

FOR LEASE
1,094 SF - 12,000 SF

FOR SALE
1.21 AC

182'

289'

FOR LEASE OR FOR SALE | GREENVILLE, TX

4006 WELLINGTON ST - GREENVILLE, TX 75401



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

4006 WELLINGTON ST - GREENVILLE, TX 75401

- » ¼ miles from Hwy 69/380 intersection
- » Located in the heart of the Medical Trade Area in town
- » 500 yards from Hunt Regional Medical Center (main hospital in Greenville)
- » Less than a mile from Wesley St (main drag North to South through Downtown Greenville)
- » 1.5 miles west of I-30

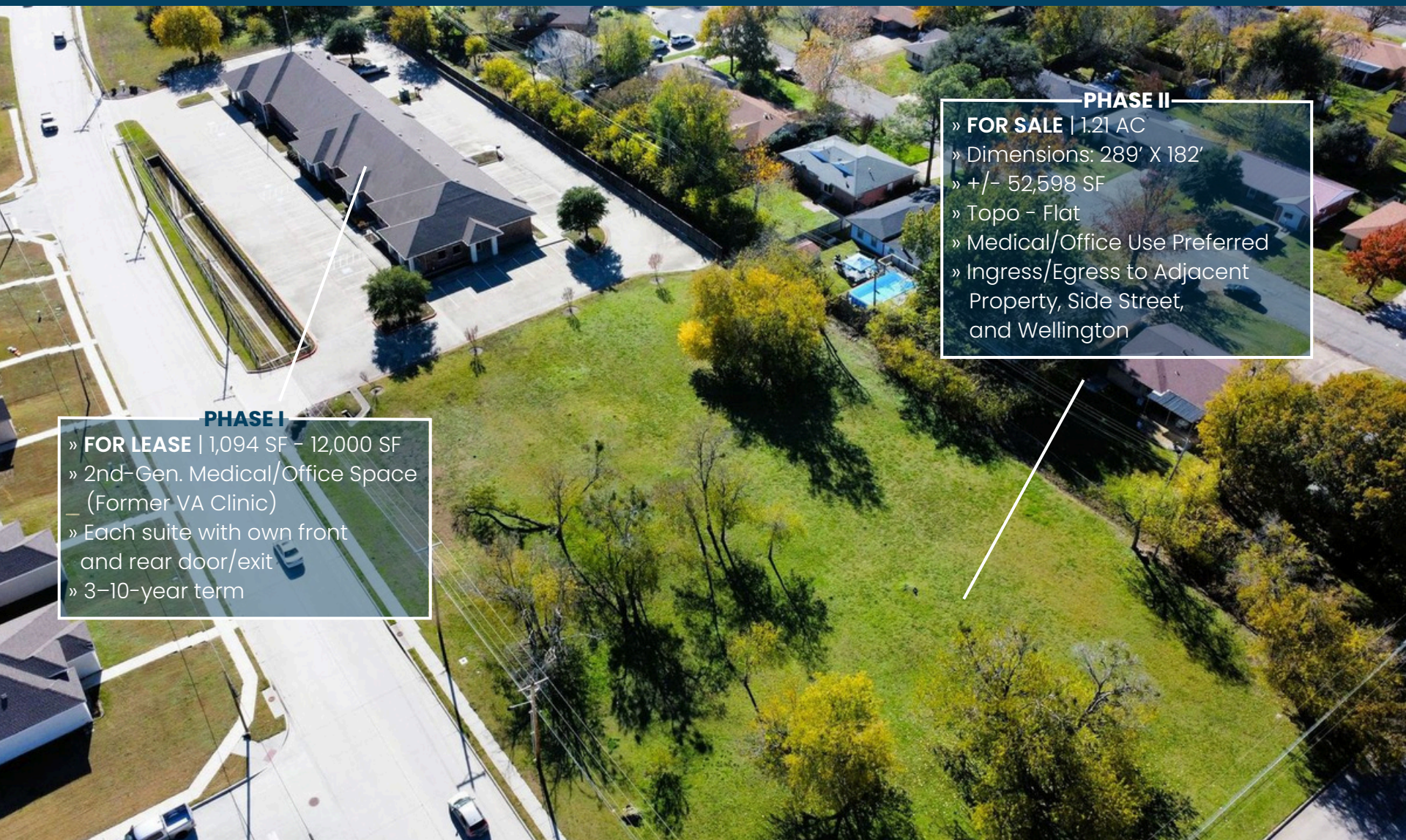


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2920 ALTA MERE DR
FORT WORTH, TX 76116

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PHASE I

- » **FOR LEASE** | 1,094 SF - 12,000 SF
- » 2nd-Gen. Medical/Office Space (Former VA Clinic)
- » Each suite with own front and rear door/exit
- » 3-10-year term

PHASE II

- » **FOR SALE** | 1.21 AC
- » Dimensions: 289' X 182'
- » +/- 52,598 SF
- » Topo - Flat
- » Medical/Office Use Preferred
- » Ingress/Egress to Adjacent Property, Side Street, and Wellington

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SUITE 100
4,690 SF

SUITE 100A
1,094 SF

SUITE 105
2,157 SF

SUITE 110
4,169 SF

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Greenville was carved out of the blackland prairie by pioneers who cleared the tall grass for the homes and farms. When Hunt County was created in 1846 by the first legislature of the new state in of Texas in 1946, Greenville was named the county seat. Our community blends our heritage and contemporary lifestyle for the best of both worlds.

Today, Greenville is a thriving community of over 26,000 that combines the best of hometown warmth with nearby big-city excitement and the natural beauty of East Texas. The community's many civic organizations, churches, and city-wide festivals and celebrations are enhanced by the availability of local parks, museums, library, golf courses, and nearby lakes.

Information and imagery obtained from <https://www.ci.greenville.tx.us/9114/History-of-Greenville>

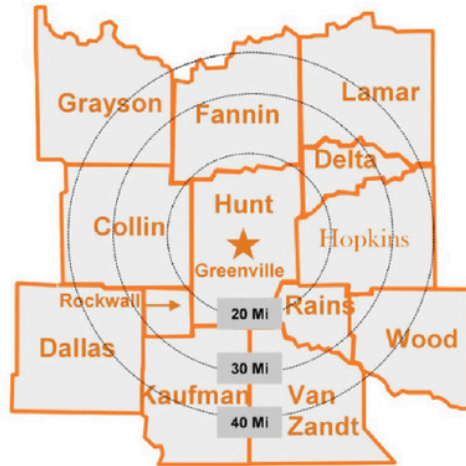
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Current commute patterns indicate employees come from within a 20 to 40-mile radius that encompasses all or part of 13 counties – including heavily populated counties within the Dallas-Fort Worth Metroplex.

The Interstate and Highways linking surrounding counties to Greenville, coupled with a reverse commute pattern, provides workers not living in the immediate area a safe and efficient mode of travel to their place of work.

The 899,000+ workers living within a 40-mile radius of Greenville represent an available labor force for both white collar and blue collar needs.



Major Employers

Company Name	Product	Employment
L-3 Communications Integrated Systems	Aircraft Systems Integration	6500
McKesson	Medical Backoffice Support	500
Solvay	Specialty Composite Materials	350
Weatherford International	Oil Production Systems	225
Raytheon	Backoffice Support	200
Masonite Int'l Corp	Wood Doors Manufacturer	250
West Rock	Specialty Paperboard Containers	130
Innovation First	Electronics & Robotics Systems	225
Texas Book Co	Wholesale Textbook Distribution	80
Fritz Industries	Oilfield Products	40
OmniSYS	Healthcare Backoffice Support	115
CNH Global	Agriculture Equipment Distribution	90
AB Mauri	Food Products	35
Chelsea Building Products	Window Framing Products	30
Royal Oak	Household Firelogs	30
FSTI	Bleach	30
Rhino Linings	Consumer and Industrial Coatings	40
Partsmaster	Warehouse/Distribution	40
NCH Corporation	Cleaning and Sanitation Chemicals	65
Sabert Corporation	Consumer Food Packaging	Coming Soon

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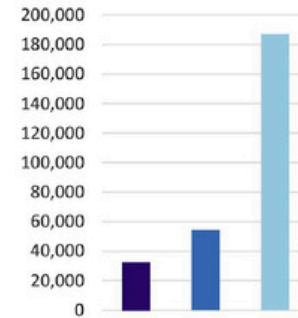
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Consumer Profile Report

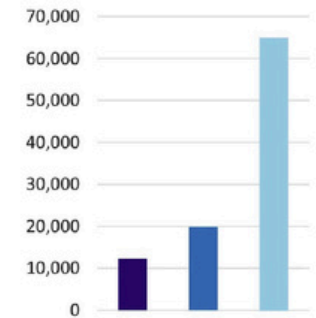
STI: PopStats, 2023 Q2

	5 Miles		10 Miles		20 Miles	
Current						
2023 Population	32,543	---	53,993	---	186,922	---
2028 Projected Population	32,395	---	57,068	---	211,916	---
Pop Growth (%)	-0.5%	---	5.7%	---	13.4%	---
2023 Households	12,235	---	19,694	---	64,927	---
2028 Projected Households	12,191	---	20,704	---	73,006	---
HH Growth (%)	-0.4%	---	5.1%	---	12.4%	---
Census Year						
2000 Population	25,323	---	36,888	---	101,397	---
2010 Population	30,585	---	48,343	---	159,449	---
Pop Growth (%)	20.8%	---	31.1%	---	57.3%	---
2000 Households	9,635	---	13,892	---	37,481	---
2010 Households	11,470	---	17,682	---	55,757	---
HH Growth (%)	19.0%	---	27.3%	---	48.8%	---
Total Population by Age						
Average Age (2023)	38.5		39.2		38.4	
Children (2023)						
0 - 4 Years	2,178		3,366		11,327	
5 - 9 Years	2,282		3,648		12,577	
10-13 Years	1,802		3,026		10,807	
14-17 Years	1,790		3,051		11,479	
Adults (2023)						
18 to 22	1,769	5.4%	2,939	5.4%	11,126	6.0%
22 to 25	1,316	4.0%	2,116	3.9%	7,918	4.2%
25 to 35	4,608	14.2%	6,826	12.6%	22,081	11.8%
35 to 45	4,085	12.6%	6,798	12.6%	24,468	13.1%
45 to 55	3,500	10.8%	6,280	11.6%	22,785	12.2%
55 to 65	3,671	11.3%	6,605	12.2%	23,172	12.4%
65 to 75	3,035	9.3%	5,262	9.7%	17,426	9.3%
75 to 85	1,811	5.6%	3,055	5.7%	9,172	4.9%
85 +	696	2.1%	1,022	1.9%	2,582	1.4%

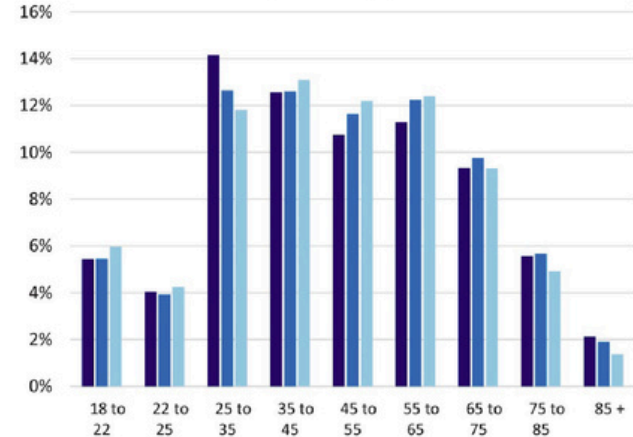
Population



2023 Households



Population by Age



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WAYPOINT CURRENT LISTINGS



WAYPOINT REAL ESTATE WEB PAGE



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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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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