



I-30 FRONTAGE GREENVILLE

351 I-30 Frontage Rd
Greenville, TX 75402



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I-30

Frontage Greenville

**351 I-30 Frontage Rd
Greenville, TX 75402**



I-30

FRONTAGE GREENVILLE

PROPERTY INFORMATION

Purchase Price
\$2,981,250.00

Property Address
*351 I-30 Frontage Rd
Greenville, TX 75402*

Year Built
1984

Property Size
184,259 Sq. Ft.

Land Size
4.23 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

This exceptional 22,500 square foot warehouse offers an ideal location and ample space for your business needs. Situated on the Interstate 30 frontage road, this facility combines convenience and accessibility with robust features designed for efficient operations and zoned for Light Industrial.

I-30

FRONTAGE GREENVILLE

351 I-30 Frontage Rd
Greenville, TX 75402

PROPERTY DETAILS

Prime Industrial Warehouse for Sale or Lease – Interstate 30 Frontage

This exceptional 22,500 square foot warehouse offers an ideal location and ample space for your business needs. Situated on the Interstate 30 frontage road, this facility combines convenience and accessibility with robust features designed for efficient operations and zoned for Light Industrial.

Key Features:

Total Area: 22,500 sq. ft., including 1,500 sq. ft. of well-appointed office space, perfect for administrative tasks or customer interactions.

Loading Facilities: 4 loading docks, ensuring smooth and efficient handling of goods.

Ceiling Height: 18 feet 5 inches, providing plenty of vertical space for storage and operations.

Expansion Potential: The property sits on a generous 4.23-acre lot, offering substantial room for future expansion or additional facilities.

Parking: 24 parking spaces per every 1,000 square feet, accommodating both employees and visitors.

This property is an excellent opportunity for businesses seeking a strategic location with room for growth. Whether you're looking to purchase or lease, this versatile space can adapt to your specific requirements.

Contact us today to schedule a viewing and explore how this warehouse can meet your operational needs.
(214) 612-6300

PROPERTY PHOTOS



I-30
FRONTAGE GREENVILLE



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



I-30 FRONTAGE GREENVILLE

5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$2,981,250
+ Acquisition Costs	\$59,625
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$3,040,875

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
POTENTIAL RENTAL INCOME (PRI)	\$315,000	\$324,450	\$334,184	\$344,209	\$354,535
- Vacancy / Credit Loss	\$31,500	\$32,445	\$33,418	\$34,421	\$35,454
EFFECTIVE RENTAL INCOME	\$283,500	\$292,005	\$300,766	\$309,788	\$319,082
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$283,500	\$292,005	\$300,766	\$309,788	\$319,082
- Operating Expenses	\$85,050	\$87,602	\$90,230	\$92,936	\$95,725
NET OPERATING INCOME (NOI)	\$198,450	\$204,403	\$210,536	\$216,852	\$223,357
NET OPERATING INCOME (NOI)	\$198,450	\$204,403	\$210,536	\$216,852	\$223,357
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$198,450	\$204,403	\$210,536	\$216,852	\$223,357
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	6.53%	6.72%	6.92%	7.13%	7.35%
Return on Equity	10.73%	10.73%	10.73%	10.73%	10.73%
Equity Multiple	0.67	0.76	0.85	0.94	1.03

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$2,191,000
Cost of Sale	\$109,550
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$2,081,450

INVESTMENT PERFORMANCE

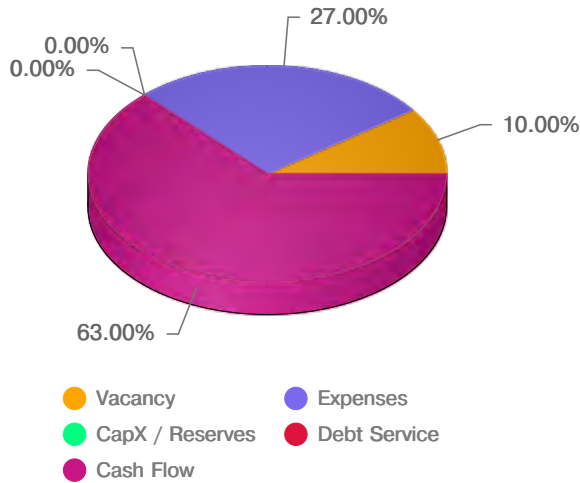
Internal Rate of Return (IRR)	0.70%
Acquisition CAP Rate	6.66%
Year 1 Cash-on-Cash	6.53%
Gross Rent Multiplier	9.46
Price Per Square Foot	\$16.18
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

5-YEAR CASH FLOW ANALYSIS

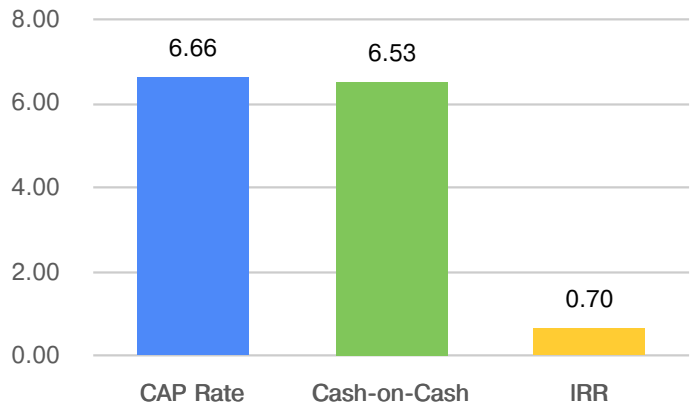
ASSUMPTION / INPUTS

Purchase Price	\$2,981,250
Year 1 Potential Income	\$315,000
Vacancy & Credit Loss	10.00%
Year 1 Expenses	30.00%
Acquisition CAP Rate	6.66%
Sale Price - CAP Rate	10.50%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		+	Financing Cash Flow		=	Equity Investment	
Cash Flow & 5-year Yield			& Effective Rate			Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$3,040,875)		0	\$0		0	(\$3,040,875)
1	\$198,450		1	\$0		1	\$198,450
2	\$204,403		2	\$0		2	\$204,403
3	\$210,536		3	\$0		3	\$210,536
4	\$216,852		4	\$0		4	\$216,852
5	\$2,304,807		5	\$0		5	\$2,304,807

Property IRR/Yield = 0.70%

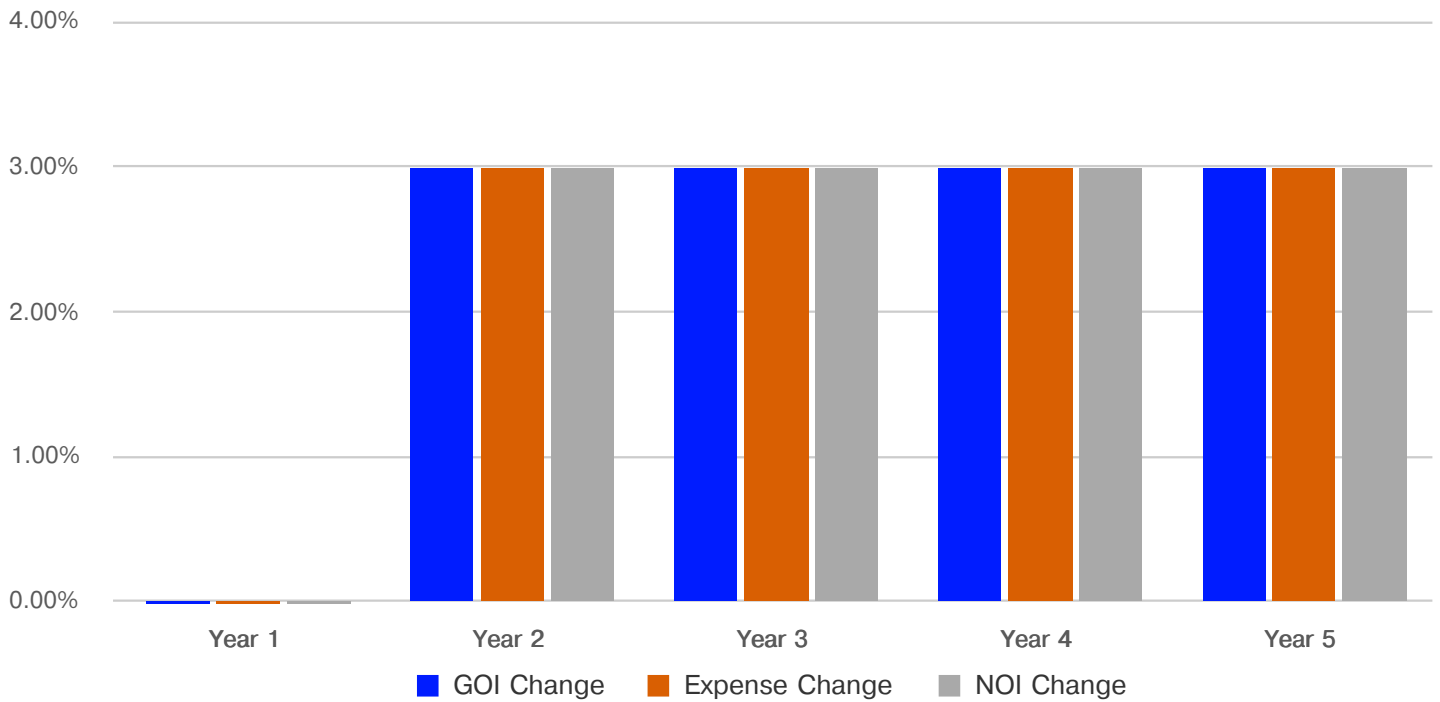
Effective Loan Rate = N/A

Equity IRR / Yield = 0.70%

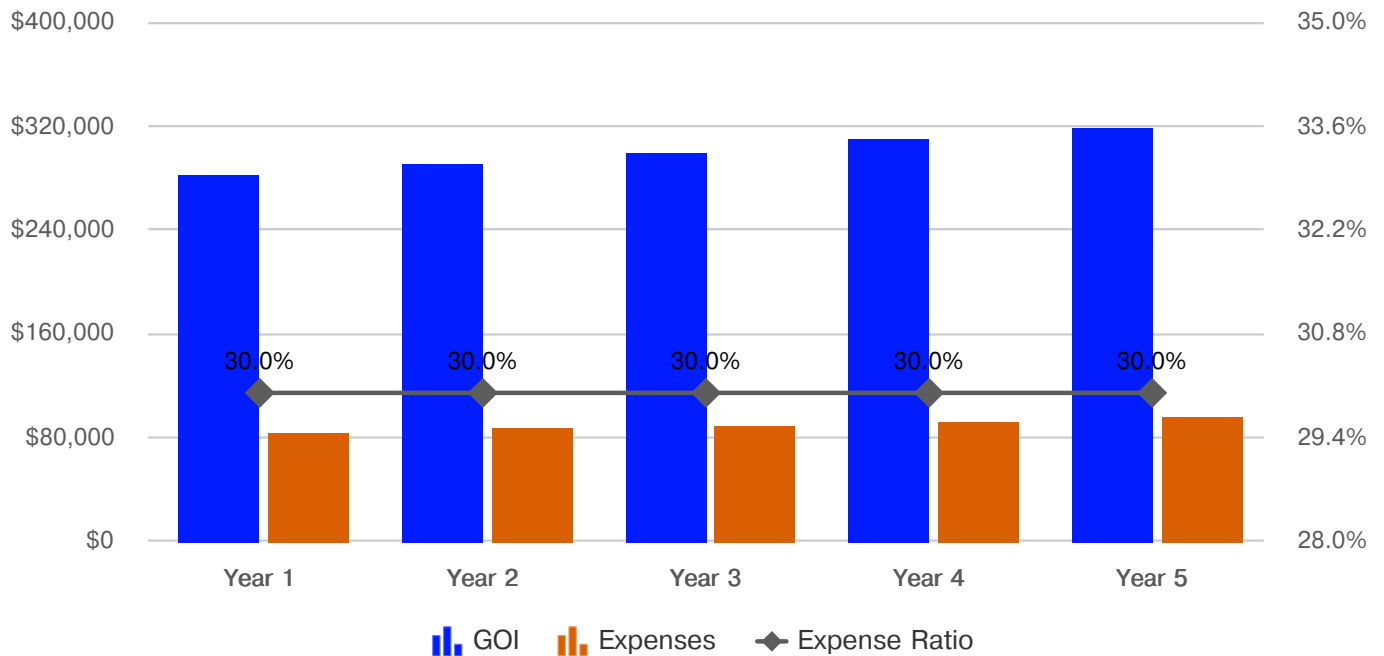
Neutral Leverage - The Equity Yield Remained the SAME with Leverage

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change

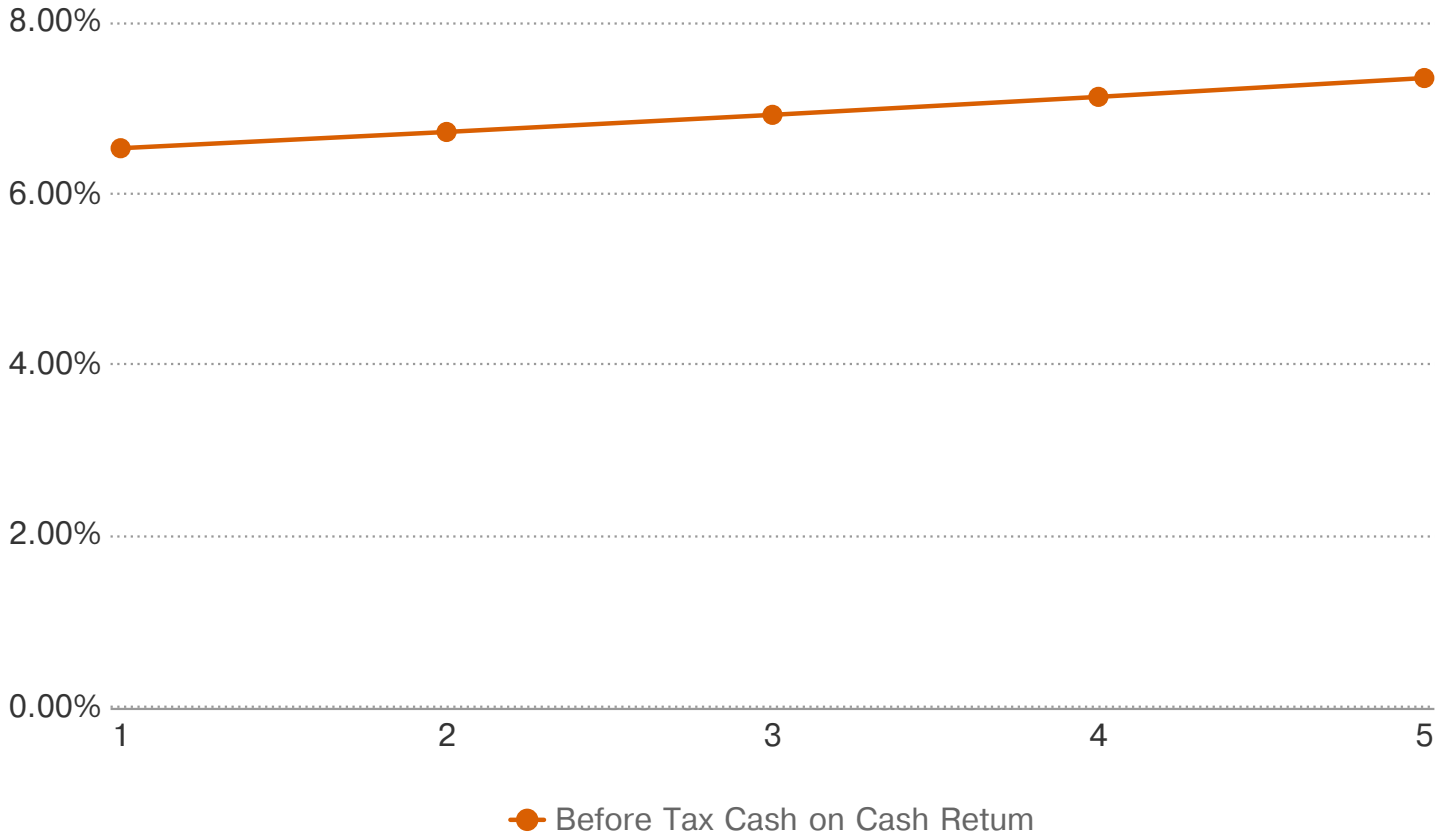


Expense Ratio % of GOI



CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return

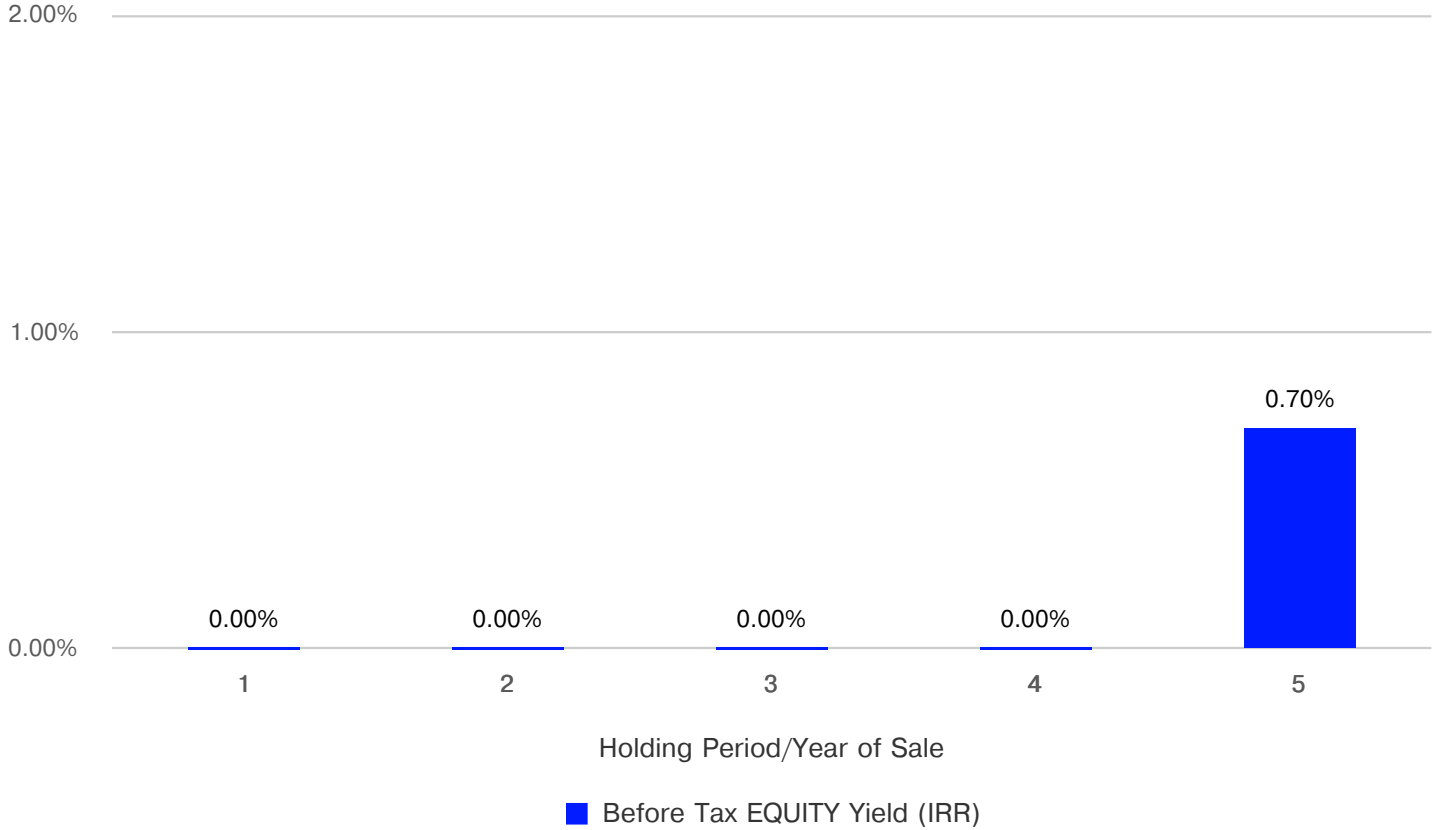


Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	6.53%	6.72%	6.92%	7.13%	7.35%

OPTIMAL HOLDING PERIOD ANALYSIS

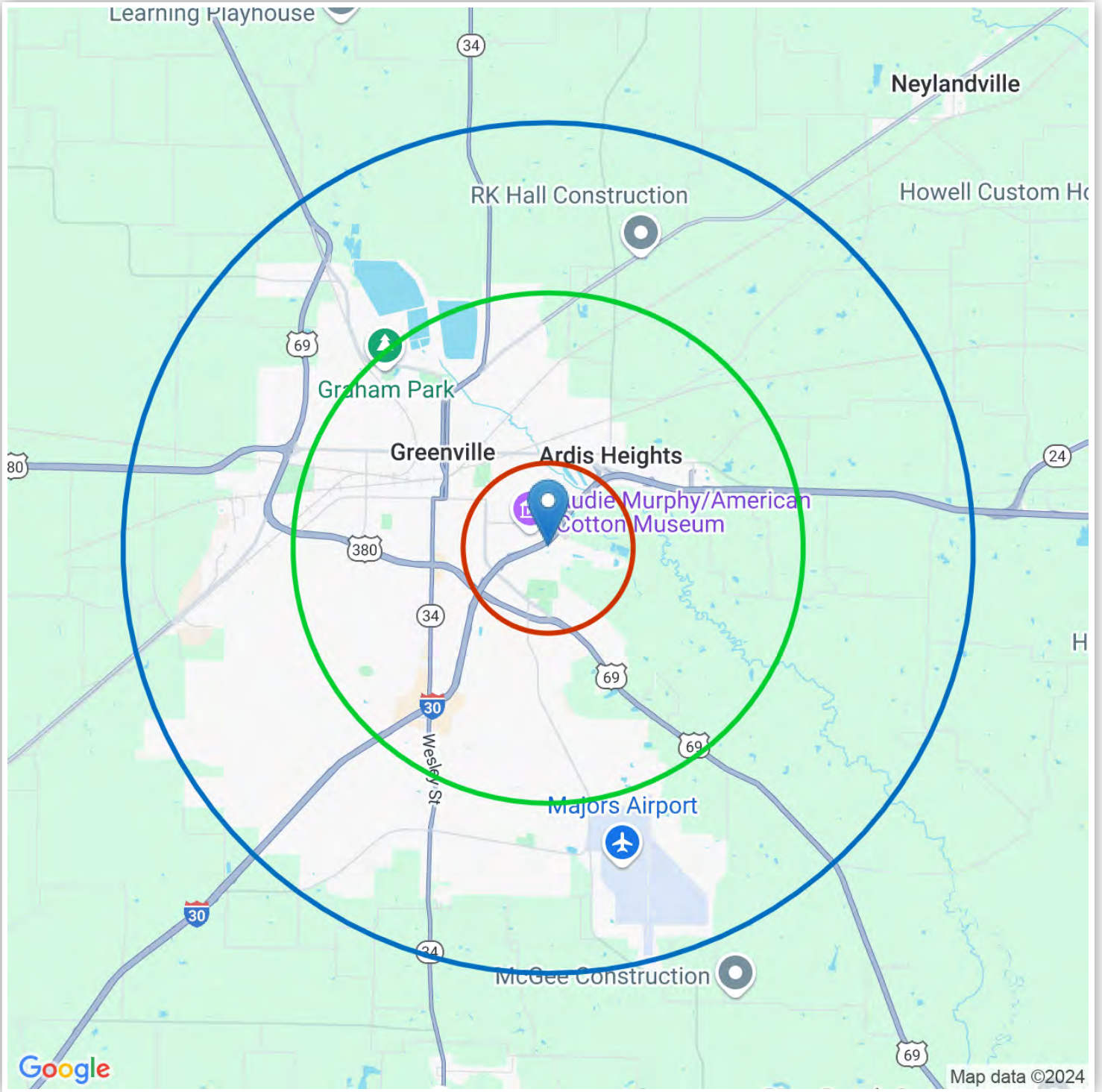
Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	0.7%

Optimal Holding Period by Annual Equity Yield (IRR)

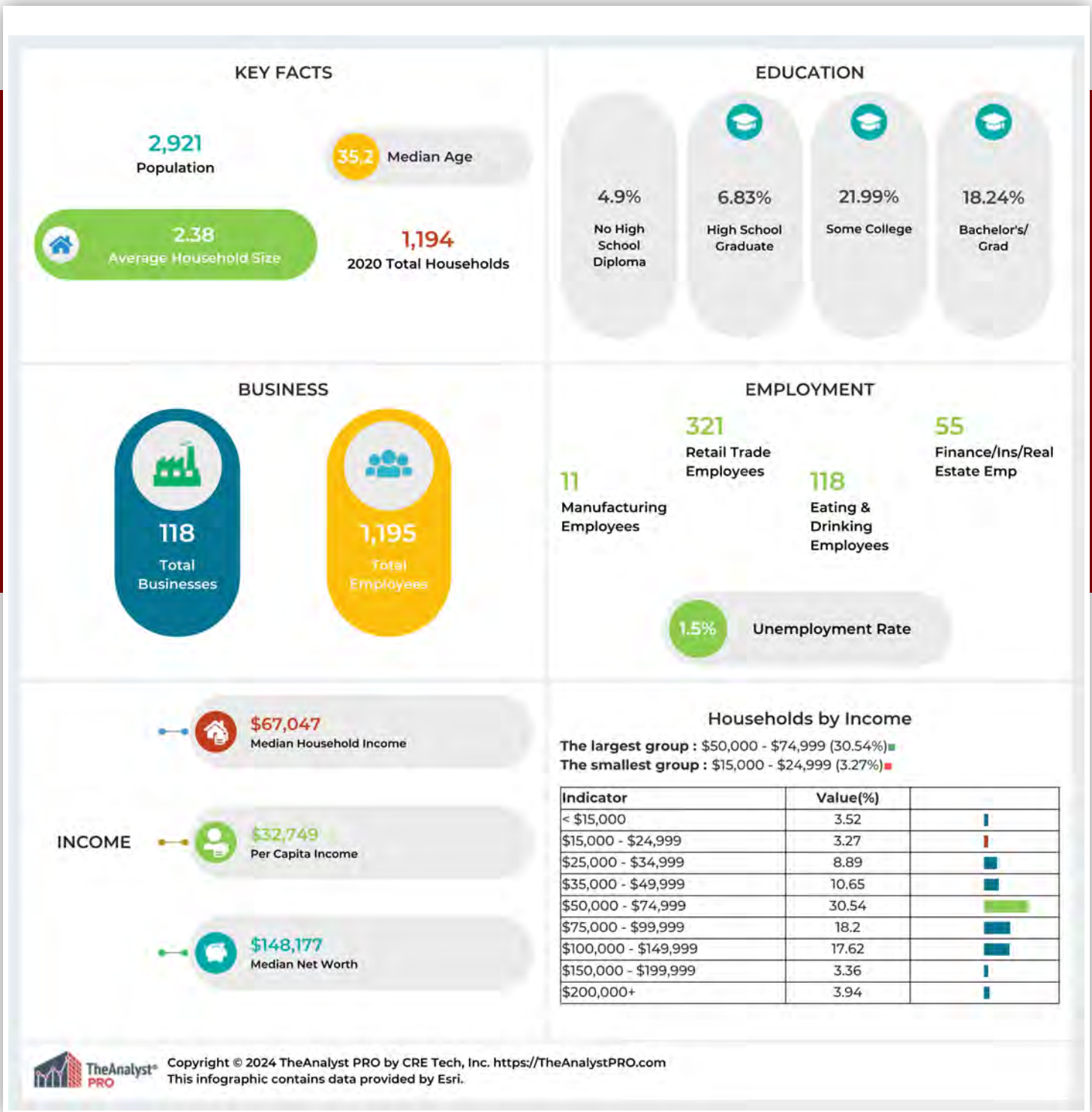


Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	N/A	N/A	N/A	N/A	0.70%

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



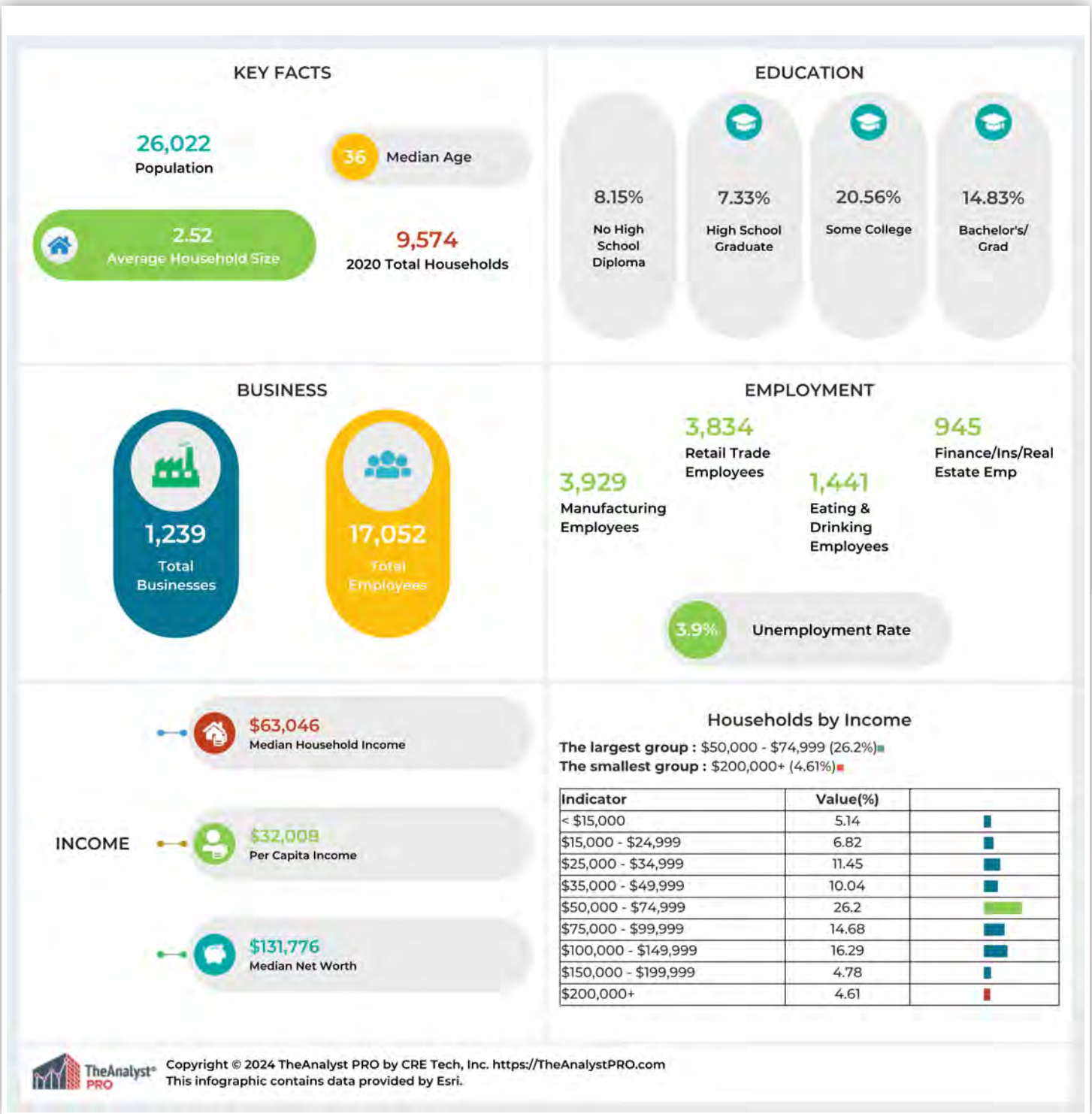
INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



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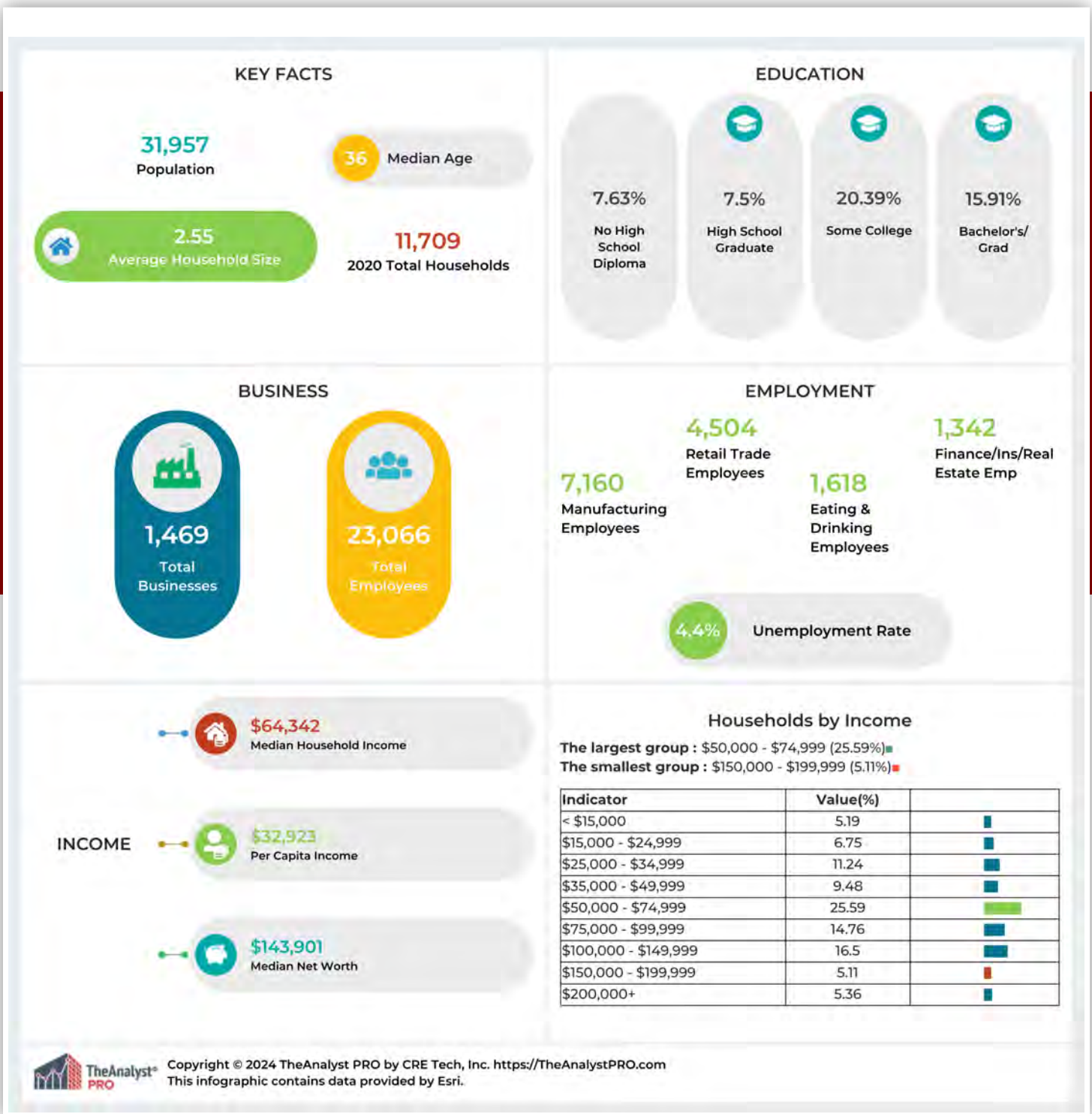
INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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Jeff Taylor

ALLIANCE REAL ESTATE

CRE REAL ESTATE

INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

Community Profile



2,921

Population Total

-0.02%

Population Growth

2.38

Average HH Size

35.2

Median Age

74.1

Diversity Index

\$67,047

Median HH Income

\$193,318

Median Home Value

24.61%

Under 18

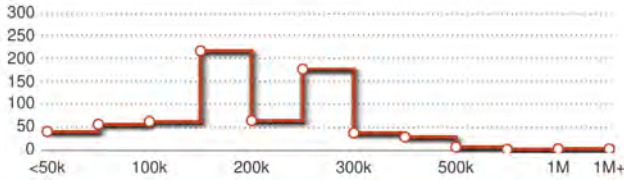
59.71%

Ages 18 to 65

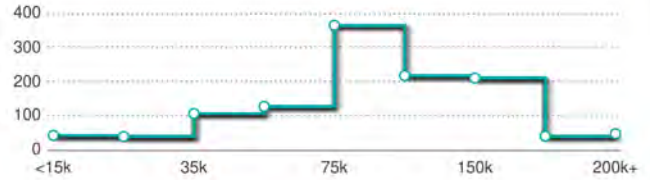
15.68%

Aged 66+

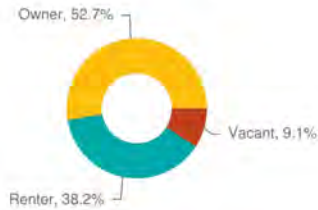
HOME VALUE



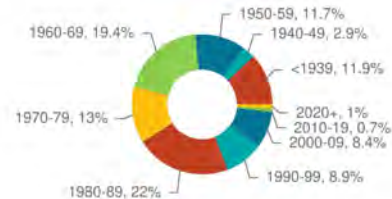
HOUSEHOLD INCOME



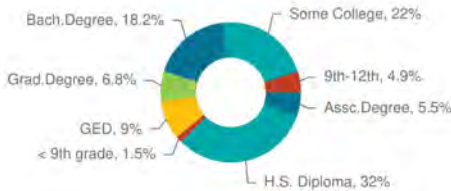
HOME OWNERSHIP



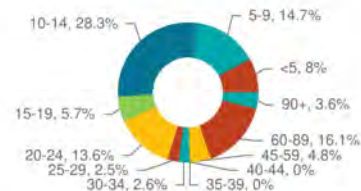
HOUSING: YEAR BUILT



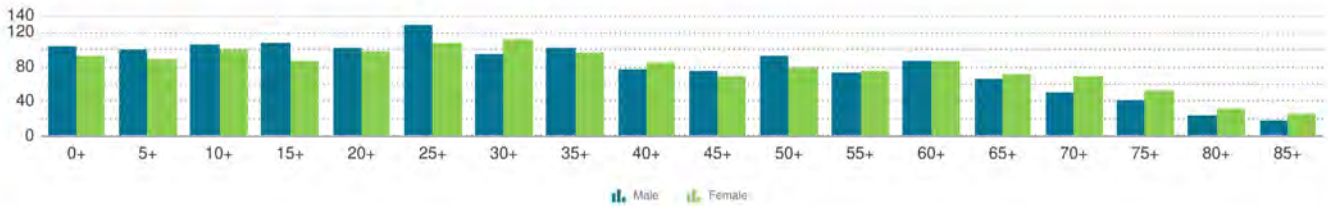
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



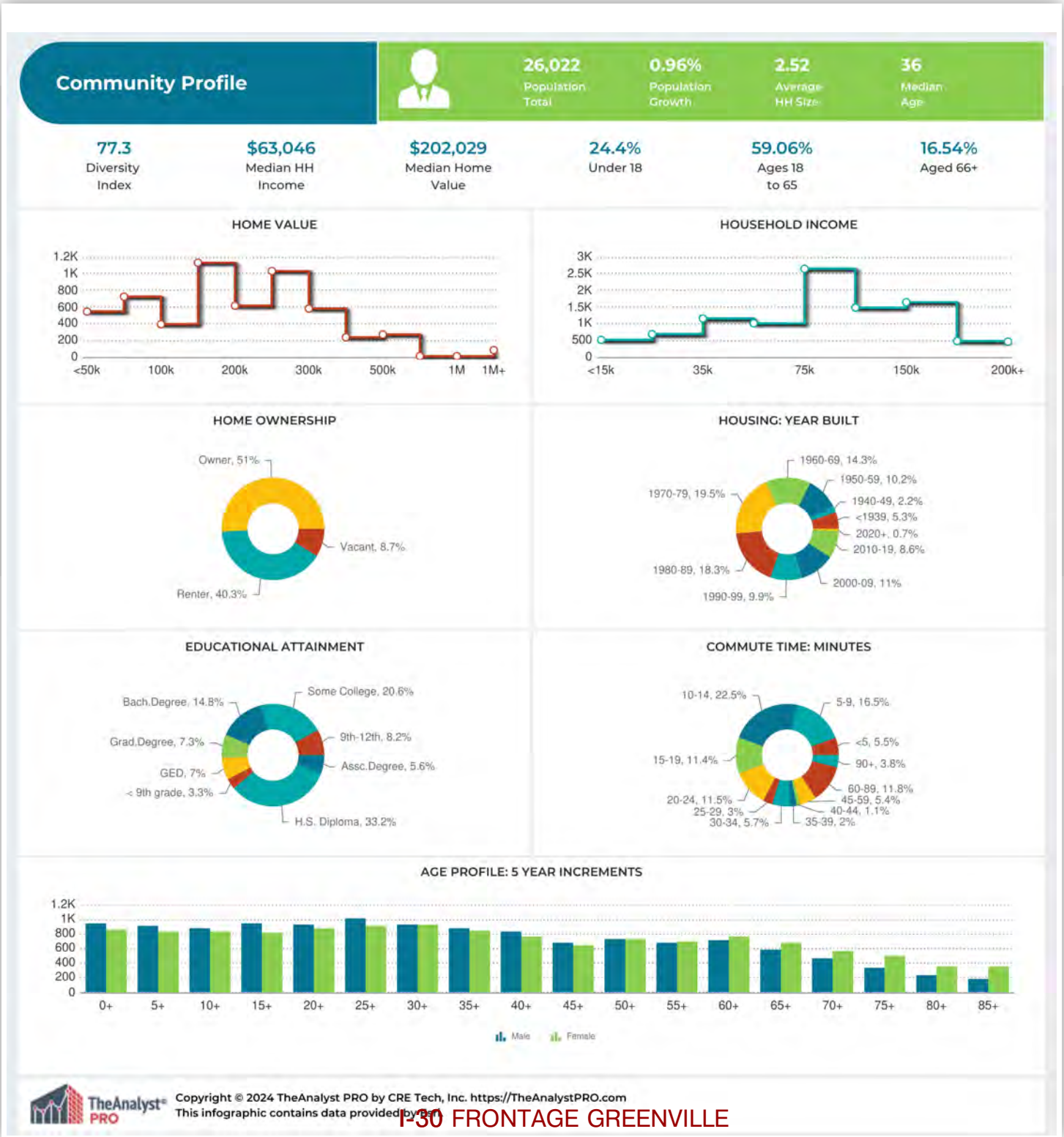
AGE PROFILE: 5 YEAR INCREMENTS



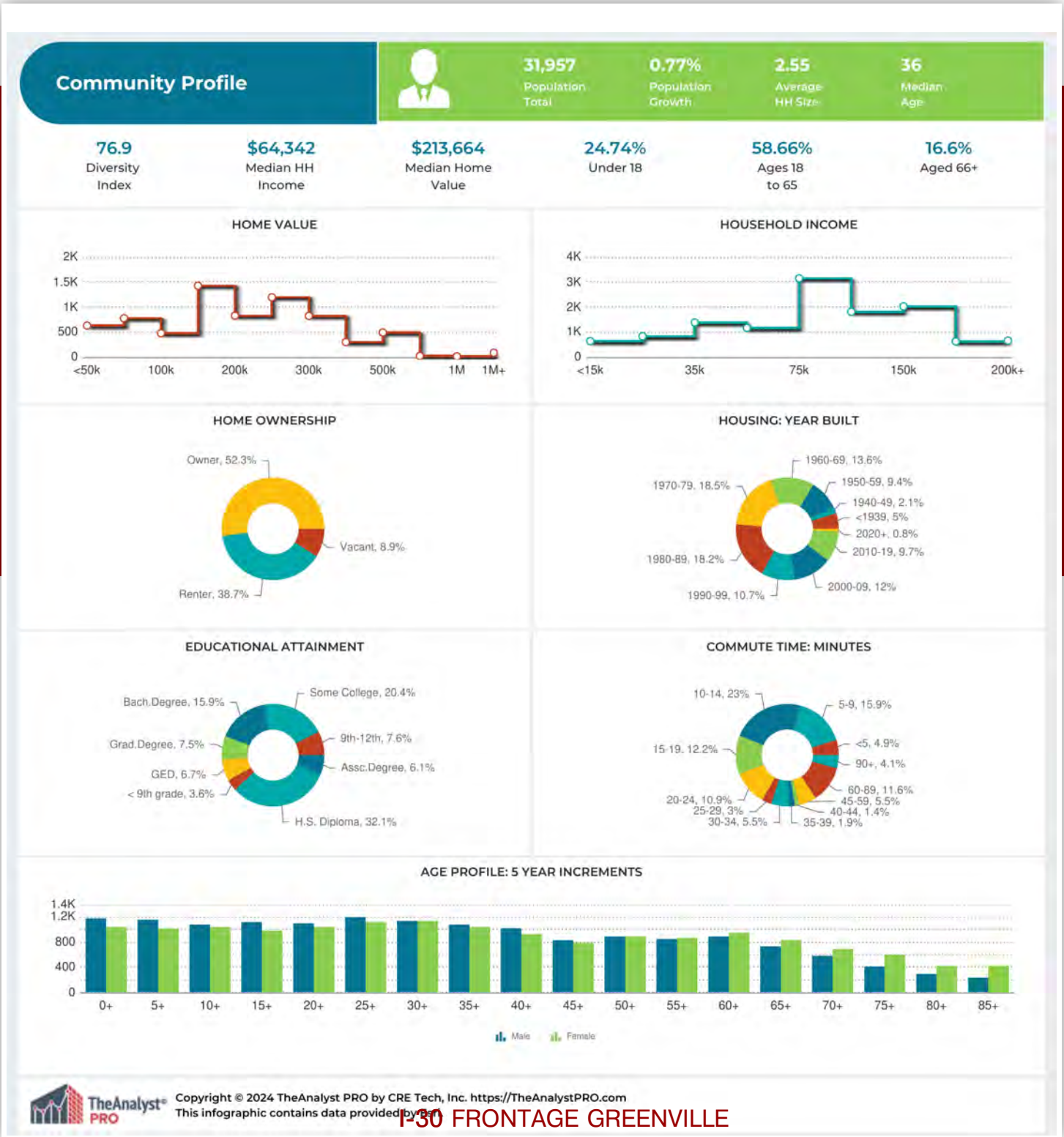
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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



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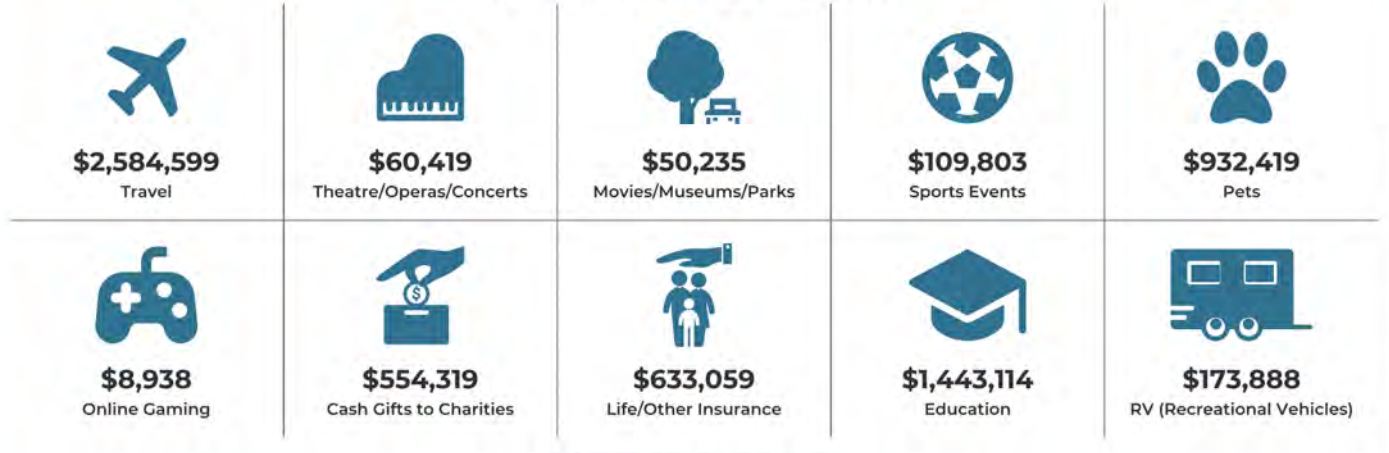
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



11C

LifeMode Group: Midtown Singles
Metro Fusion
550 households
Household Percentage: 46.14%
Average Household Size: 2.65
Median Age: 29.3
Median Household Income: \$35,700



4C

LifeMode Group: Family Landscapes
Middleburg
322 households
Household Percentage: 27.01%
Average Household Size: 2.75
Median Age: 36.1
Median Household Income: \$59,800



10D

LifeMode Group: Rustic Outposts
Down the Road
320 households
Household Percentage: 26.85%
Average Household Size: 2.76
Median Age: 35
Median Household Income: \$38,700



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Analyst

CRE Tech

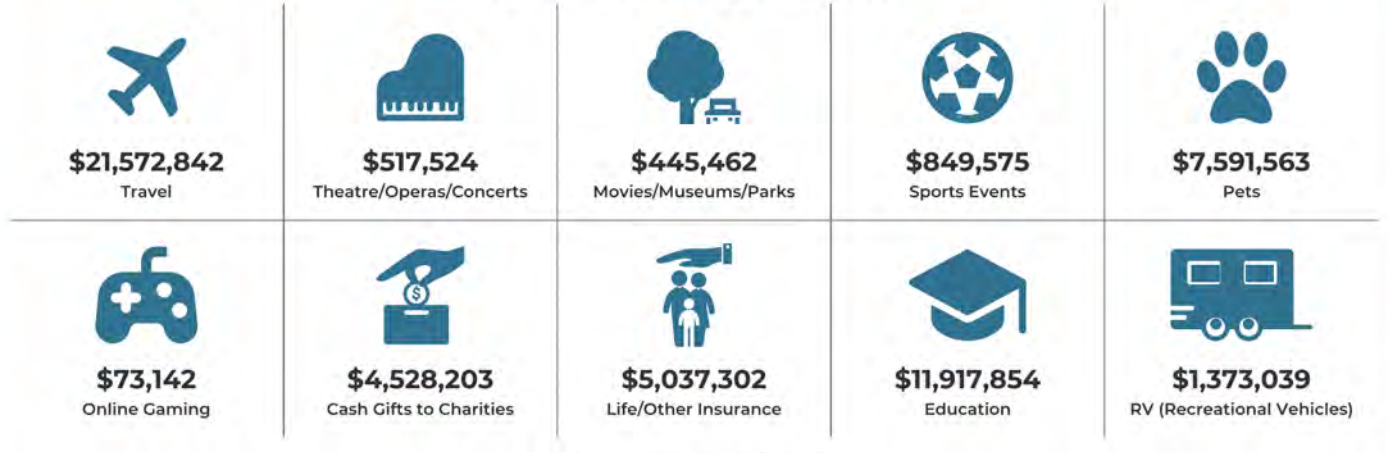
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



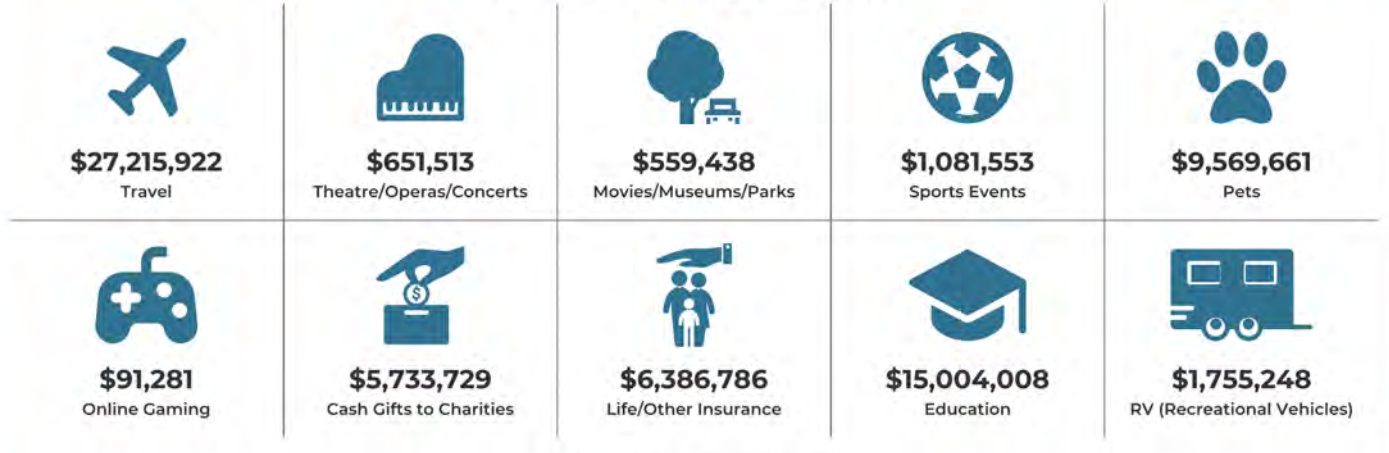
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

2,921 Population	1,192 Households	35.2 Median Age
2.38 Avg Size Household	\$67,047 Median Household Income	\$193,318 Median Home Value
68 Wealth Index	127 Housing Affordability	74.1 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.02%



2024-2029
Forecasted
Growth Rate

-0.34%





Household
Population

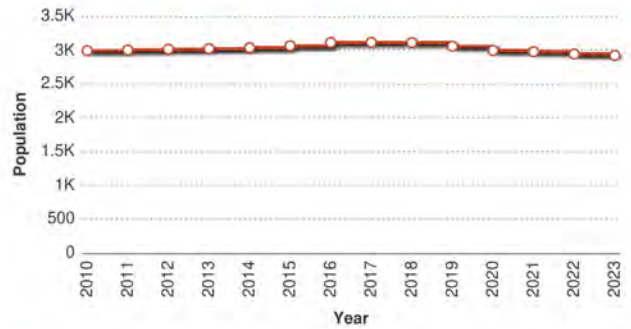
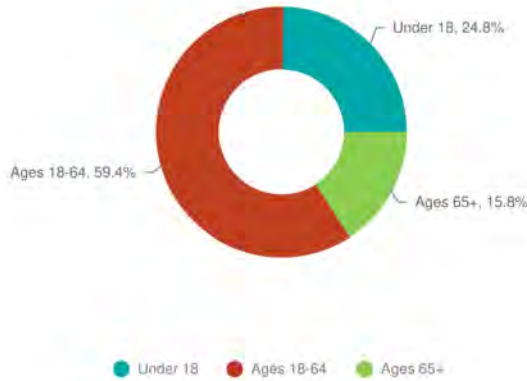
2,820



Population
Density

926

POPULATION BY AGE



DAYTIME POPULATION



2,553
2024 Total Daytime Population



1,501
2024 Daytime Pop: Residents




1,052
2024 Daytime Pop: Workers




813
2024 Daytime Pop Density


POPULATION BY GENERATION




3.94%
Greatest Gen: Born
1945/Earlier




17.73%
Baby Boomer: Born
1946 to 1964




17.22%
Generation X: Born
1965 to 1980



25.2%
Millennial: Born 1981
to 1998

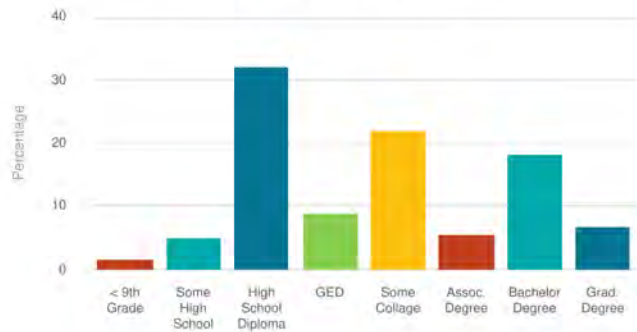


25.3%
Generation Z: Born
1999 to 2016



10.65%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

26,022 Population	10,107 Households	36 Median Age
2.52 Avg Size Household	\$63,046 Median Household Income	\$202,029 Median Home Value
64 Wealth Index	115 Housing Affordability	77.3 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.96%

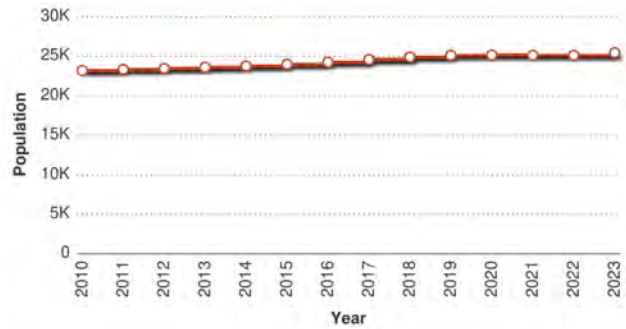
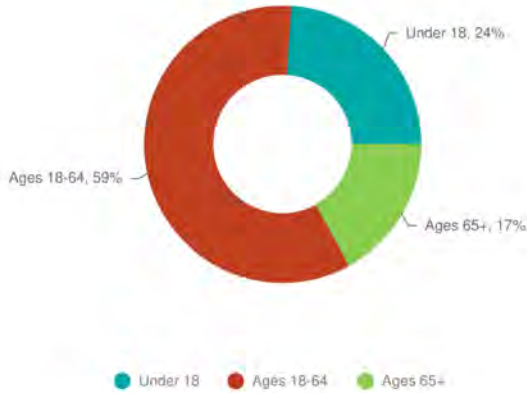
2024-2029
Forecasted
Growth Rate

0.28%

Household Population
26,077

Population Density
942

POPULATION BY AGE



DAYTIME POPULATION

29,968
2024 Total Daytime Population

13,859
2024 Daytime Pop: Residents

16,109
2024 Daytime Pop: Workers

1,060
2024 Daytime Pop Density

POPULATION BY GENERATION

5.01%
Greatest Gen: Born 1945/Earlier

17.25%
Baby Boomer: Born 1946 to 1964

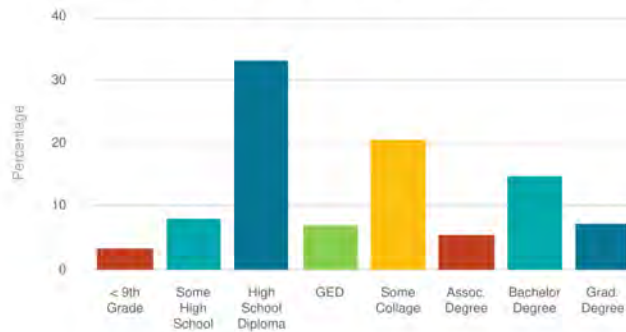
17.35%
Generation X: Born 1965 to 1980

24.83%
Millennial: Born 1981 to 1998

24.49%
Generation Z: Born 1999 to 2016

11.06%
Alpha: Born 2017 to Present

POPULATION BY EDUCATION



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TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)

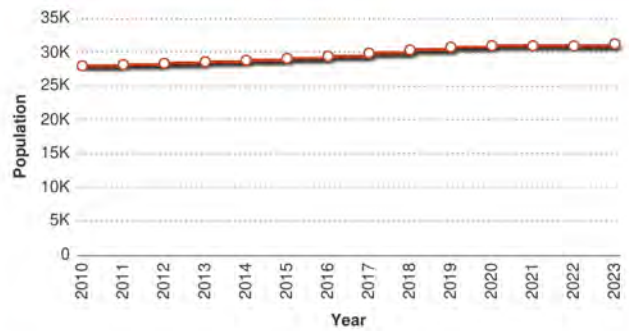
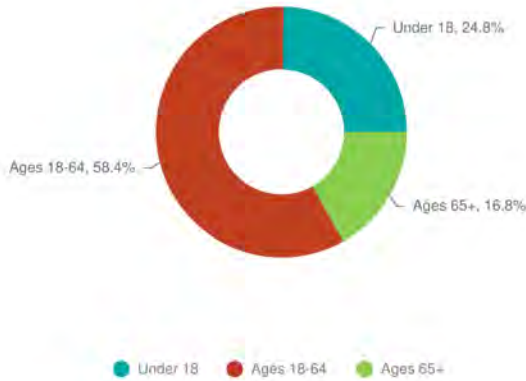
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

31,957 Population	12,304 Households	36 Median Age
2.55 Avg Size Household	\$64,342 Median Household Income	\$213,664 Median Home Value
69 Wealth Index	111 Housing Affordability	76.9 Diversity Index

HISTORICAL & FORECAST POPULATION



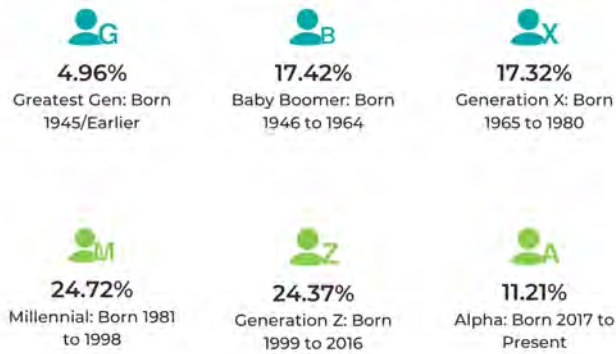
POPULATION BY AGE



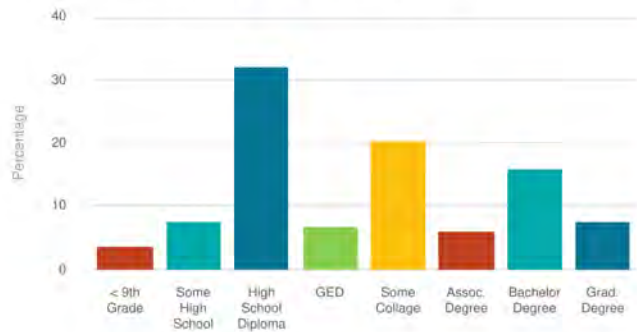
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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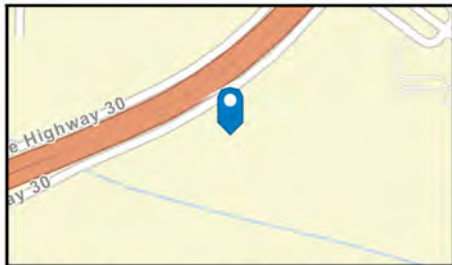
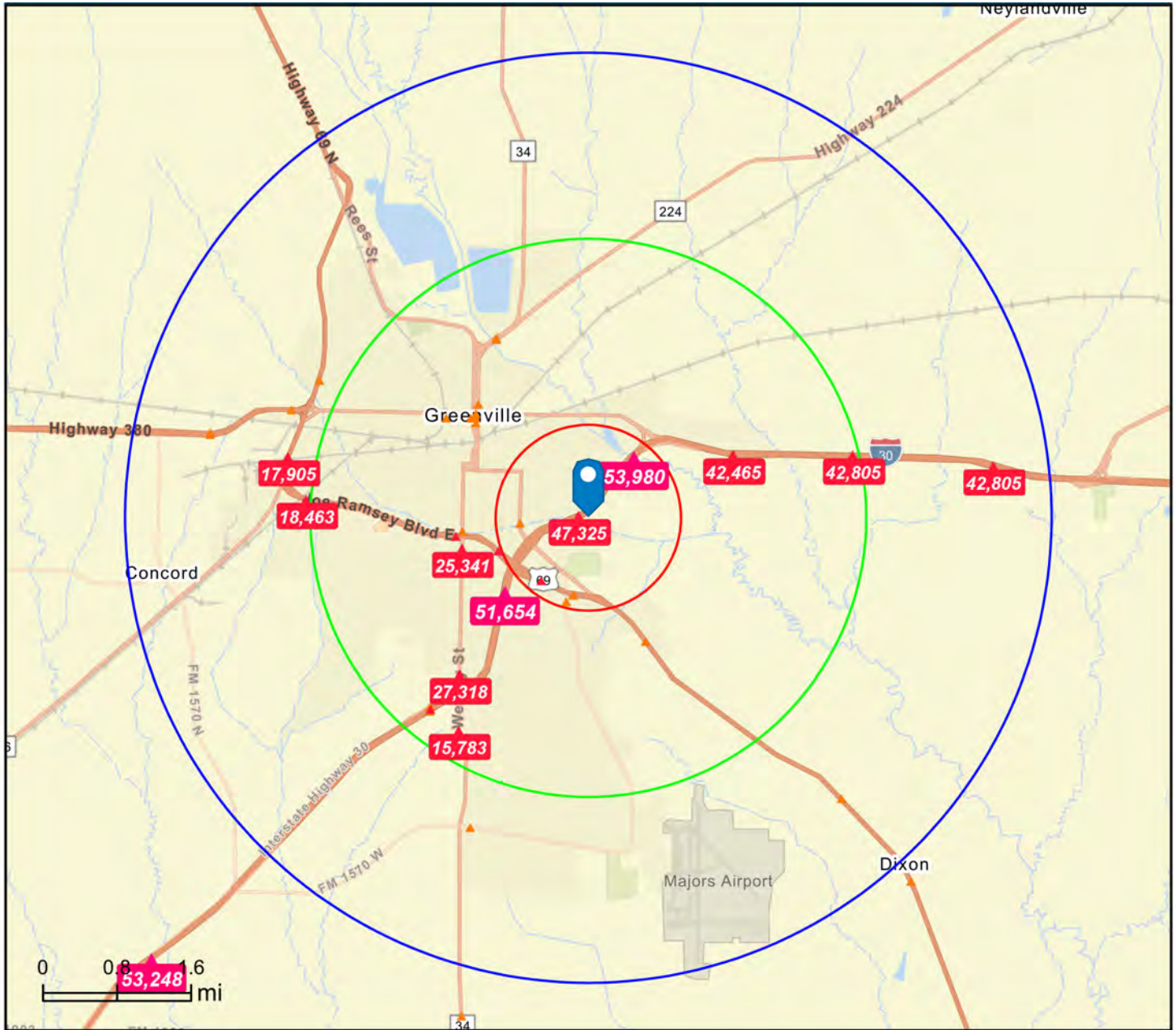
1-30 FRONTAGE GREENVILLE
351 I-30 FRONTAGE RD, GREENVILLE, TX, 75402

Jeff Taylor

ALLIANCE REAL ESTATE

1-30 FRONTAGE GREENVILLE

INFOGRAPHIC: LIFESTYLE / TAPESTRY



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated:1969-12-31



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LOCATION RISK ANALYSIS

Flood Hazard Designations

FEMA Map Last Updated:1969-12-31

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

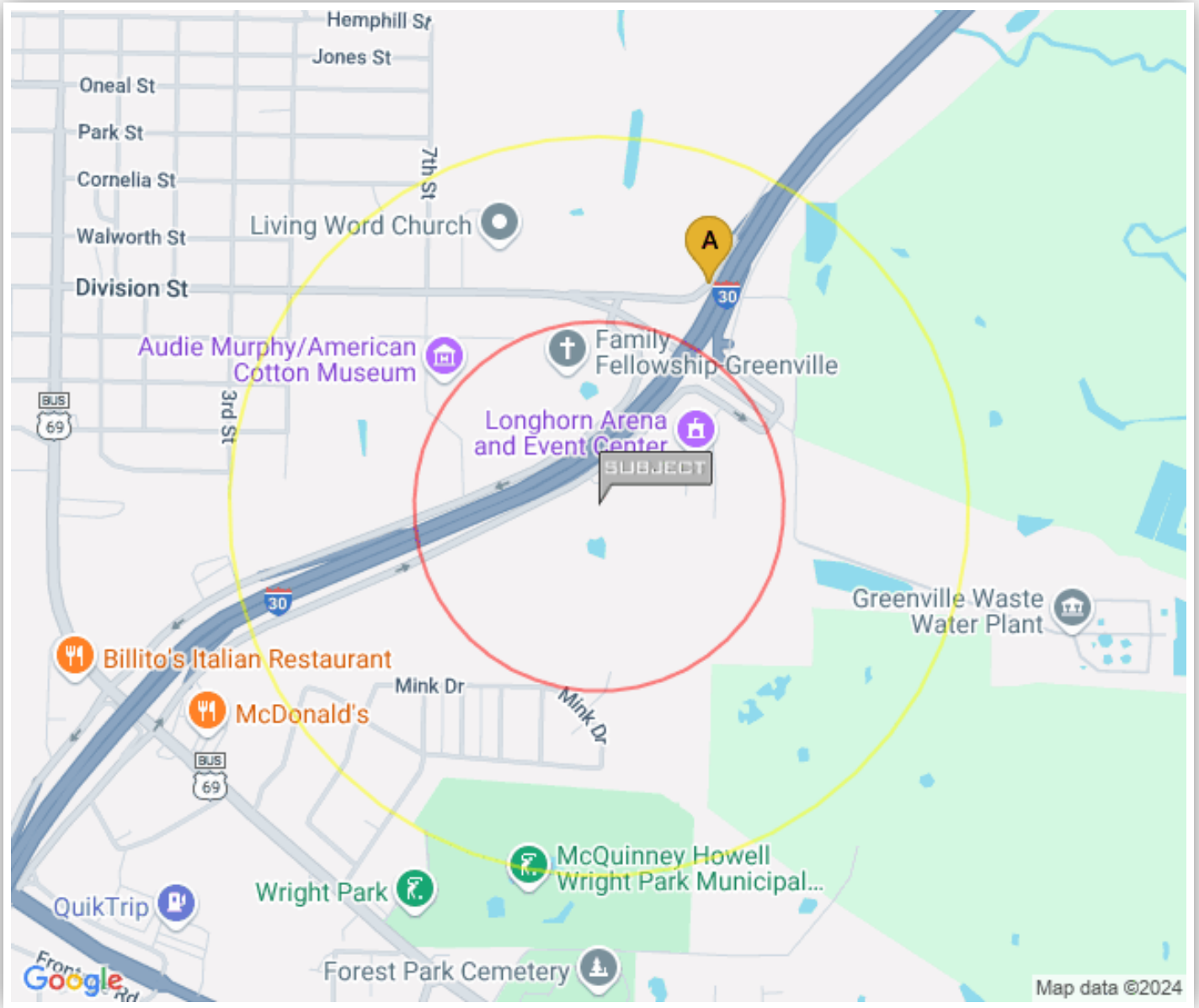
Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

There are no environmental hazards in our database within this area.

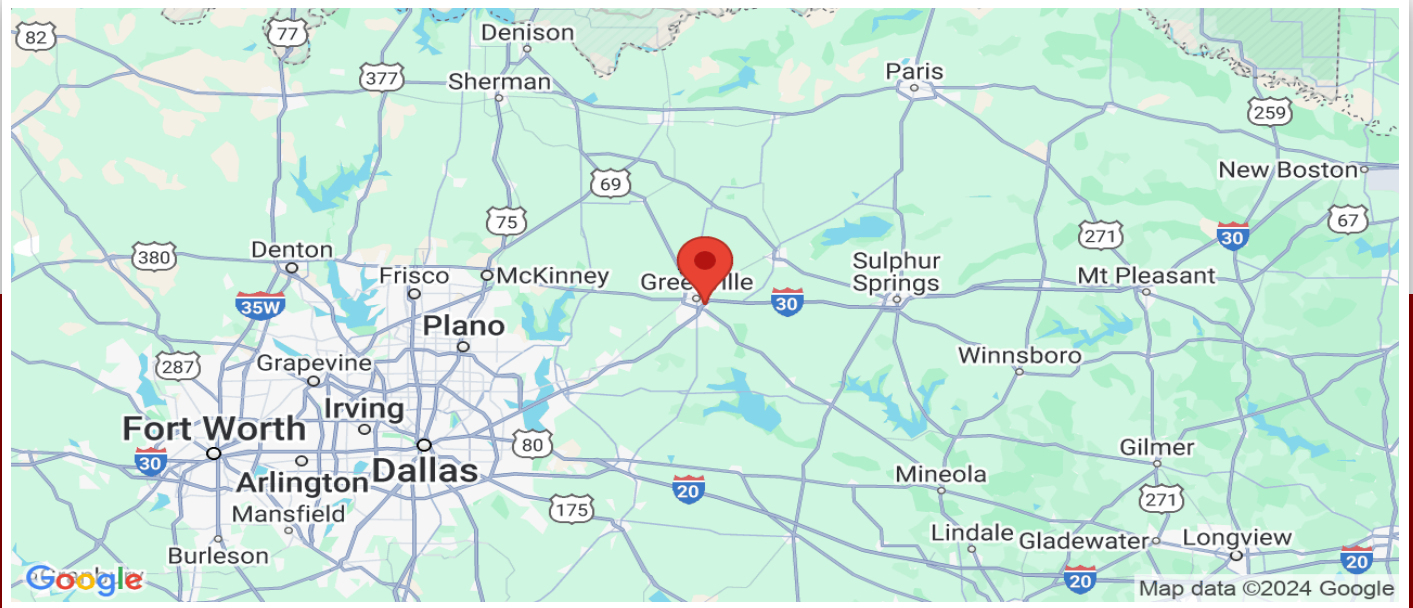
Locations within 0.50 mile of Subject

STROMBERGS ARCHITECTURAL PROD Latest Update: 09-Aug-2010

Site Type: STATIONARY **Address:** 530 I-30 WEST
County: HUNT **Facility Detail Report:** [110031307388](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			

AREA LOCATION MAP



I-30

FRONTAGE GREENVILLE

**351 I-30 Frontage Rd
Greenville, TX, 75402**



AERIAL ANNOTATION MAP



I-30

FRONTAGE GREENVILLE

351 I-30 Frontage Rd
Greenville, TX, 75402

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CREATIVE REALTY



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CONTACT



Όλα Αλλάξτε το Εργαστήριό σας

