

2703 WESLEY STREET

Greenville, TX



Property Overview

2703 Wesley Street is approximately 35,000 square-feet with 2 stories. There are 2 chapels with their main worship center seating around 575 people. This church features many office spaces, classrooms, a baptistry, pews, worship center balcony, library, laundry room, kid's center, outdoor playground and more. The history of this property dates back to the 1800's. In the center of Downtown Greenville, it is the perfect location for a religious center and office space.

Property Highlights

- 35,000 SF church with 2 stories
- Includes 2 chapels, baptistry, pews, library, laundry room, kid's center, and more
- Located in the center of Downtown Greenville
- Parking lot included

MD & D COMMERCIAL
GROUP

FOR SALE



Worship Center



Historic Remarks



Kid's Center



Office Space



Entrance



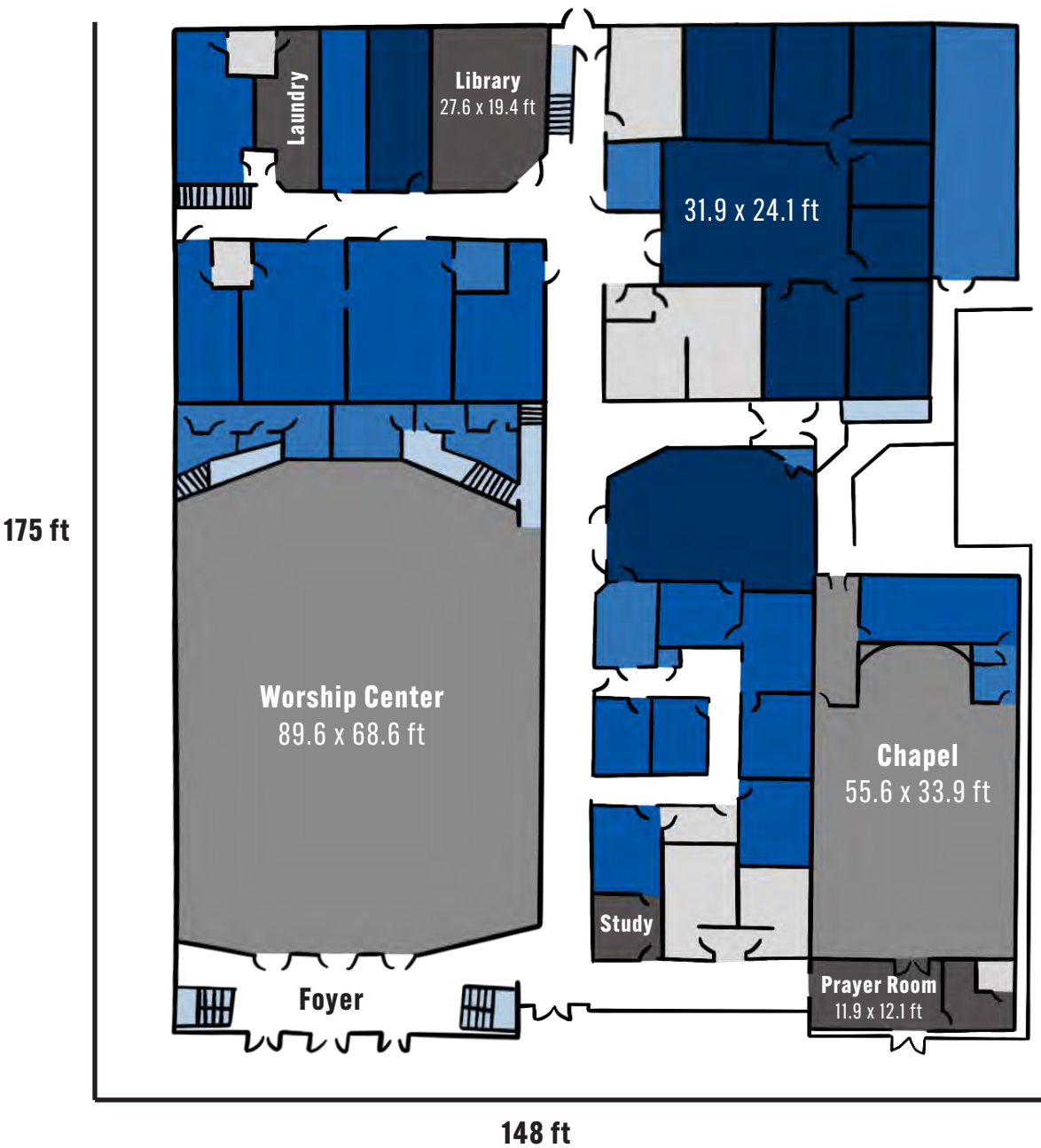
Library



Chapel



Outdoor
Playground



LEGEND

Ramps/Stairs

Storage/Utility

Offices

Classrooms

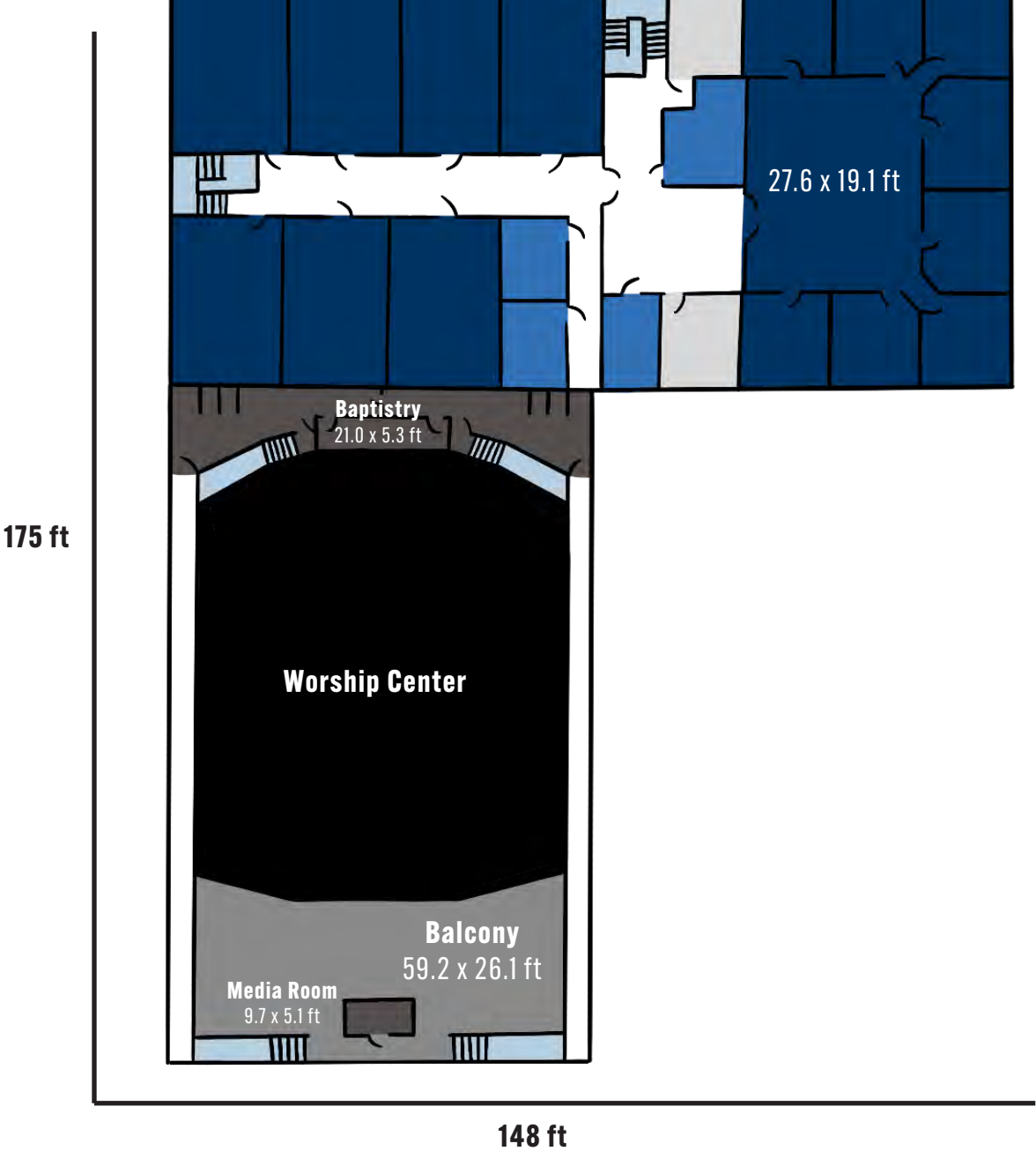
Bathrooms

Chapels

Misc. Rooms

Typical Office Size:
9 x 12 ft & 14 x 11 ft

Typical Classroom Size:
19 x 13 ft & 26 x 17 ft



LEGEND

- Ramps/Stairs
- Storage/Utility
- Offices
- Classrooms
- Bathrooms
- Chapels
- Misc. Rooms

Typical Classroom Size:
19 x 13 ft & 26 x 17 ft



The property is located off Wesley Street and just 1 minute from Highway 34, which receives over 6,000 vehicles per day. Being in the center of Downtown Greenville, it is surrounded by retailers and near many major traffic points. It is just a 5 minute drive from Interstate 30 and 3 minutes from Highway 69. This property would be a perfect religious center or office space.

2615 Crockett St.

Parking Lot

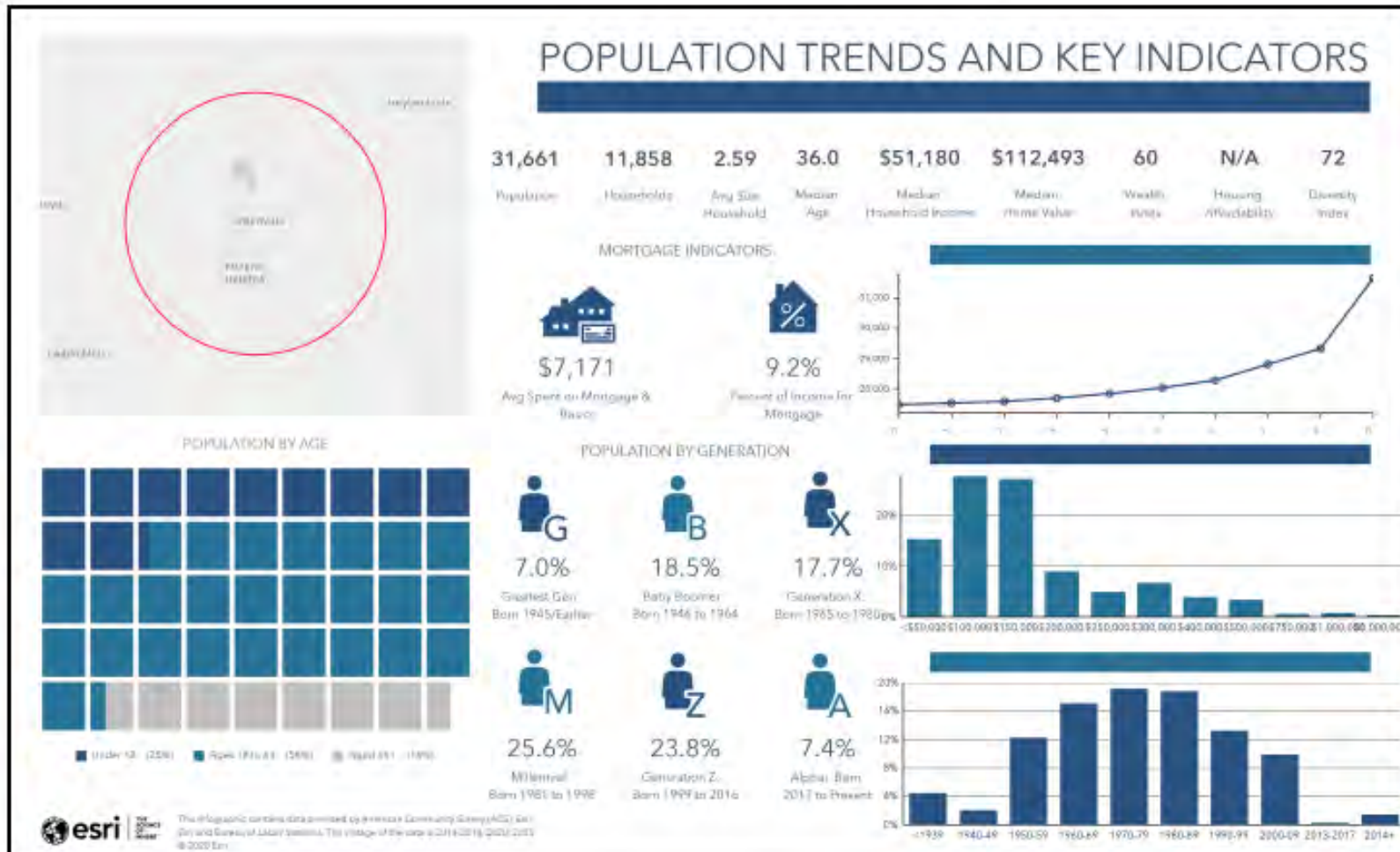
2703 Wesley St.

2703 Wesley St. includes the marked parking lot. Additional parking space could potentially be available for lease or sale in the future.

There is also an option to acquire the 2615 Crockett St. listing, a 20,000-square-foot youth organization center which includes a gymnasium, commercial kitchen, locker rooms, a chapel, and more.

These 2 properties together could create an excellent investment opportunity in the growing city of Greenville.

Infographic: Population Trends (Ring: 5 mile radius)



**Location**

In the center of Downtown Greenville, TX and just 5 minutes from I-30, which receives over 53,000 VPD

**Square-Foot**

Over 35,000-square-feet with additional parking lot

**Opportunity**

Perfect investment opportunity for a main church with a possible youth organization center across the street, which is also listed for sale



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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.

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.

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Buyer/Tenant/Seller/Landlord Initials Date