

# 3600 Caddo St, Greenville, TX | For Sale/Lease



4,712 SF Medical Office

Zoned Commercial

18 Offices/Exam Rooms

Ample Parking

Near Interstate 30

## Main Contact

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3600 Caddo St, Greenville, TX

# Property Overview

This 4,712 square-foot medical office is conveniently located just outside Downtown Greenville, off Interstate 30. Configured as a previous dental office, the property features 18 exam rooms/offices, a laboratory, reception area, and a spacious waiting room. Situated on over an acre, the site provides ample parking, including a prime spot on the hard corner of Caddo Street and Up the Grove Street. Boasting solid structural integrity and a strategic location, this property presents an excellent investment opportunity with potential for value enhancement. Contact the listing agent for more information.



Shane Hendrix | 469.757.6132

**M&D** COMMERCIAL  
GROUP



4,712 Square-Feet



Large Waiting Room/Reception



18 Exam Rooms/Offices



Zoned Commercial

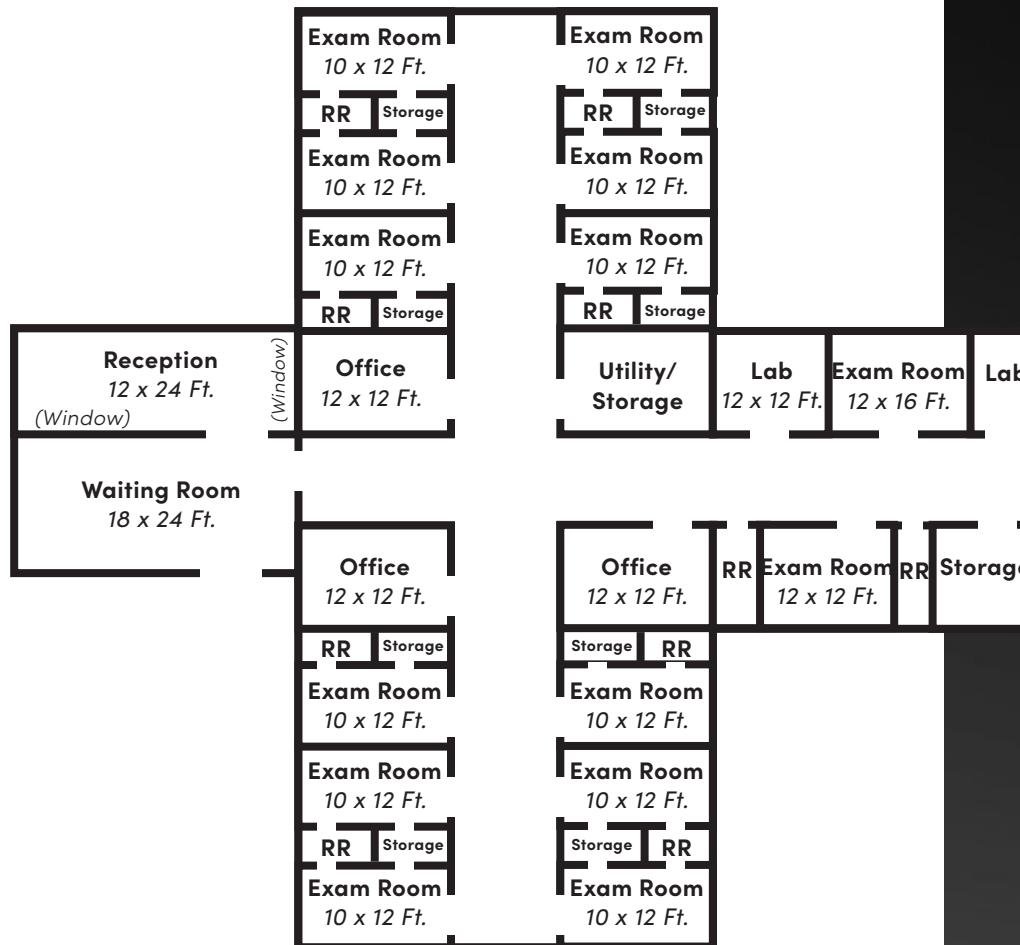


Strategic Location

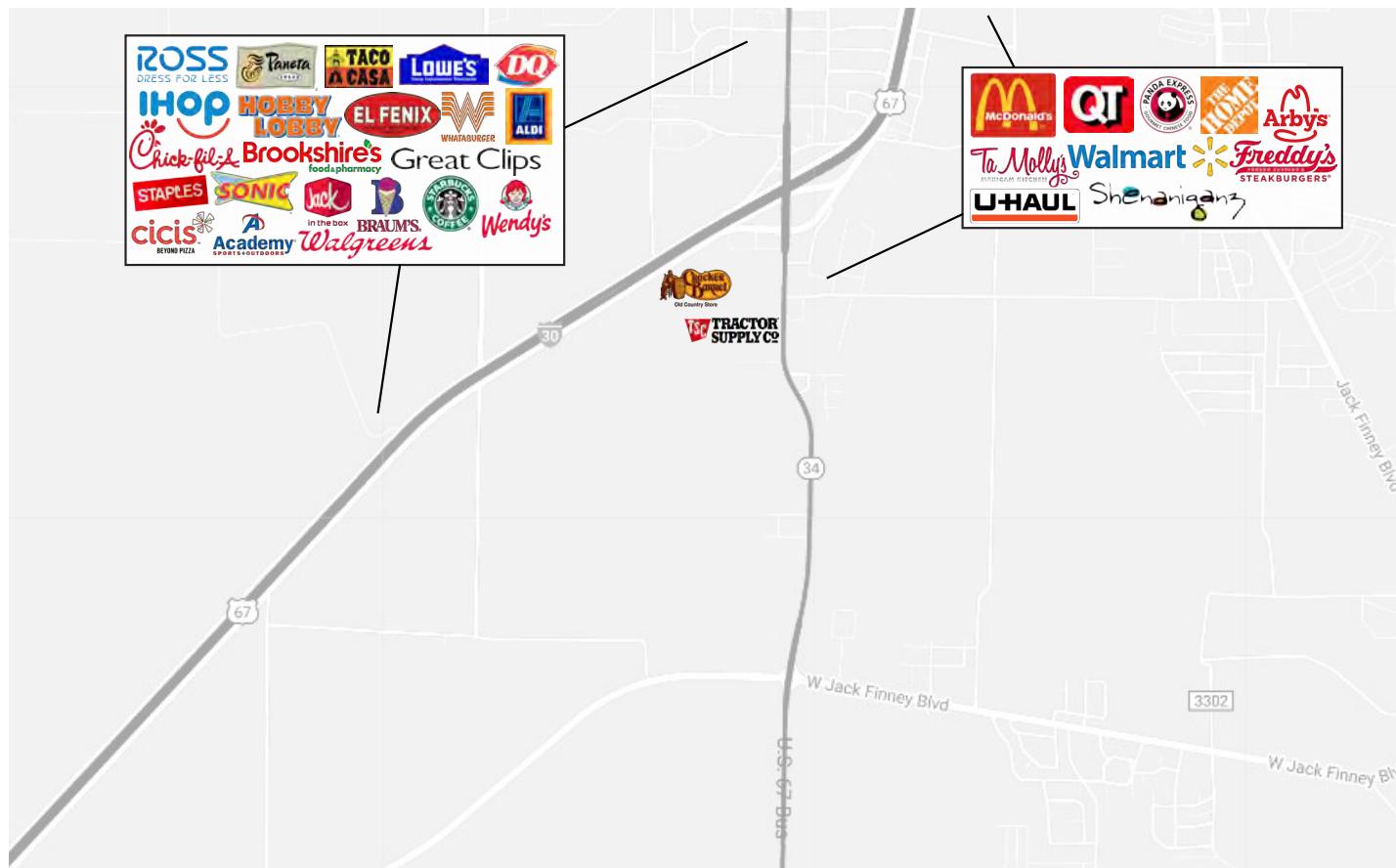


Value-Add Opportunity

# Property Floor Plan



# Greenville, TX Retail Map



28 Miles to Terrell



39 Miles to Kaufman



43 Miles to Downtown Dallas



65 Miles to DFW Airport

# Hunt County Demographic Overview

Greenville, Texas is situated near I-30 and about 50 miles from Downtown Dallas. Located in Northeast of DFW, Greenville is just an hour drive from Dallas Love Field Airport and DFW International Airport. As the largest city in Hunt County, Greenville boasts a population of over 30,000 people. The city has experienced growth of about 20 percent since 2010 and is growing about 2 percent annually. Along with this population growth, Greenville has experienced an influx of jobs in various industries. The cities' major employers on the industrial side include L3 technologies, which is the largest manufacturer in North Texas by employment, International Grains and Cereal, who ship products to over 25 countries, and many more. Greenville is also proud to be home to a thriving retail environment. Over \$21 million has been invested in Greenville Promenade, a 213,000 square foot shopping center which is home to many notable brands and businesses. Along with other retail pads and shopping centers in the area, Greenville Promenade has created \$1.5 billion in retail sales within 20 miles.

Located just East of Dallas and Rockwall County, Hunt County is a growing area, home to Greenville, Commerce and Caddo Mills, and can offer something for anyone. Hunt County has numerous opportunities including the potential for growing businesses, tourism on Lake Tawakoni and even an education at Texas A&M University-Commerce. Thanks to all these, Hunt County has seen two percent growth annually and is expected to see a 20 percent growth by 2045. Furthermore, the projected future job growth in the next 10 years is 46.7 percent, which is higher than the U.S. average of 33.5 percent. Hunt County also has more workers than the U.S. average in many industries including manufacturing, transportation and warehousing, making it an excellent location for commercial investors.



**103,394**

2021 Population  
Hunt County



**\$47,467**

2020 Median HH Income  
Hunt County



**\$354,219**

July '22 Average Home Value  
Hunt County



**33.5**

2020 Median Age  
Hunt County

# Dallas-Fort Worth Market Overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



# Property Summary

Location	3600 Caddo St Greenville, TX 75402
Zoning	Commercial
Size	4,712 SF
Acres	1.043 Acres
Year Built	1985
Occupancy	Vacant



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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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