

CENTURY 21[®]

Judge Fite Company



1012 FM 36 N

GREENVILLE, TX 75401



\$1,400,000



2,382 sqft



4 beds



3 baths

DESCRIPTION

This exceptional property offers a total of 5.02 acres, subdivided into four separate lots, providing a rare opportunity for multiple uses, future development, or income-producing strategies. The offering includes the entire property, with flexibility to purchase all together or separately, subject to acceptable terms. Located on Lot 3 with 1.5 acres is a custom-built completed in 2023, designed with 4 bedrooms, 3 full bathrooms, a dedicated home office, open-concept kitchen, living area, and formal dining space. The home offers a functional layout with quality finishes, ideal for both everyday living and entertaining. The exterior features a resort-style swimming pool and a spectacular backyard, creating a private oasis perfect for gatherings, relaxation, or hosting events. The surrounding acreage provides additional privacy and potential for expansion or enhancement. Situated on Lot 2 is a 3,500 square foot event center, offering excellent potential for business operations, private events, rentals, or other commercial uses. This structure significantly enhances the versatility and value of the property. Both the residential home and the event center are separate structures, each equipped with its own electric meter and water connection, allowing independent operation and flexibility for future use or ownership separation. The two structures share a common septic system, efficiently servicing both buildings. With four subdivided lots, substantial acreage, residential luxury, and commercial potential, this property presents a truly unique opportunity in the growing Greenville area. Ideal for owner-users, investors, developers, or entrepreneurs seeking a versatile estate with multiple revenue possibilities. Please note that the residence is located on Lot 3, which consists of approximately 1.5 acres and is the portion being highlighted in this listing. However, the total property spans 5.002 acres, which includes Lots 1, 2, 3, and 4 as part of the overall offering.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21234283

YEAR BUILT: 2023

COUNTY: Hunt

TRACT OR SUBDIVISION: Thomas E Rowan Surv Abs 932

LIST DATE: 04/10/2026

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800.451.8055

AREA:

SQUARE FEET: 2,382

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 0

ACRES: 5

LOT SIZE (SQFT): 217,887

INTERIOR FEATURES

FIREPLACE:

- Electric

FLOOR COVERINGS:

- Carpet
- Concrete
- CeramicTile
- Hardwood

APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal
- Refrigerator
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AdditionalParking
- Concrete
- DoorMulti
- Driveway
- Garage
- GarageDoorOpener
- Other

LOT DESCRIPTION:

- Acreage
- BackYard
- InteriorLot
- IrregularLot
- Lawn
- Level
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- Brick
- FiberCement
- Rock
- Stone

POOL TYPE:

- Pool

FENCING:

- Wood

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- Other
- SewerAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- WiredForData
- WalkInClosets

SECURITY FEATURES:

- Prewired
- SmokeDetectors

LISTED BY: Marlon Pleitez 

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BROKERED BY: BlueMark, LLC