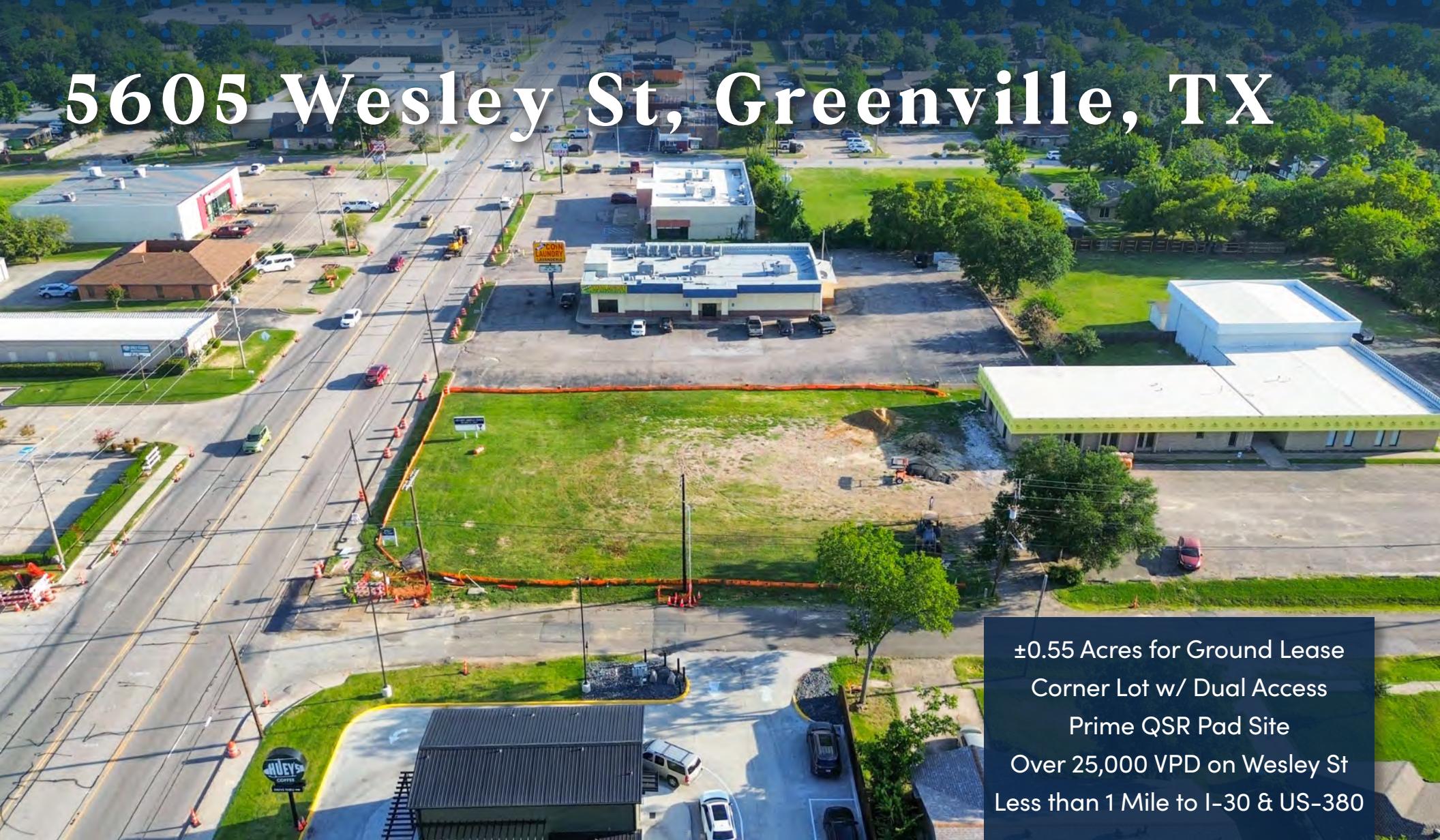


5605 Wesley St, Greenville, TX



±0.55 Acres for Ground Lease
Corner Lot w/ Dual Access
Prime QSR Pad Site
Over 25,000 VPD on Wesley St
Less than 1 Mile to I-30 & US-380

Main Contact

Cody Rollins

Associate

cody.rollins@mdcregroup.com

972.322.3388

Chris Hargrave

Associate

chris.hargrave@mdcregroup.com

972.765.2432



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

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Property Overview

M&D CRE is pleased to offer a premier ground lease or purchase opportunity on a ±0.55-acre corner lot in Greenville, TX.

Listed By:
Cody Rollins | 972.322.3388



Property Summary

M&D CRE is pleased to offer a premier ground lease or purchase opportunity on a ±0.55-acre corner lot in Greenville, Texas—an ideal location for a quick-service restaurant (QSR) or similar high-traffic retail use. Zoned C1 Commercial with all utilities in place, the site offers exceptional visibility and accessibility, featuring dual frontage along Wesley Street and Webb Avenue with combined traffic counts exceeding 25,000 vehicles per day.

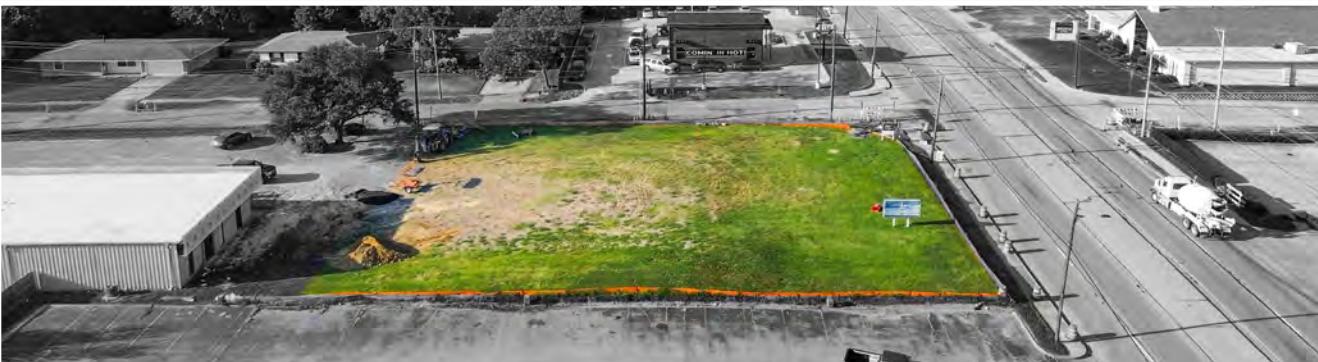
Strategically positioned just one mile north of Interstate 30 and a half-mile south of Highway 380, this property provides convenient regional connectivity and strong exposure to both local and commuter traffic.

Contact Cody Rollins for more information.

Size	±0.55 Acres
Zoning	C1
Utilities	All On-Site
Topography	Level
Grading	Raw Land
Access	Dual Access
Flood Plain	None
Restrictions	No Known Restrictions



Listed By:
Cody Rollins | 972.322.3388



Listed By:
Cody Rollins | 972.322.3388

M&CRE



Highlights

±0.55 Acres

Corner Lot

All Utilities

Zoned C1

Ideal QSR

Over 25,000 VPD

Listed By:
Cody Rollins | 972.322.3388

M&CRE

Location Overview

The property is located just outside the expanding city of Greenville, Texas, within Hunt County.

An aerial photograph of a residential and industrial area. In the foreground, there are several houses with green lawns and trees. To the right, there is a large industrial building with a grey roof and a parking lot with several vehicles. In the background, there are more houses and trees, with a road running through the area. The overall scene suggests a mix of residential and commercial development.

Listed By:
Cody Rollins | 972.322.3388



Greenville, Texas: Open for Opportunity Driven by Innovation

Greenville, TX Overview

Located just 45 miles northeast of Downtown Dallas along Interstate 30, Greenville is an emerging commercial hub in the fast-growing North Texas region. With its strategic location in Hunt County and direct access to major highways and regional transportation corridors, Greenville provides exceptional connectivity and logistical advantages for a wide range of commercial ventures.

Greenville's commitment to infrastructure investment, economic diversification, and quality of life makes it an ideal environment for retail, industrial, and mixed-use development. For commercial investors seeking long-term growth and stability, Greenville stands out as a smart, strategic choice in a dynamic regional market.

23,273
2025 Total
Population
(15 Min.)

25,531
2025 Total
Daytime Pop.
(15. Min)

+900,000
Labor Force
Within 40 Miles
(Greenville EDC)

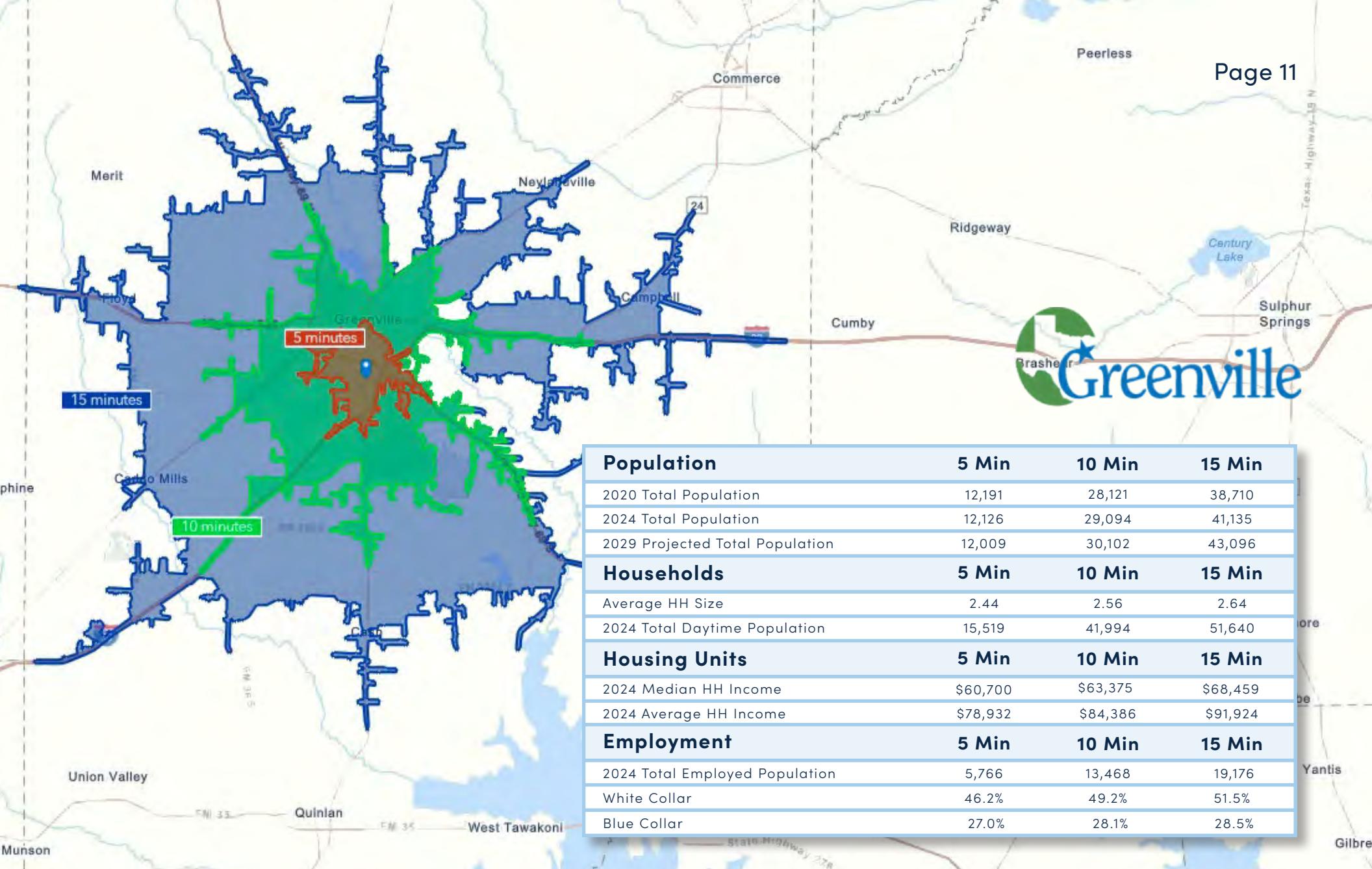
18%
Employed in
Manufacturing
(Greenville EDC)

MACRE



Listed By:
Cody Rollins | 972.322.3388

M&CRE



Listed By:
Cody Rollins | 972.322.3388

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Associate

cody.rollins@mdcregroup.com

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chris.hargrave@mdcregroup.com

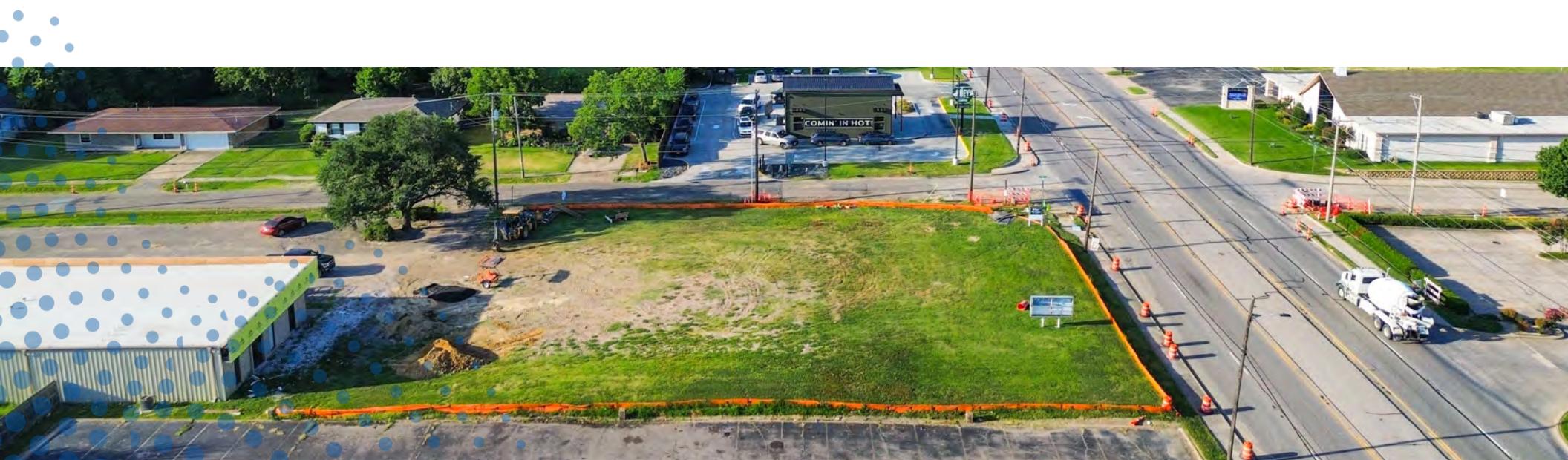
972.765.2432

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdcregroup.com

972.772.6025



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.

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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Cody Rollins	0821652	cody.rollins@mdcregroup.com	972-322-3388
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Chris Hargrave	0794595	chris.hargrave@mdcregroup.com	972-765-2432
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	