

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

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Non-Endorsement & Disclaimer Notice

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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.

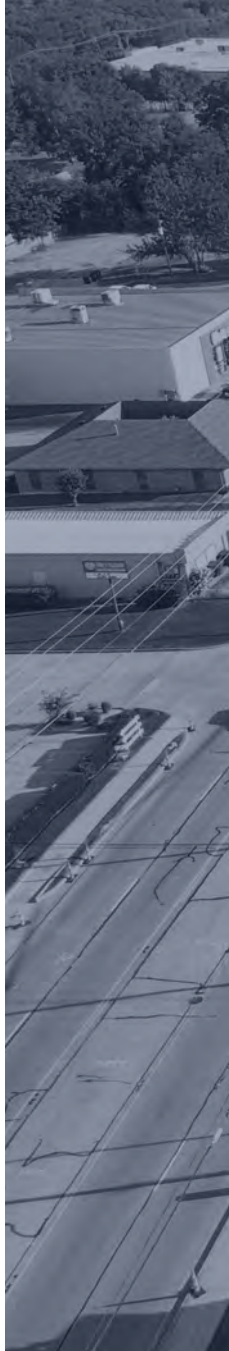
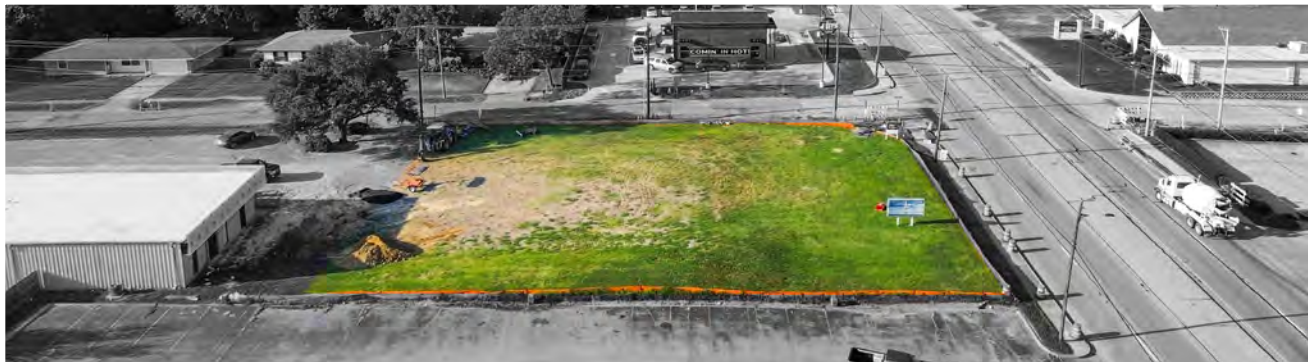
Contact Cody Rollins for more information.

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



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Highlights

±0.55 Acres

Corner Lot

All Utilities

Zoned C1

Ideal QSR

Over 25,000 VPD



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Location Overview

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

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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%

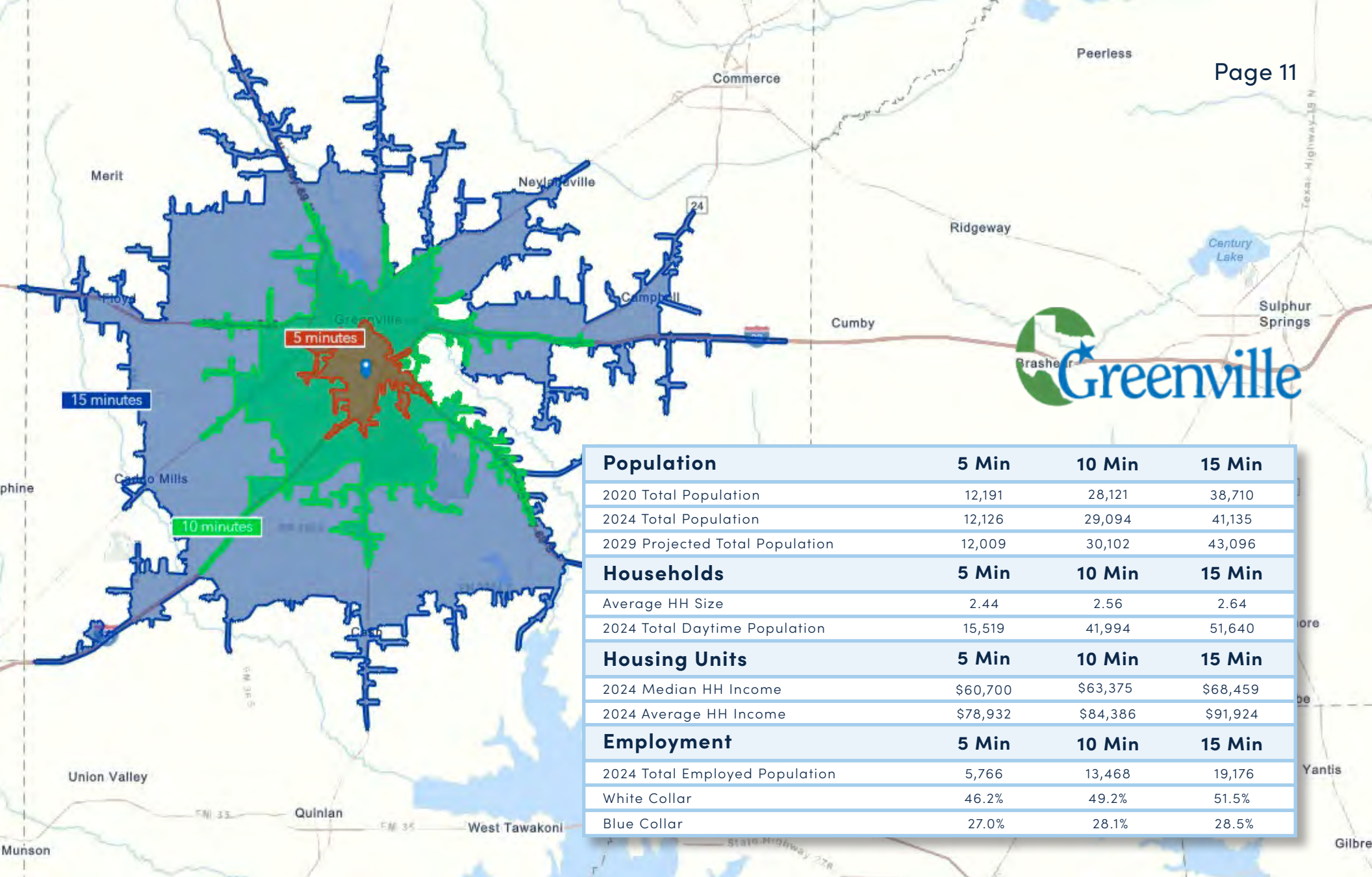
Employed in
Manufacturing
(Greenville EDC)

NO MORE



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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.

2-10-2025



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.

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Designated Broker of Firm	License No.	Email	Phone
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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
<div></div> <div></div> <div></div> <div></div>	Date		
Buyer/Tenant/Seller/Landlord Initials			



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Sales Agent/Associate's Name	License No.	Email	Phone
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