

TRADERS CROSSING

8110 WESLEY ST, GREENVILLE, TEXAS 75402



CenterPoint

Commercial Properties
www.CenterPointCP.com



Retail Space & ±2 Acre Parcel

Hwy 34/Wesley St @ Traders Rd in Greenville, Texas



WHAT'S NEARBY

Walmart



LOWE'S

HOBBY LOBBY

Academy
SPORTS+OUTDOORS

DOLLAR TREE

TSC TRACTOR
SUPPLY CO.



BURGER
KING

OTTON
PATCH
CAFE



RED LOBSTER

ihop

EL FENIX

Applebee's



Southern
BARBQUE

SNUFFER'S
RESTAURANT & BAR

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

STUART MONTEITH
Stuart@CenterPointCP.com
(972) 991-9590 x30

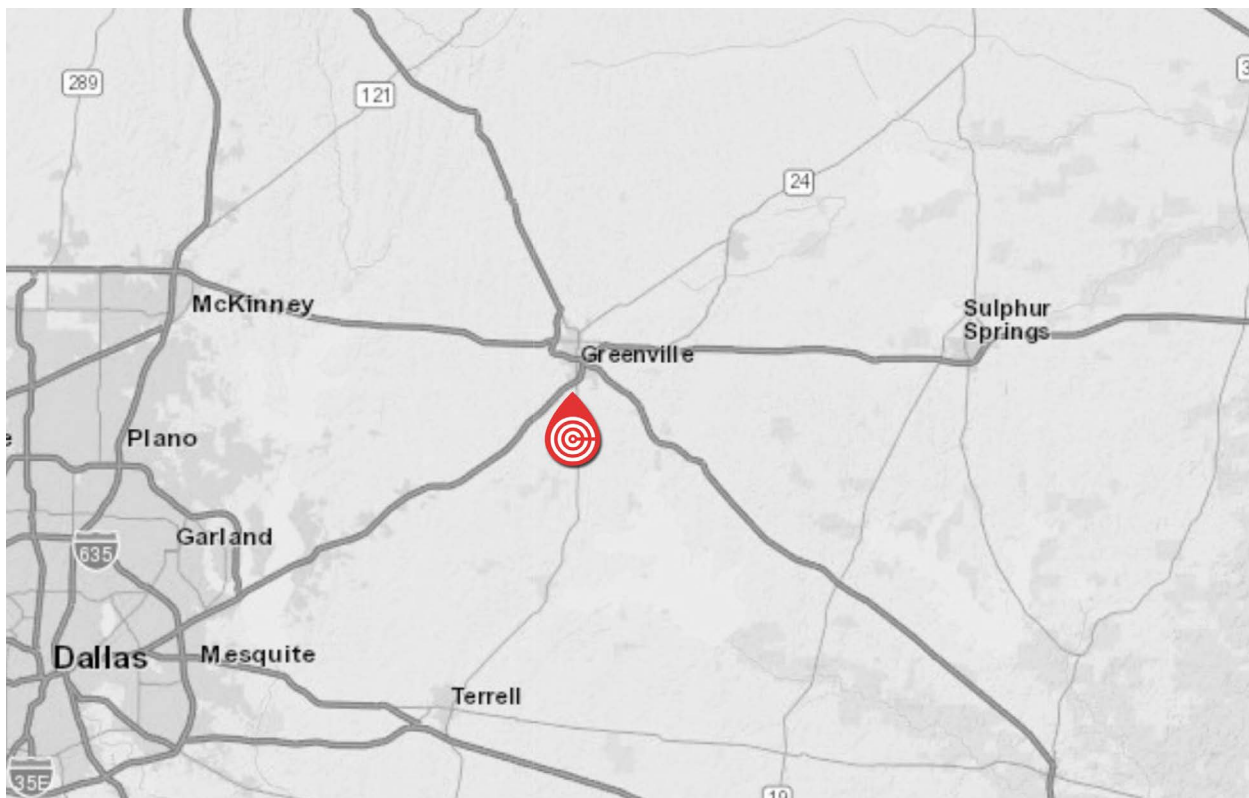
RYAN CLAKLEY
Ryan@CenterPointCP.com
(925) 278-4749

TRADERS CROSSING

8110 WESLEY ST, GREENVILLE, TEXAS 75402



CenterPoint
Commercial Properties



DEMOGRAPHIC SNAPSHOT

	1-mile	2-mile	3-mile	5-mile	10-mile
2024 Population	2,868	12,350	21,821	40,665	53,550
2029 Population	2,979	12,807	22,309	42,514	57,952
Daytime Population	6,063	15,427	32,990	50,953	59,131
Average HH Income	\$102,036	\$104,293	\$92,526	\$92,196	\$95,898



AVAILABILITY

Retail space for lease:

- Suite 190: 5,720 sf
- Suite 150: 840 sf
- Suite 145: 1,120 sf
- Suite 120: 1,920 sf

2 acre pad site available for ground lease



PRICE

Call for Pricing
o NNNs estimated at \$7.00



TRAFFIC COUNTS

Interstate 30: 51,725 VPD
Hwy 34/Wesley St: 15,783 VPD
(TXDOT 2022)



PROPERTY DETAILS

- Located approximately four miles south of downtown Greenville
- Across Wesley Street from Walmart
- Excellent visibility and easy access with prominent monument signage
- Easy access to Interstate 30
- Future Traders Rd will provide frontage to the pad site
- Adjacent to The Greenbelt, a 325-acre master-planned, mixed-use development

CenterPointCP.com

5330 Alpha Rd, Ste 200
Dallas, TX 75240

STUART MONTEITH

Stuart@CenterPointCP.com
(972) 991-9590 x30

RYAN CLAKLEY

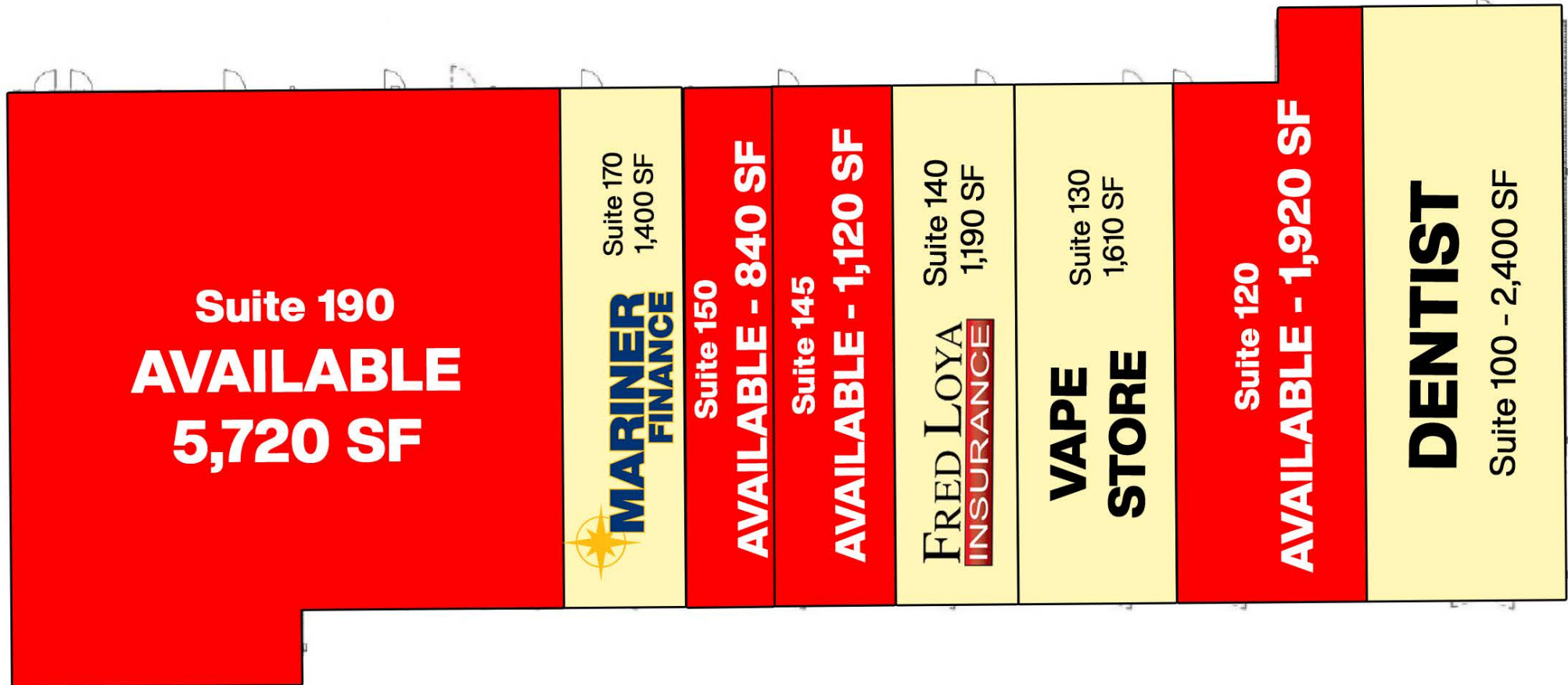
Ryan@CenterPointCP.com
(925) 278-4749

TRADERS CROSSING

8110 WESLEY ST, GREENVILLE, TEXAS 75402



CenterPoint
Commercial Properties



CenterPointCP.com

5330 Alpha Rd, Ste 200
Dallas, TX 75240

STUART MONTEITH

Stuart@CenterPointCP.com
(972) 991-9590 x30

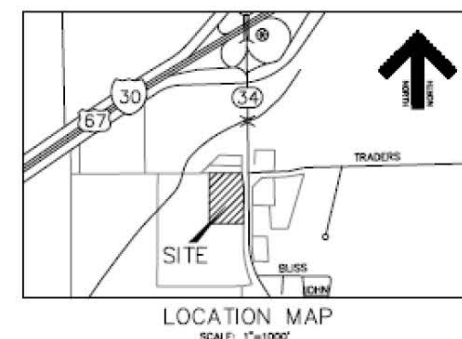
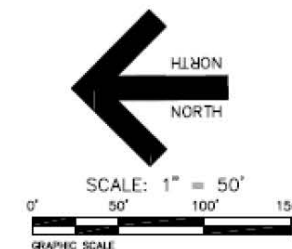
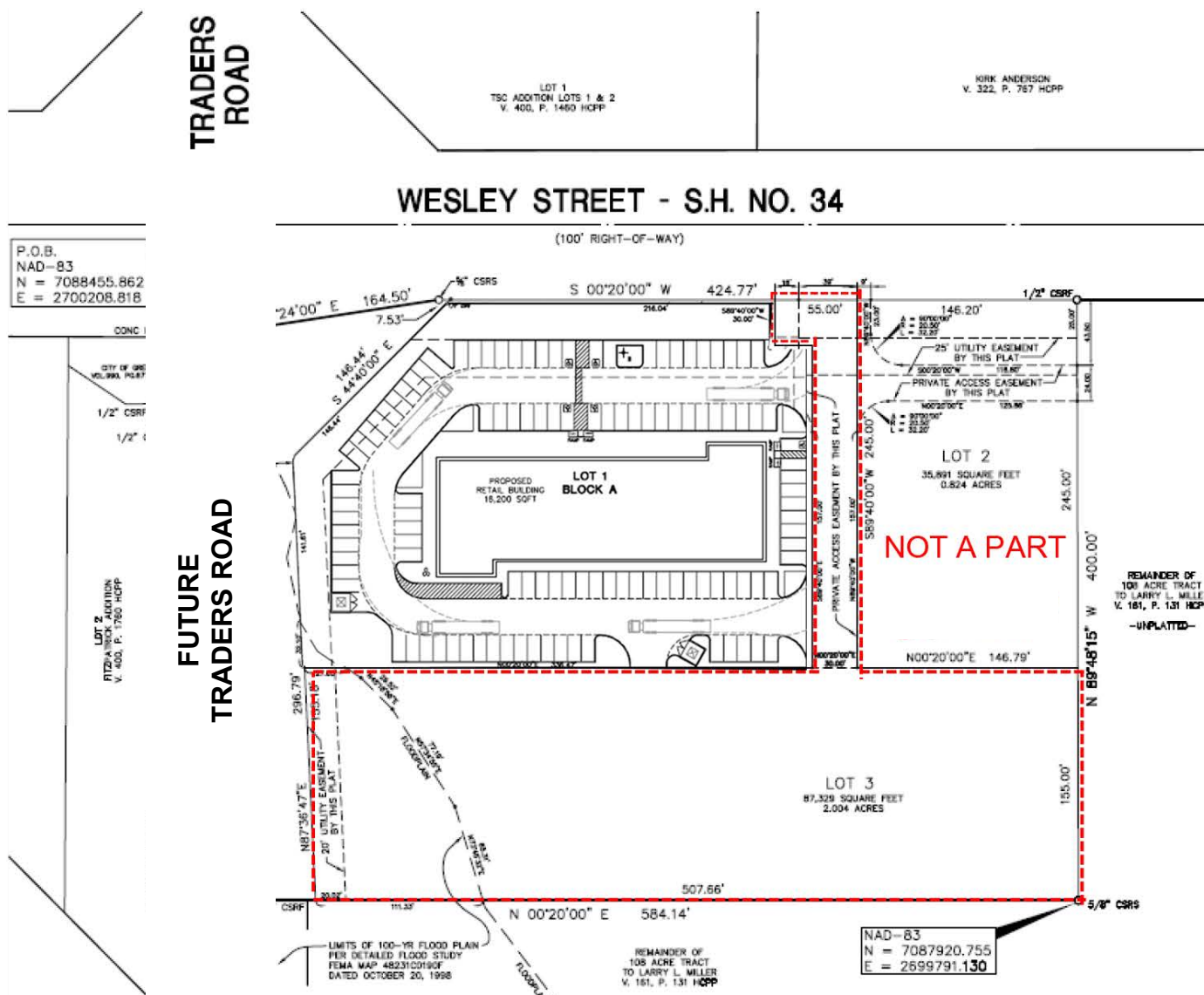
RYAN CLAKLEY

Ryan@CenterPointCP.com
(925) 278-4749

8110 WESLEY ST, GREENVILLE, TEXAS 75402



CenterPoint
Commercial Properties



NOTE: ONLY ONE COMMON DRIVEWAY, WHICH WILL SERVE ALL LOTS IN THIS SUBDIVISION, WILL BE ALLOWED OFF WESLEY STREET.

STUART MONTEITH
Stuart@CenterPointCP.com
(972) 991-9590 x30

RYAN CLAKLEY
Ryan@CenterPointCP.com
(925) 278-4749

TRADERS CROSSING

8110 WESLEY ST, GREENVILLE, TEXAS 75402



CenterPoint
Commercial Properties



CenterPointCP.com
5330 Alpha Rd, Ste 200
Dallas, TX 75240

STUART MONTEITH
Stuart@CenterPointCP.com
(972) 991-9590 x30

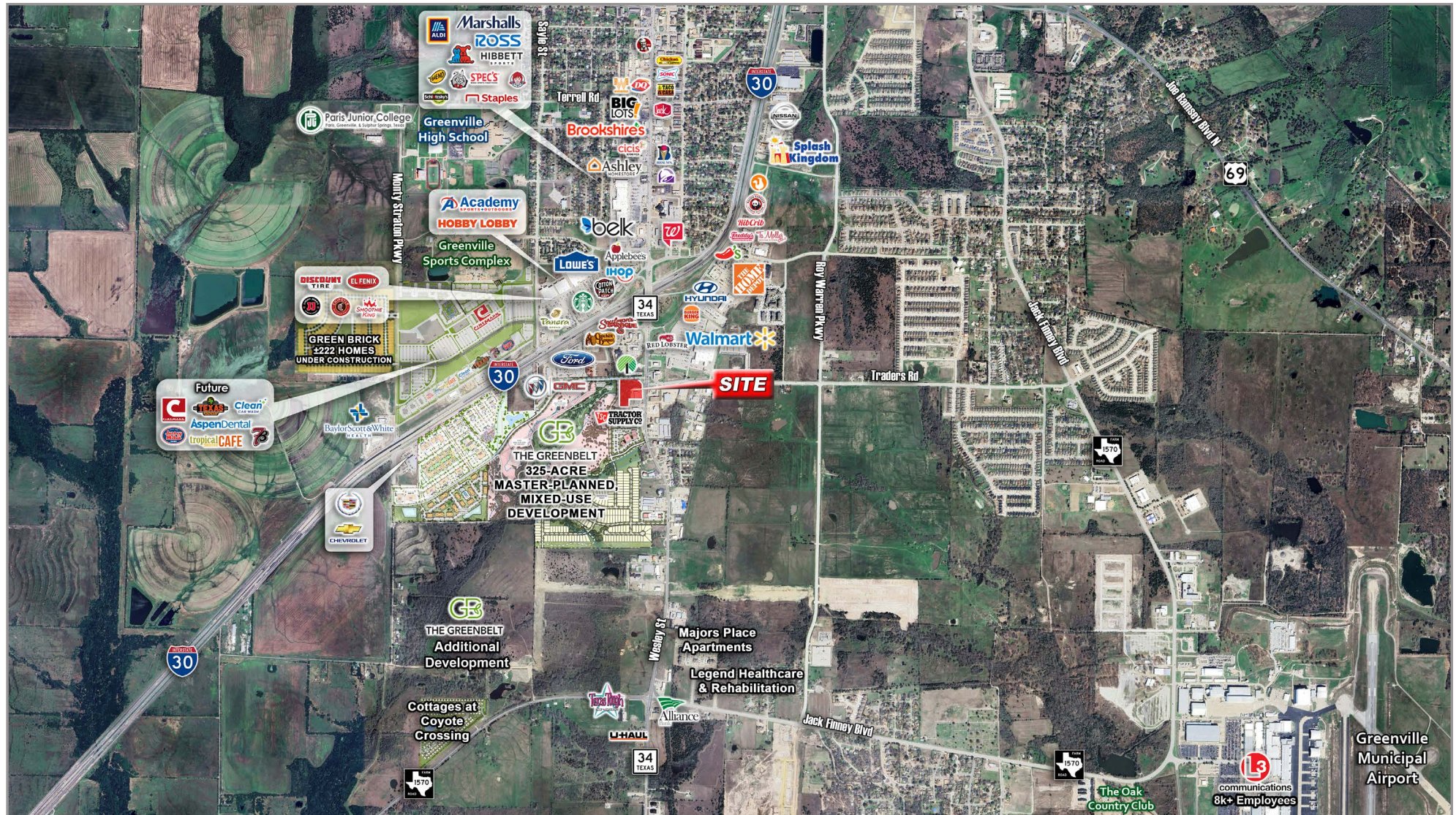
RYAN CLAKLEY
Ryan@CenterPointCP.com
(925) 278-4749

TRADERS CROSSING

8110 WESLEY ST, GREENVILLE, TEXAS 75402



CenterPoint
Commercial Properties



CenterPointCP.com

5330 Alpha Rd, Ste 200
Dallas, TX 75240

STUART MONTEITH

Stuart@CenterPointCP.com
(972) 991-9590 x30

RYAN CLAKLEY

Ryan@CenterPointCP.com
(925) 278-4749



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.

CenterPoint Commercial Properties	0481728	info@centerpointcp.com	972-991-9590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Cohen	0447509	mark@centerpointcp.com	972-991-9590
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stuart Monteith	695927	stuart@centerpointcp.com	972-991-9590
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date