

# 5605 Wesley St, Greenville, TX



±250 - ±8,650 SF for Lease  
Office/Warehouse Space  
Outside Storage Available  
Ample Parking On-Site  
Within the Heart of Greenville

## Main Contact

### Cody Rollins

Associate

[cody.rollins@mdregroup.com](mailto:cody.rollins@mdregroup.com)

972.322.3388

### Chris Hargrave

Associate

[chris.hargrave@mdregroup.com](mailto:chris.hargrave@mdregroup.com)

972.765.2432





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# 5605 Wesley St, Greenville, TX

## Property Overview

This ±8,650 square-foot office-flex space is available for lease in the heart of Greenville, TX. The property offers a versatile layout, with the option to subdivide into a minimum of ±250 square-feet. Formerly a church, the building features a gymnasium with a 19-foot clear height, which can be converted into a warehouse. Additionally, there is potential to add gravel at the rear of the property and install a grade-level door, subject to negotiation. The space includes primarily private offices, a large full kitchen, four restrooms, and ample on-site parking. This property presents a prime opportunity for a wide range of uses, including daycare, religious services, professional offices, medical facilities, and more. Conveniently located just off Wesley Street, one of Greenville's main thoroughfares, the property benefits from high visibility and traffic, with over 25,000 vehicles per day in the surrounding area.







- an
- ear Height
- 
- The floor plan shows a building layout with a central corridor (HALL 20'0" x 11'3") and several rooms. The rooms are labeled with their dimensions:
- ROOM 12'4" x 10'7"
  - ROOM 16'8" x 10'7"
  - ROOM 13'10" x 10'7"
  - ROOM 11'5" x 4'9"
  - ROOM 16'8" x 14'7"
  - ROOM 11'4" x 9'0"
  - ROOM 36'2" x 16'9"
  - ROOM 18'0" x 15'9"
  - ROOM 68'11" x 48'11"
  - ROOM 17'0" x 14'11"
  - ROOM 31'2" x 14'11"
- The plan also includes several bathrooms (BATH) and storage areas (STORAGE). The dimensions for the bathrooms are:
- BATH 5'10" x 2'6"
  - BATH 5'8" x 2'6"
  - BATH 4'10" x 2'2"
  - BATH 7'6" x 10'7"
  - BATH 5'8" x 7'7"
  - BATH 8'0" x 2'5"
  - BATH 7'2" x 2'5"
  - BATH 4'8" x 2'10"
  - BATH 6'5" x 11'11"
  - BATH 7'2" x 11'11"
  - BATH 5'1" x 2'10"
- The dimensions for the storage areas are:
- STORAGE 8'10" x 18'1"
  - STORAGE 18'8" x 18'0"
  - STORAGE 11'10" x 10'9"
  - STORAGE 4'4" x 12'10"
  - STORAGE 8'0" x 4'4"
  - STORAGE 8'0" x 3'0"
- Other labeled areas include a KITCHEN, a PANTRY, an ELECTRICAL ROOM, and a FOYER.



# Greenville, TX Retail Map



*The property is located just off Wesley St with over 25,000 VPD.*



Frontage on SH-34



0.50 Miles from US-380

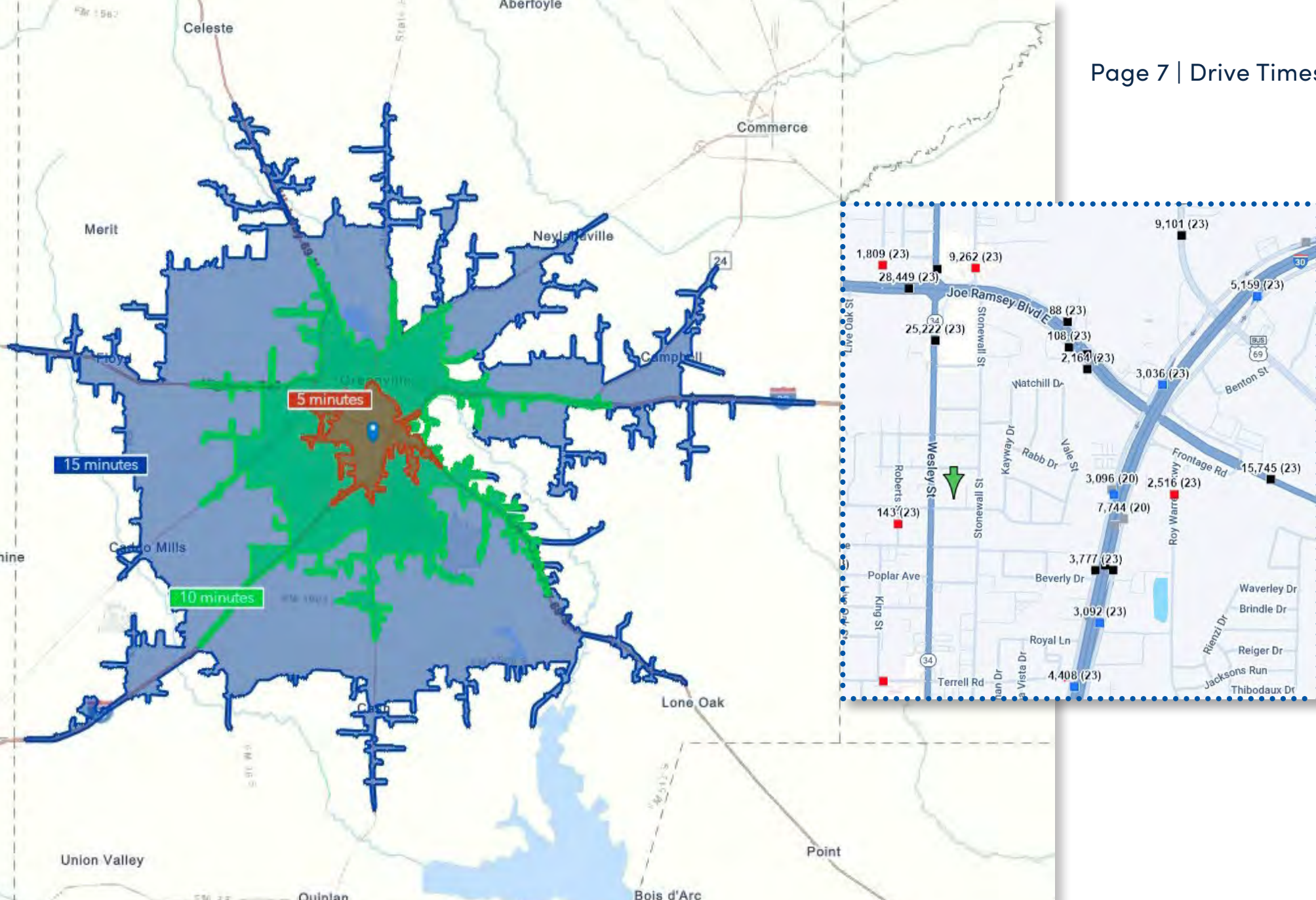


1 Mile from I-30



1.20 Miles from US-69







## Market Profile

5605 Wesley St, Greenville, Texas, 75402  
Drive time: 5, 10, 15 minute radii

sri  
Latitude: 33.11289  
Longitude: -96.10859

	5 minutes	10 minutes	15 minutes
<b>Population Summary</b>			
2010 Total Population	11,614	25,277	34,306
2020 Total Population	12,191	28,121	38,710
2020 Group Quarters	288	581	593
2024 Total Population	12,126	29,094	41,135
2024 Group Quarters	289	581	593
2029 Total Population	12,009	30,102	43,096
2024-2029 Annual Rate	-0.19%	0.68%	0.94%
2024 Total Daytime Population	15,519	41,994	51,640
Workers	9,087	26,301	29,539
Residents	6,432	15,693	22,101
<b>Household Summary</b>			
2010 Households	4,726	9,560	12,800
2010 Average Household Size	2.39	2.58	2.63
2020 Total Households	4,824	10,572	14,219
2020 Average Household Size	2.47	2.60	2.68
2024 Households	4,843	11,142	15,339
2024 Average Household Size	2.44	2.56	2.64
2029 Households	4,865	11,692	16,262
2029 Average Household Size	2.41	2.52	2.61
2024-2029 Annual Rate	0.09%	0.97%	1.18%
2010 Families	2,870	6,307	8,823
2010 Average Family Size	3.07	3.19	3.18
2024 Families	2,818	6,958	10,081
2024 Average Family Size	3.23	3.20	3.24
2029 Families	2,770	7,206	10,558
2029 Average Family Size	3.22	3.18	3.23
2024-2029 Annual Rate	-0.34%	0.70%	0.93%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,761	9,570	12,716
Owner Occupied Housing Units	48.3%	53.0%	58.1%
Renter Occupied Housing Units	45.0%	38.6%	33.1%
Vacant Housing Units	6.7%	8.5%	8.8%
2010 Housing Units	5,246	10,684	14,374
Owner Occupied Housing Units	42.1%	47.7%	54.0%
Renter Occupied Housing Units	48.0%	41.7%	35.0%
Vacant Housing Units	9.9%	10.5%	11.0%
2020 Housing Units	5,296	11,615	15,716
Owner Occupied Housing Units	41.5%	47.1%	54.2%
Renter Occupied Housing Units	49.6%	43.9%	36.2%
Vacant Housing Units	8.6%	8.9%	8.9%
2024 Housing Units	5,291	12,253	16,867
Owner Occupied Housing Units	44.0%	50.1%	57.9%
Renter Occupied Housing Units	47.5%	40.9%	33.0%
Vacant Housing Units	8.5%	9.1%	9.1%
2029 Housing Units	5,330	12,785	17,780
Owner Occupied Housing Units	46.3%	52.2%	60.3%
Renter Occupied Housing Units	45.0%	39.2%	31.2%
Vacant Housing Units	8.7%	8.5%	8.5%



# 41,135

2024 Population  
15 Minutes



# \$91,924

2024 Average HH Income  
15 Minutes



# 15,339

2024 Households  
15 Minutes



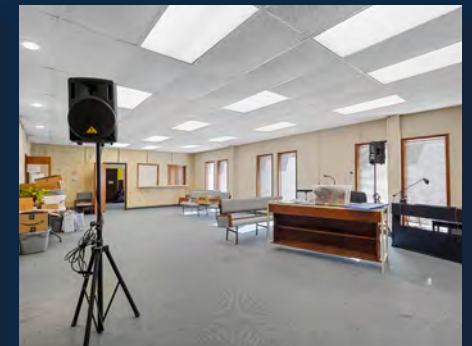
# 19,176

2024 Employees  
15 Minutes



# Property Summary

Address	5605 Wesley St, Greenville, TX
County	Hunt County
Year Built	1980
Zoning	Office-Warehouse
Size	±8,650 Square-Feet
Acres	1.02 Acres
Min. Size	±250 Square-Feet
Lease Type	NNN Lease
Lease Term	Negotiable



**Cody Rollins**

Associate

[cody.rollins@mdregroup.com](mailto:cody.rollins@mdregroup.com)

972.322.3388

**Chris Hargrave**

Associate

[chris.hargrave@mdregroup.com](mailto:chris.hargrave@mdregroup.com)

972.765.2432

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**Office Information:**

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

[info@mdregroup.com](mailto:info@mdregroup.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.*

11-2-2015



## 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.

**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.

**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 REAL ESTATE, LP Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9009323 License No.	Danny@mdregroup.com Email	(972) 772-6025 Phone
Danny Perez Designated Broker or Firm	0656355 License No.	Danny@mdregroup.com Email	(972) 772-6025 Phone
Danny Perez Licensed Supervisor of Sales Agent/ Associate	0656355 License No.	Danny@mdregroup.com Email	(972) 772-6025 Phone
Cody Rollins Sales Agent/Associate's Name	0821652 License No.	cody.rollins@mdregroup.com Email	972-322-3388 Phone

Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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<u>M&amp;D Real Estate LP</u>	<u>9009323</u>	<u>Danny@mdregroup.com</u>	<u>(972) 772-6025</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Danny Perez</u>	<u>0656355</u>	<u>Danny@mdregroup.com</u>	<u>(972) 772-6025</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Danny Perez</u>	<u>0656355</u>	<u>Danny@mdregroup.com</u>	<u>(972) 772-6025</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Christopher Hargrave</u>	<u>0794595</u>	<u>chris.hargrave@mdregroup.com</u>	<u>(972)765-2432</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials      Date