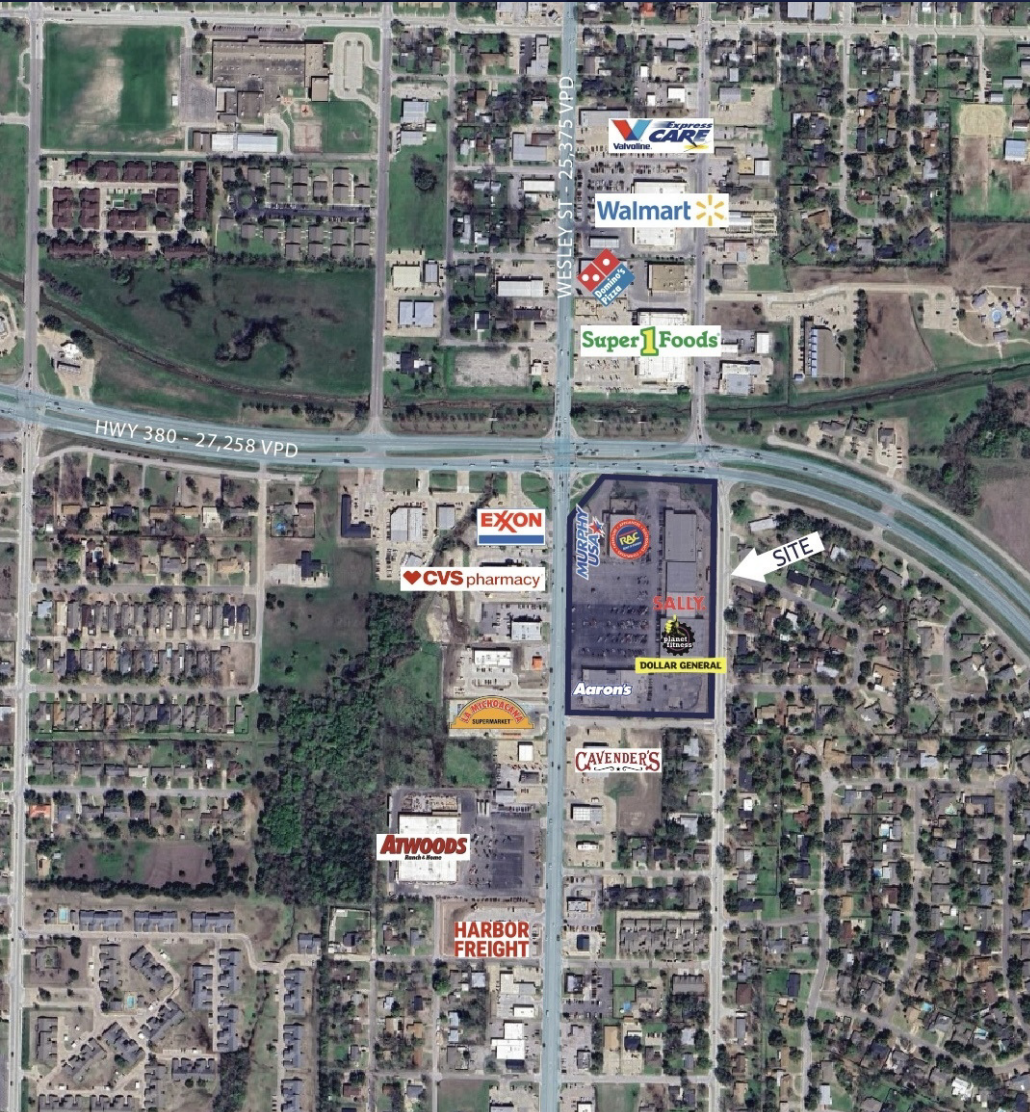


TOWN SOUTH SHOPPING CENTER

SEQ HIGHWAY 380 & WESLEY STREET GREENVILLE, TX
RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Explore the ideal opportunity to lease prime commercial space at the dynamic intersection of Highway 380 and Wesley Street in Greenville, TX. This exceptional property offers high visibility and easy accessibility, making it a coveted location for retail and commercial tenants. Featuring modern architecture and versatile floor plans, the property provides an ideal canvas for businesses to create a distinctive presence and capture the attention of a diverse customer base. With ample parking, excellent signage opportunities, and a vibrant surrounding area, this is an unparalleled setting for businesses to thrive and make a lasting impact. Seize the opportunity to elevate your business at this prime Greenville location.

SPACES

	LEASE RATE	SPACE SIZE
7,442 SF Space Available with Loading Dock	Negotiable	7,442 SF
3,058 SF Space for Lease	Negotiable	3,058 SF
5,696 SF Space Available	Negotiable	5,696 SF
7,132 SF Space Available	Negotiable	7,132 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,903	8,493	11,491
Total Population	6,946	22,171	30,689
Average HH Income	\$65,050	\$74,359	\$78,126

JAKE MCGOY

Managing Partner
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WAYPOINT REAL ESTATE ADVISORS

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Fort Worth, TX 76116
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PROPERTY DESCRIPTION

SEQ HIGHWAY 380 & WESLEY STREET GREENVILLE, TX RETAIL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- - Prime visibility at busy intersection
- - Ample parking for tenants and customers
- - Excellent signage opportunities for maximum exposure
- - High traffic area for increased business visibility
- - Proximity to popular retail and dining establishments
- - Well-maintained and professionally managed property
- - Accessible location for convenient customer access
- - Diverse tenant mix for enhanced business synergy

LOCATION DESCRIPTION

Discover the vibrant community surrounding Town South Shopping Center in Greenville, TX. This bustling area offers a thriving retail landscape nestled within a lively neighborhood. Situated near Highway 380 and Wesley Street, the location provides prime visibility and accessibility for businesses. Nearby landmarks such as Crossroads of Wesley, Greenville Towne Center, and a variety of popular dining and entertainment options make this a highly coveted retail destination. The area's strong economic growth and steady foot traffic create a promising environment for retailers to flourish. Join this dynamic retail hub and become a part of Greenville's flourishing commercial scene.

SITE DESCRIPTION

Town South Shopping Center
 Space For Lease and Pad Site Available
 7,442 SF Space Available with Loading Dock
 3,058 SF Space Available
 5,696 SF Space Available
 7,132 SF Space Available
 Over 50,000 VPD at Intersection
 \$4 psf NNN Expenses

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SITE MAP

SEQ HIGHWAY 380 & WESLEY STREET GREENVILLE, TX RETAIL PROPERTY FOR LEASE



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SITE PLAN

SEQ HIGHWAY 380 & WESLEY STREET GREENVILLE, TX RETAIL PROPERTY FOR LEASE



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SITE PLAN

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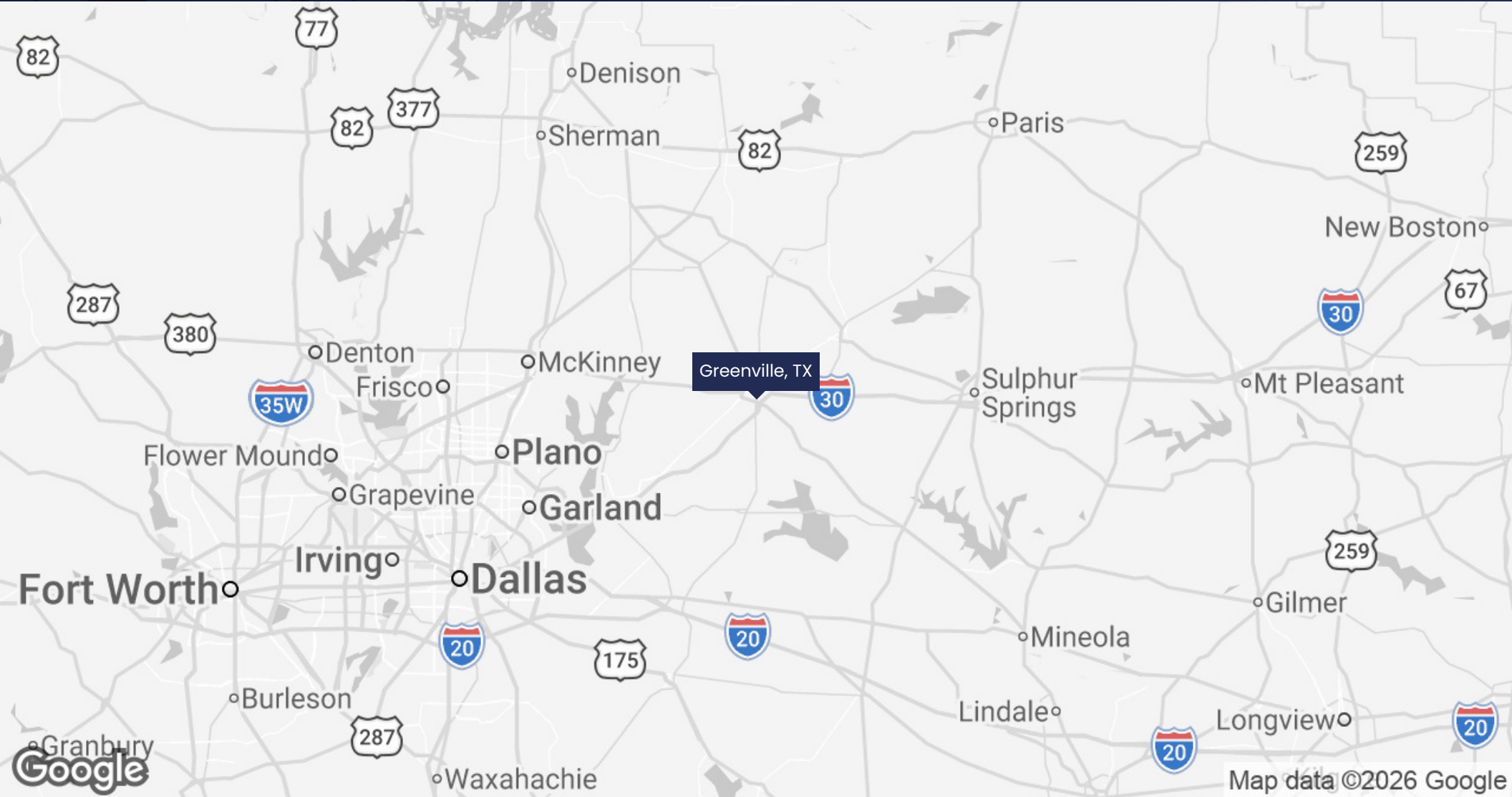


TENANT	SF
Rent-a-Center	
AVAILABLE SPACE	7,442 SF
Automotive 380 Wheels and Tires	
Bella Cosmetology School	
Genesis Thrift Store	
H&R Block	
Tilt Liquor	
AVAILABLE SPACE	3,058 SF
Sally Beauty	
Kid to Kid	
W Western Store	
AVAILABLE SPACE	5,696 SF
Planet Fitness	
Dollar General	
Yen Jung Chinese Restaurant	
Aarons	
AVAILABLE SPACE	7,132 SF

AVAILABLE
 LEASED

REGIONAL MAP

SEQ HIGHWAY 380 & WESLEY STREET GREENVILLE, TX RETAIL PROPERTY FOR LEASE



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LOCATION MAP

SEQ HIGHWAY 380 & WESLEY STREET GREENVILLE, TX
RETAIL PROPERTY FOR LEASE



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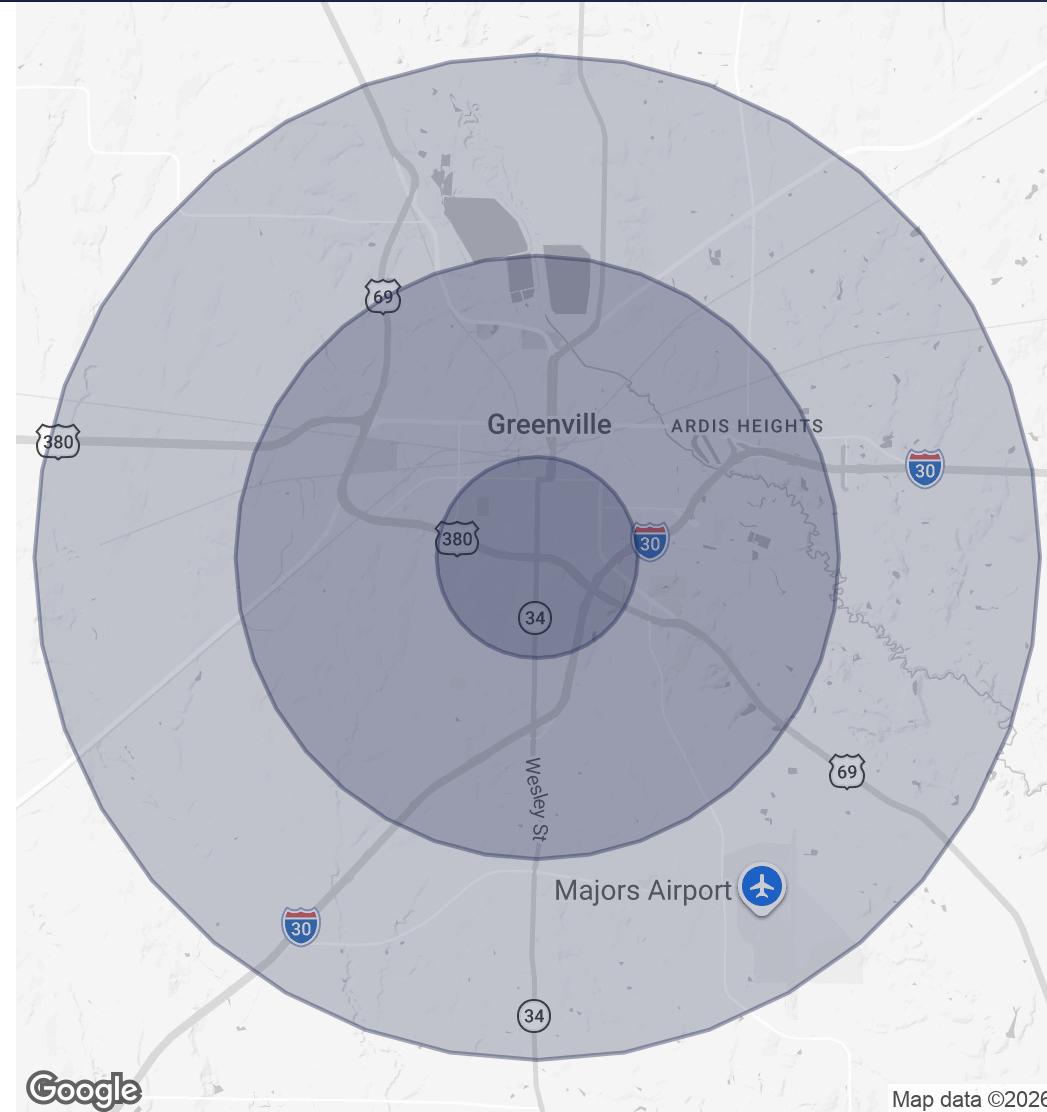
DEMOGRAPHICS MAP & REPORT

SEQ HIGHWAY 380 & WESLEY STREET GREENVILLE, TX
RETAIL PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,946	22,171	30,689
Average Age	39.5	36.8	36.5
Average Age (Male)	38.3	36.2	36.0
Average Age (Female)	41.2	37.2	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,903	8,493	11,491
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$65,050	\$74,359	\$78,126
Average House Value	\$180,337	\$197,186	\$209,562

2023 American Community Survey (ACS)



Map data ©2026

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**JAKE MCCOY**

Managing Partner

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Direct: **817.505.5894**

TX #702534-B

PROFESSIONAL BACKGROUND

Jake McCoy — Managing Partner
Waypoint Real Estate Development and Advisors

Jake McCoy is the Managing Partner of Waypoint Real Estate Development and Advisors, a Fort Worth-based commercial real estate brokerage and development firm focused on retail, land, and mixed-use development opportunities across Texas and the broader United States. With experience representing developers, landlords, and tenants, McCoy brings a strategic, full-cycle understanding of commercial real estate transactions—from site selection and brokerage to development and repositioning.

McCoy began his career in commercial real estate in 2019 with The Woodmont Company, where he quickly rose through the organization to become a Development Partner and one of the firm's top brokerage producers. His early success was driven by a strong focus on client outcomes, creative deal structuring, and the ability to identify development opportunities in emerging retail corridors throughout Texas and the southern United States.

McCoy's contributions to the industry have earned him several recognitions, including multiple Power Broker awards from D CEO Magazine, Top Commercial Broker honors from Fort Worth Inc. Magazine, and Leasing Power Broker recognition from CoStar Group.

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IABS FORM


SEQ HIGHWAY 380 & WESLEY STREET GREENVILLE, TX RETAIL PROPERTY FOR 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:
 - 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	8175055894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

IABS 1-1

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