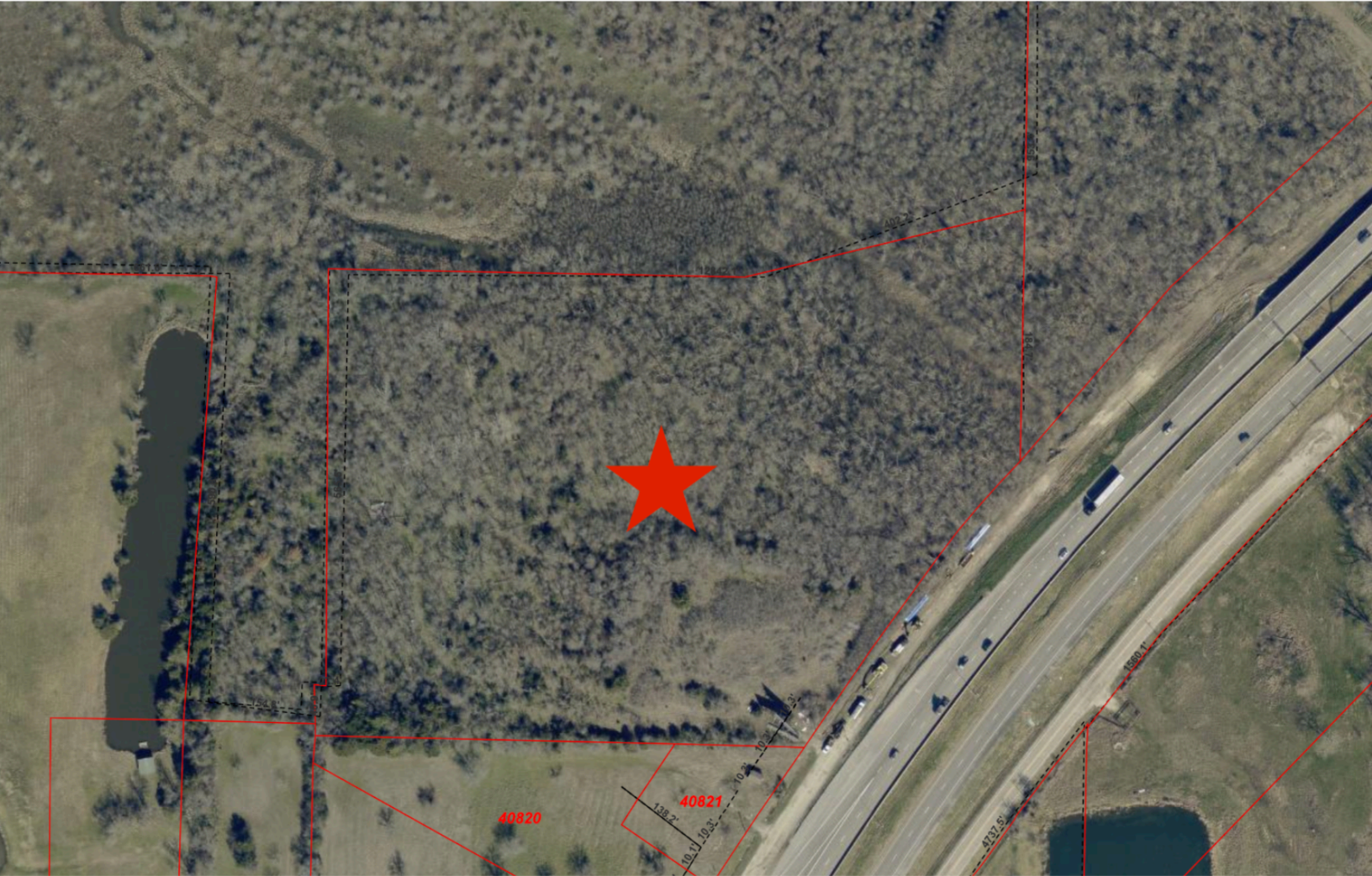


12.58 Acre Ground Lease Opportunity

100 I-30 Greenville Tx 75401



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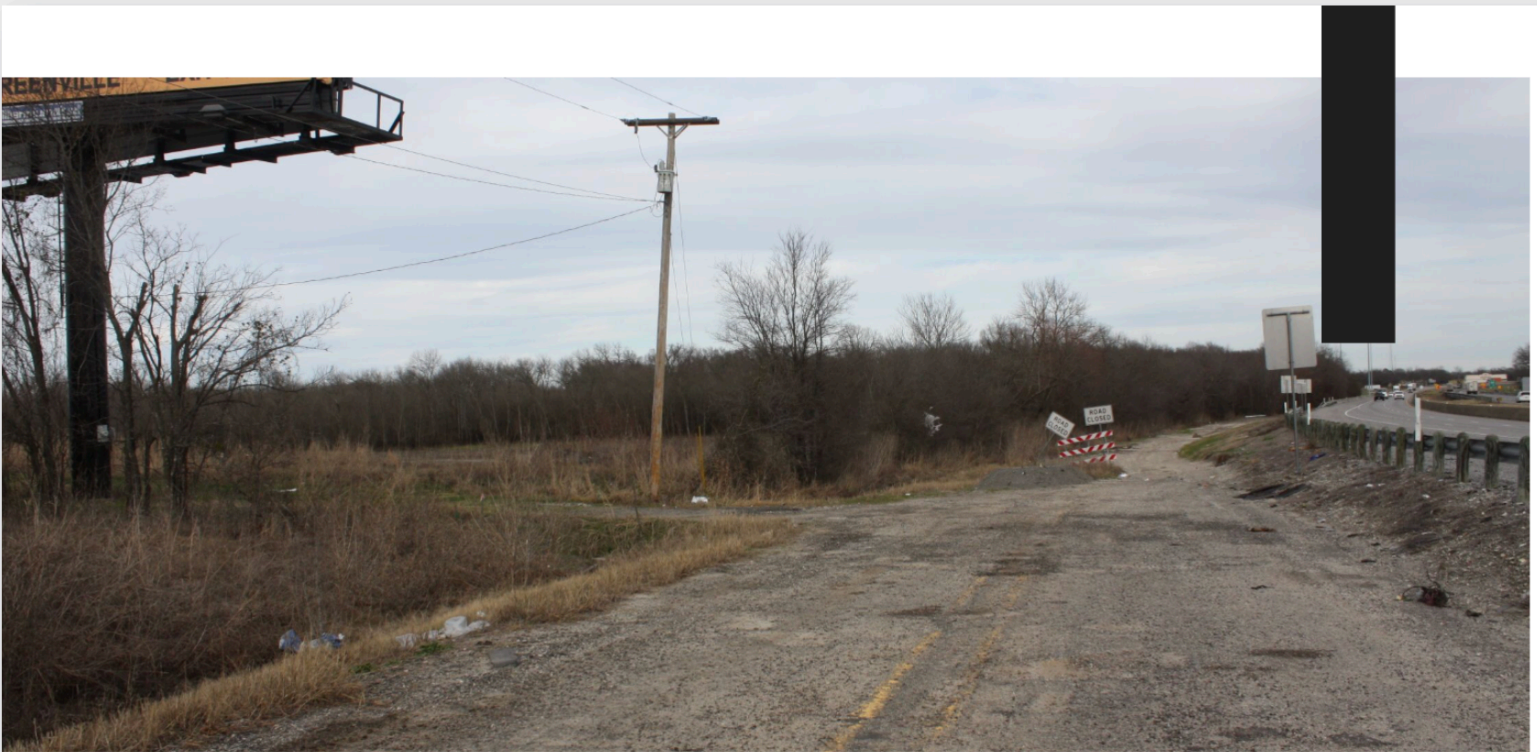
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Executive Summary

This property lease valuation has been completed based on several key factors, including an engineer based inspection of the property, market comparisons, and location-based factors. The purpose of this valuation is to provide an accurate representation of the current leasable market value of 100 I-30 Greenville, TX 75401.



Key Findings



Estimated monthly \$/Acre Market Value
\$1,000- \$1,500



Comparable Sales Analysis

The property lease price falls below reasonable market range.



Income Approach

The property has the potential to generate a seven-figure annual income.

Property Overview



Property Type

Rough graded raw land



Lot Size

12.58 acres



Zoning

Commercial / Industrial



Opportunity

Pleased to offer this prime commercial/Industrial land below market rate in a highly sought-after and growing location.



Location Overview



I-30 Frontage Road

This property is located within city limits of Greenville directly off the West bound frontage road of I-30 freeway.

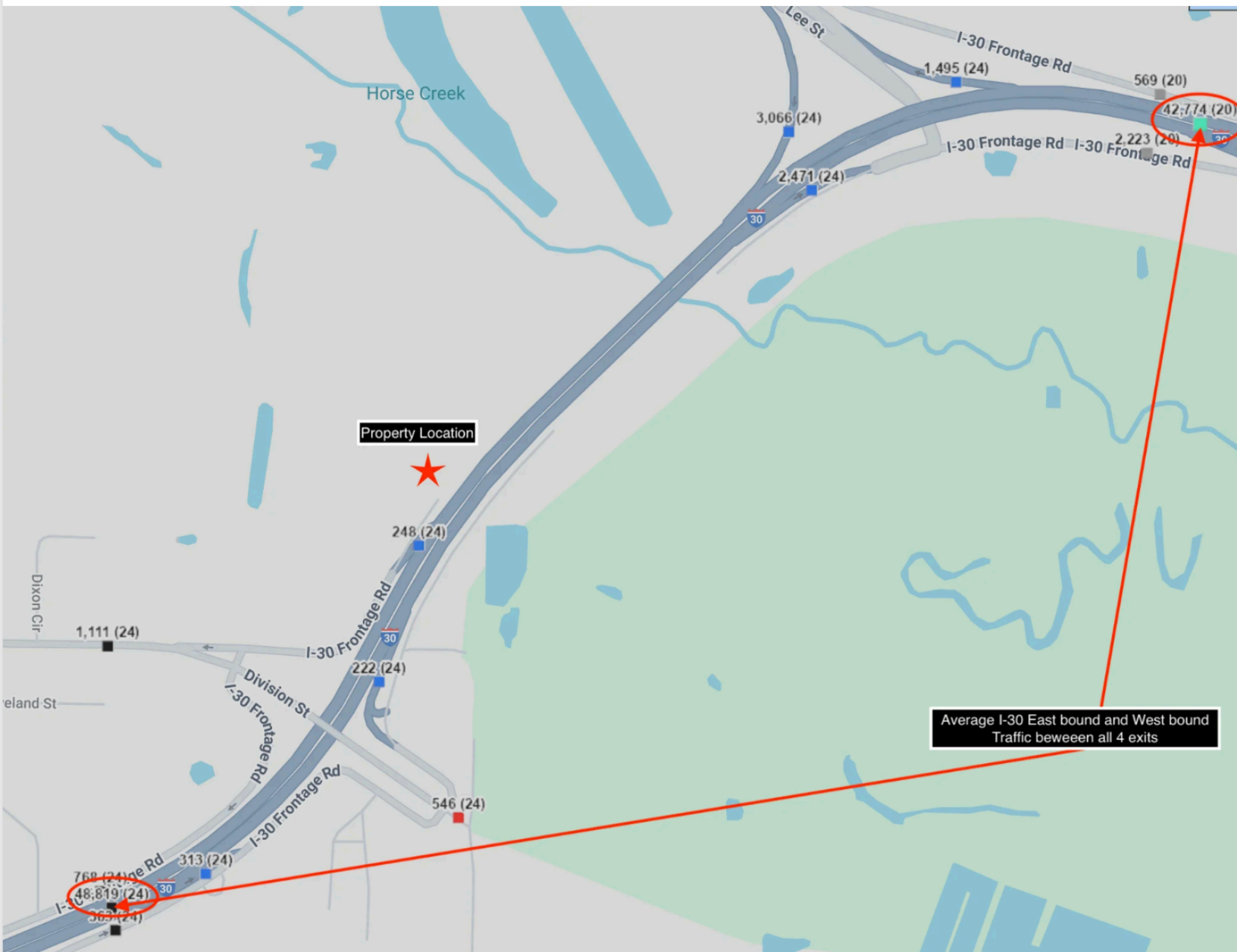
High-Visibility

This high-visibility land offers outstanding frontage, heavy daily traffic exposure, and easy access to major roadways—an ideal opportunity for businesses seeking maximum presence and growth potential.

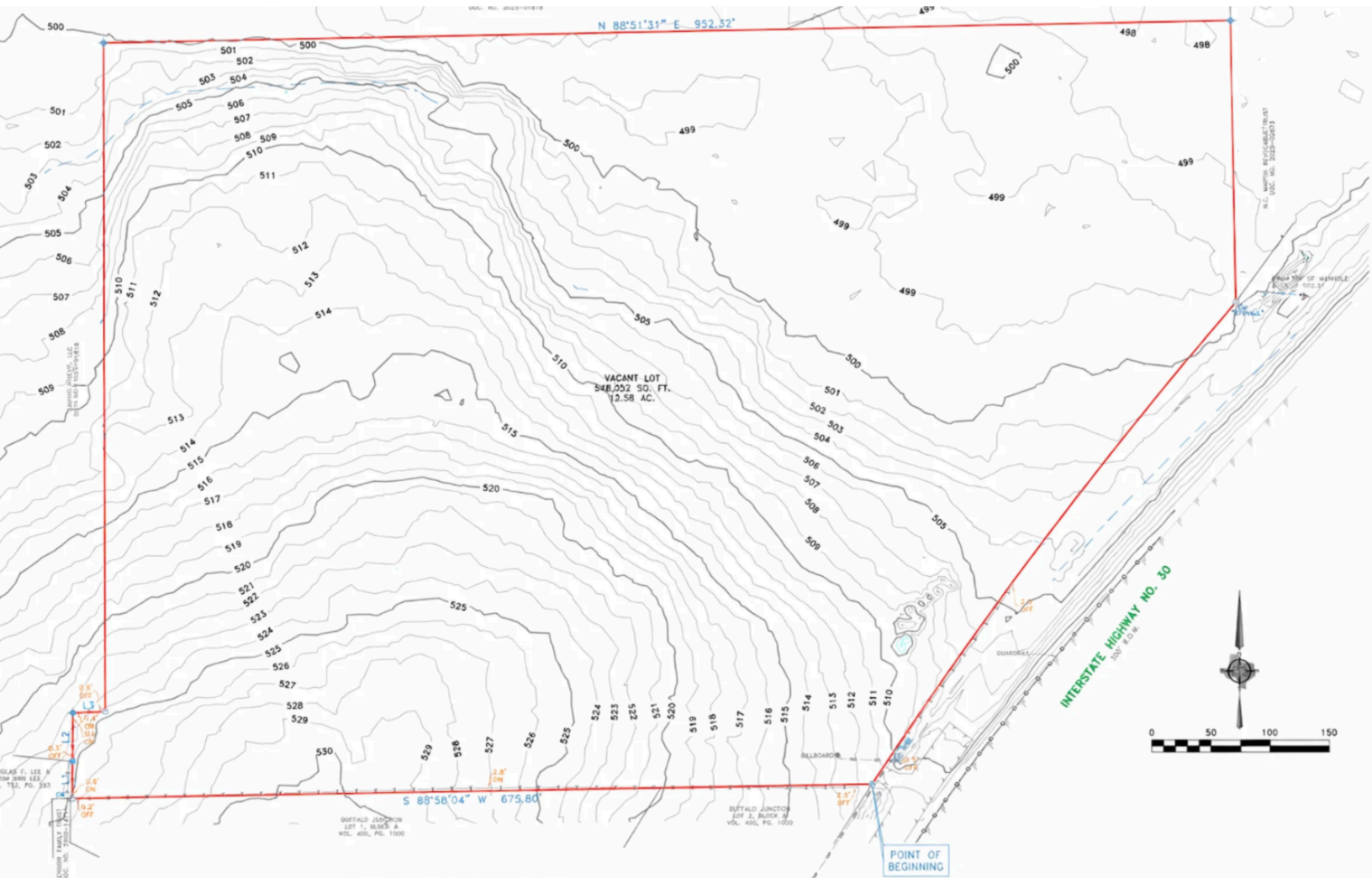


Annual Average Daily Traffic

Based on a comprehensive analysis of the property's strategic location—including traffic volumes between both exit ramps and along approximately 500 feet of frontage road—the site benefits from an estimated average daily traffic count of 45,796 vehicles.



Topographical Survey



Valuation

12.58 acres = \$5,000/month

Comparable Leases

Market comparables were utilized to benchmark the subject property against local leasing trends. Adjustments were applied to account for discrepancies in size, geographic positioning, and exposure to traffic.



Income Potential

The property is recognized for its significant long-term income potential, supported by flexible ownership terms and advantageous industrial and commercial zoning, and subleasing permitted.

Anticipated Use

This reflects the premium nature of the site, which has undergone extensive pre-development preparation. Key value-add components are already in place, including comprehensive topographical data, optimal zoning, and a cleared, rough-graded surface. With all utilities available at the street for immediate connection, the site offers a turn-key ground lease opportunity for commercial or industrial users.

