

118 Interstate 30, Greenville, TX



**5,000 SF Retail/Office for Lease
Option to Subdivide
Ample Parking Available
Monument Signage On-Site
Interstate 30 Frontage**

**ROD
HOLLAND**
Real Estate
GROUP

JUDY KURTZ

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ROD HOLLAND REAL ESTATE TEAM

KW
COMMERCIAL SM

118 Interstate 30, Greenville, TX

PROPERTY OVERVIEW

This 5,000 square-foot office/retail space is available for lease in Greenville, TX, offering exceptional visibility and access. Located directly on Interstate 30 with 172 feet of frontage and traffic exceeding 48,500 vehicles per day, the property provides a high-profile location for your business. The interior includes over 5,000 square feet of retail/office space, four private offices, a break room, two restrooms, and 1,000 square feet of flex space with a ground-level loading dock. Exterior features include prominent monument signage and ample parking situated on 0.82 acres. With four front entrances, the space offers flexibility and can be subdivided to meet your specific requirements. The building's modern updates and strategic location make it an ideal choice for a variety of commercial uses. This property combines prime visibility, easy access, and a versatile layout, making it an excellent opportunity for your business.

Contact Judy Kurtz for more information.



JUDY KURTZ
469.323.0485

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Table of

Contents

Pages 3-4 - Property Overview

Page 5 - Floorplan

Page 6 - Retail Map

Page 7 - Demographic Overview

Page 8 - Property Summary

Page 9 - Contacts





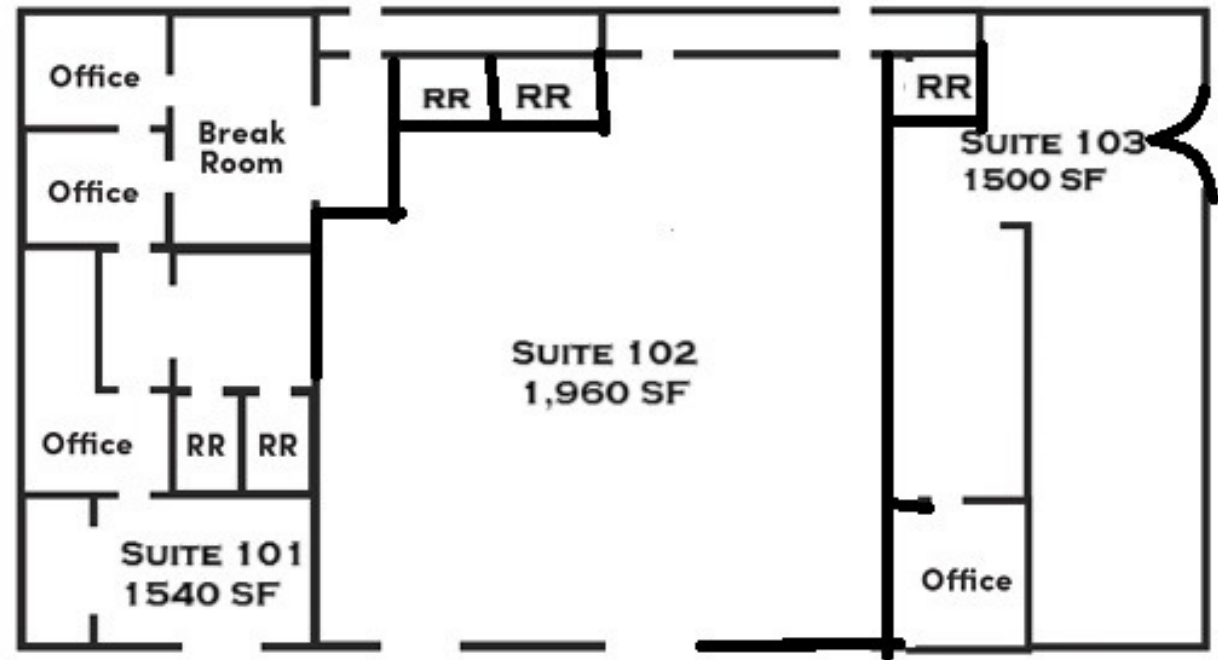
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118 Interstate 30, Greenville, TX

PROPERTY OVERVIEW

- 1,540 sq ft Office, Medical
- 1,960 Showroom Space
- 1,500 sq Office, Retail space,
- Plenty of Parking
- Pylon Signage Opportunity



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118 Interstate 30, Greenville, TX Retail Map



The property is located directly on Interstate 30 W, just off Exit 94



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172 ft of Frontage on I-30

0.60 Miles from US-380

0.30 Miles from US-69

1.2 Miles from SH-34

Market Profile

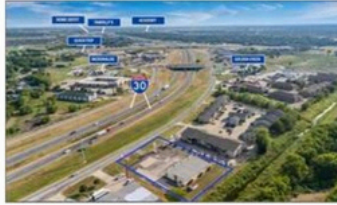
118 INTERSTATE 30, GREENVILLE, TX

DRIVE TIME - 5, 10, 15 MILE RADII

Consumer Spending Report

1118 Interstate Highway 30, Greenville, TX 75402

Building Type: **General Retail**
Secondary: **Storefront Retail/Office**
GLA: **5,000 SF**
Year Built: **1983**
Total Available: **5,000 SF**
% Leased: **0%**
Rent/SF/Yr: **\$12.00**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$52,888	\$316,938	\$381,441

Total Apparel	\$2,993	\$18,279	\$21,595
Women's Apparel	1,095	6,700	7,961
Men's Apparel	573	3,515	4,182
Girl's Apparel	239	1,452	1,701
Boy's Apparel	191	1,129	1,318
Infant Apparel	164	956	1,108
Footwear	732	4,527	5,324

Total Entertainment & Hobbies	\$8,154	\$48,344	\$58,087
Entertainment	839	5,322	6,548
Audio & Visual Equipment/Service	2,020	11,908	14,059
Reading Materials	83	482	601
Pets, Toys, & Hobbies	1,350	7,906	9,545
Personal Items	3,861	22,725	27,334

Total Food and Alcohol	\$15,098	\$88,795	\$105,398
Food At Home	8,231	48,676	57,304
Food Away From Home	5,961	34,770	41,645
Alcoholic Beverages	906	5,349	6,449

Total Household	\$7,912	\$47,873	\$58,304
House Maintenance & Repair	1,828	10,822	13,272
Household Equip & Furnishings	3,103	19,199	23,206
Household Operations	2,283	13,605	16,507
Housing Costs	699	4,246	5,319

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$13,662	\$83,148	\$100,722
Vehicle Purchases	6,878	43,031	52,678
Gasoline	4,092	23,676	28,054
Vehicle Expenses	156	1,299	1,597
Transportation	832	5,219	6,489
Automotive Repair & Maintenance	1,705	9,923	11,903

Total Health Care	\$2,672	\$15,731	\$18,904
Medical Services	1,448	8,535	10,297
Prescription Drugs	937	5,507	6,581
Medical Supplies	287	1,689	2,026

Total Education/Day Care	\$2,398	\$14,769	\$18,431
Education	1,489	9,325	11,646
Fees & Admissions	909	5,444	6,786

Demographic Summary Report

1118 Interstate Highway 30, Greenville, TX 75402

Building Type: **General Retail** Total Available: **5,000 SF**
Secondary: **Storefront Retail/Office** % Leased: **0%**
GLA: **5,000 SF** Rent/SF/Yr: **\$12.00**
Year Built: **1983**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,366	37,670	43,627
2024 Estimate	5,418	31,776	36,884
2020 Census	4,751	26,706	31,351
Growth 2024 - 2029	17.50%	18.55%	18.28%
Growth 2020 - 2024	14.04%	18.98%	17.65%

2024 Population by Hispanic Origin	1,412	9,172	10,197
2024 Population	5,418	31,776	36,884
White	3,657 67.50%	19,938 62.75%	23,660 64.15%
Black	630 11.63%	4,261 13.41%	4,616 12.51%
Am. Indian & Alaskan	22 0.41%	166 0.52%	191 0.52%
Asian	42 0.78%	381 1.20%	454 1.23%
Hawaiian & Pacific Island	5 0.09%	10 0.03%	11 0.03%
Other	1,061 19.58%	7,020 22.09%	7,951 21.56%
U.S. Armed Forces	8	38	38

Households			
2029 Projection	2,403	14,273	16,453
2024 Estimate	2,033	11,998	13,860
2020 Census	1,768	10,090	11,777
Growth 2024 - 2029	18.20%	18.96%	18.71%
Growth 2020 - 2024	14.99%	18.91%	17.69%
Owner Occupied	1,047 51.50%	6,207 51.73%	7,569 54.61%
Renter Occupied	986 48.50%	5,791 48.27%	6,291 45.39%

2024 Households by HH Income	2,031	11,998	13,859
Income: <\$25,000	292 14.38%	2,587 21.56%	2,854 20.59%
Income: \$25,000 - \$50,000	703 34.61%	3,858 32.16%	4,229 30.51%
Income: \$50,000 - \$75,000	389 19.15%	2,021 16.84%	2,379 17.17%
Income: \$75,000 - \$100,000	270 13.29%	1,100 9.17%	1,315 9.49%
Income: \$100,000 - \$125,000	190 9.35%	658 5.48%	748 5.40%
Income: \$125,000 - \$150,000	55 2.71%	546 4.55%	727 5.25%
Income: \$150,000 - \$200,000	80 3.94%	820 6.83%	1,017 7.34%
Income: \$200,000+	52 2.56%	408 3.40%	590 4.26%

2024 Avg Household Income	\$66,842	\$67,686	\$71,944
2024 Med Household Income	\$51,073	\$46,641	\$48,945

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45,271

2024 POPULATION

15 MINUTES



\$93,371

2024 AVERAGE HH INCOME

15 MINUTES



16,978

2024 HOUSEHOLDS

15 MINUTES



20,978

2024 HOUSEHOLDS

15 MINUTES

PROPERTY SUMMARY

Address	1118 Interstate 30, Greenville, TX
County	Hunt County
Year Built	1983
Zoning	Commercial Retail
Size	5,000 Square-Feet
Acres	0.82 Acres
Layout	Showroom, Offices, Medical or Retail
Traffic	> 48,500 VPD
Lease Type	NNN Lease

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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.

<u>Keller Williams Rockwall</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>535327</u> License No.	<u>k1rw552@kw.com</u> Email	<u>972-772-7000</u> Phone
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<u>Judy Kurtz</u> Sales Agent/Associate's Name	<u>0436159</u> License No.	<u>judy@rodholland.com</u> Email	<u>469-323-0485</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date