

\$7,577,160 - State Hwy 34, Quinlan

MLS® #20947682

\$7,577,160

0 Bedroom, 0.00 Bathroom,
Land on 189.43 Acres

None, Quinlan, TX

Little Creek Ranch is a $\hat{\pm}$ 189-acre tract on State Highway 34, located in a growth corridor just 5 miles south of I-30 in Greenville and 3 miles from L3Harris. With $\hat{\pm}$ 1,704 feet of highway frontage, a 6-inch Cash SUD water line along the east side, and no pipelines, the property offers flexibility for a range of development opportunities. It lies outside the city limits and ETJ of both Greenville and Quinlan, is currently AG exempt, and features five ponds. A transmission line runs southeast, with the majority of the land remaining open and usable. Existing structures, including a mobile home, do not contribute to the property's value.

With excellent access to transportation routes, utilities, and regional employers, Little Creek Ranch is well-positioned for residential, commercial, or mixed-use development. Its size, location, and natural features make it a strong option for both immediate and long-term investment.

Essential Information

MLS® #	20947682
Price	\$7,577,160
Bathrooms	0.00
Acres	189.43
Type	Land
Sub-Type	Unimproved Land



Status Active

Community Information

Address State Hwy 34
Subdivision None
City Quinlan
County Hunt
State TX
Zip Code 75474

Amenities

Utilities Aerobic Septic, All Weather Road, Co-op Electric, Co-op Water, Outside City Limits, Overhead Utilities, No City Services

Exterior

Lot Description Acreage, Few Trees, Irregular Lot

School Information

District Quinlan ISD
Elementary Cannon
Middle Thompson
High Ford

Additional Information

Zoning Agricutural

Listing Details

Listing Agent Wendy Johnson
Listing Office Keller Williams Rockwall

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.
Listing information last updated on November 20th, 2025 at 10:16pm CST