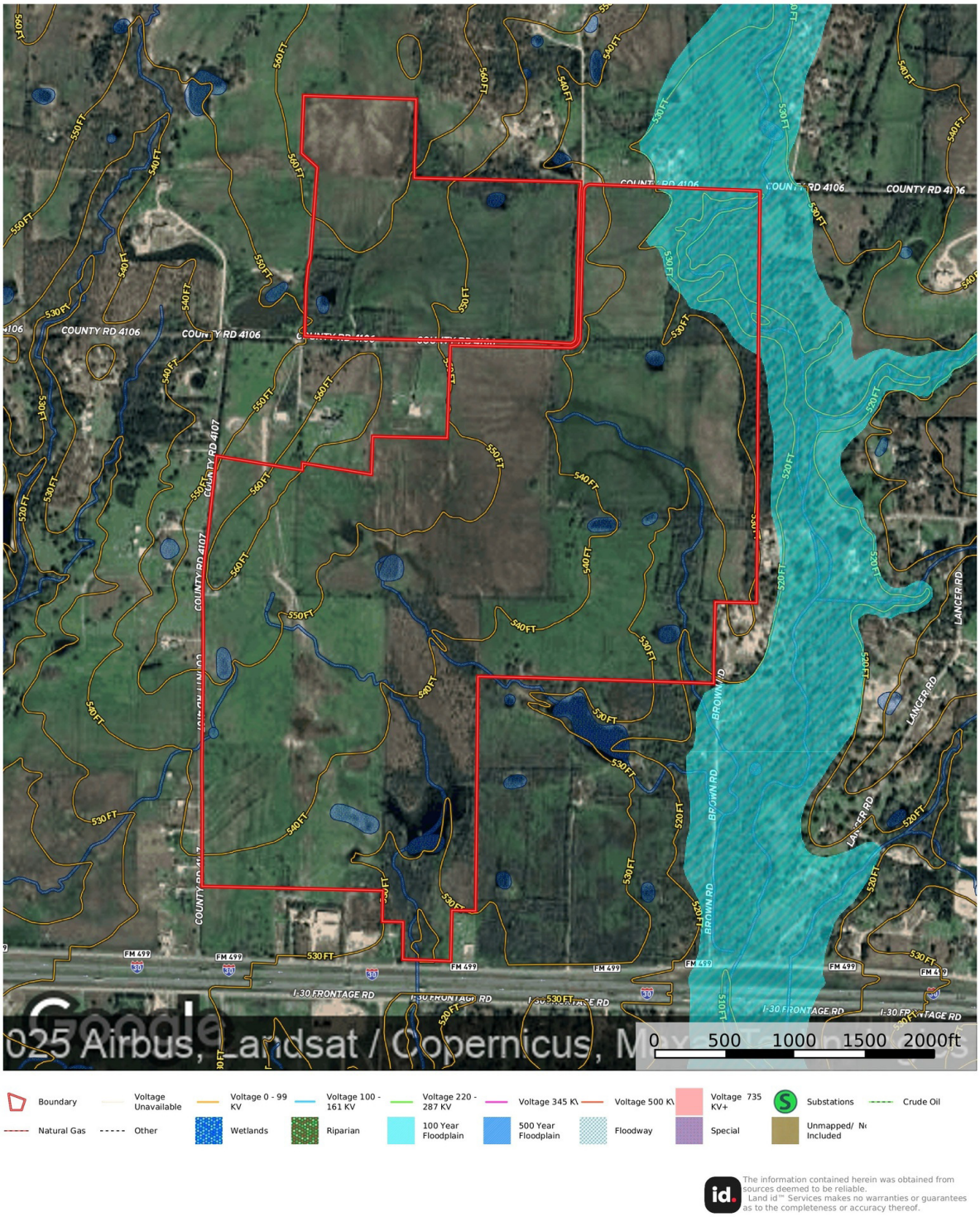

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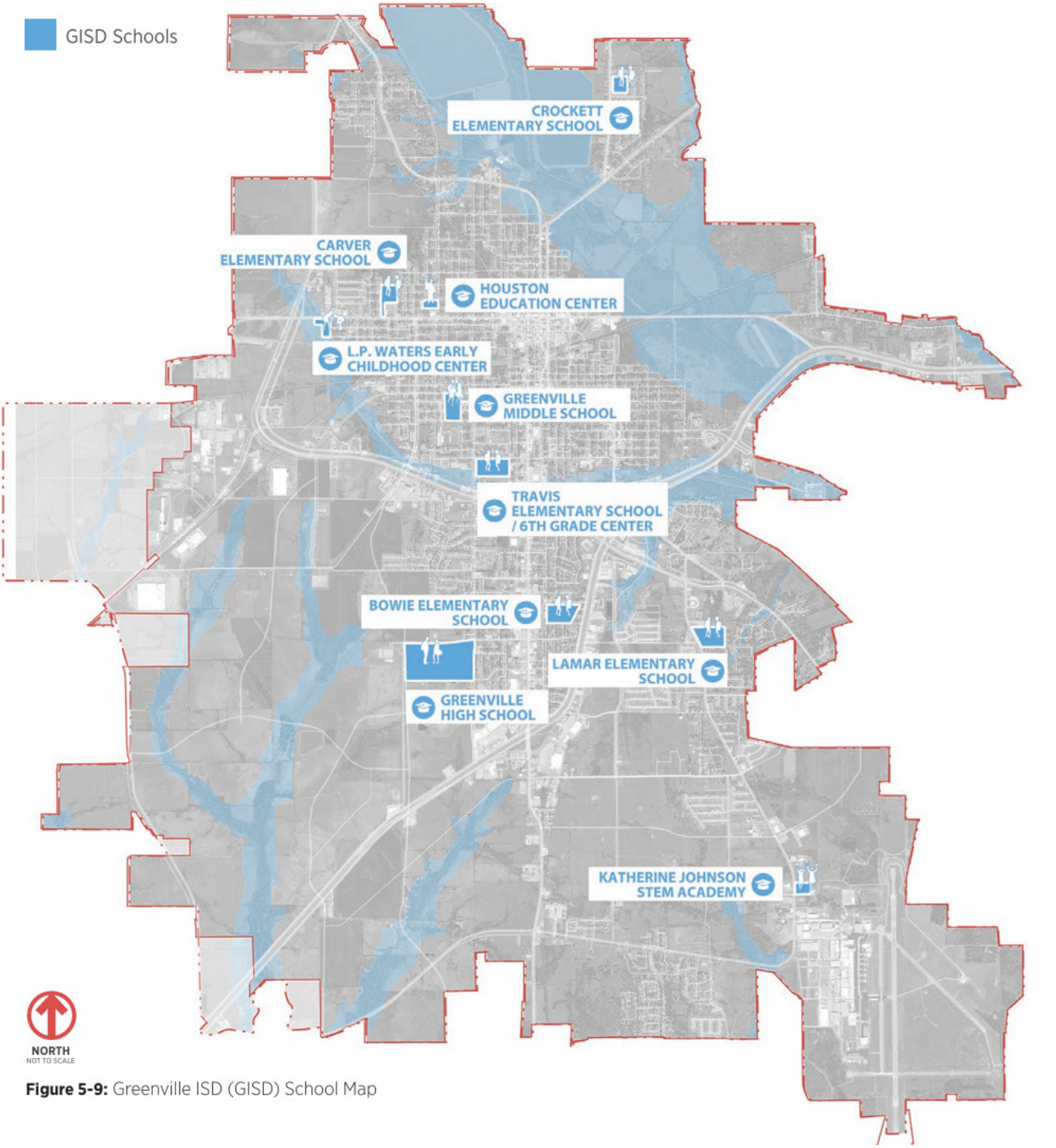

Figure 5-9: Greenville ISD (GISD) School Map

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Grant J Glasco	525556	grant@glascocommercial.com	214-448-0134
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____