RIDGE POINTE commercial real estate

Office-Flex - Gated Yard / Service Retail

For Lease

5605 Wesley St. Greenville, Texas 75402.

OFFICE + RETAIL + WAREHOUSE + YARD
±8,400 SF OPPORTUNITY

Rare opportunity to lease a versatile ±8,400 SF service retail / office-flex property with secured yard access along high-traffic Wesley Street in Greenville, TX. Situated on ±1.02 acres, the property offers an ideal configuration for contractor, trade, showroom, and light distribution users operating under General Retail (GR) zoning.

The building can be subdivided to a minimum of ±3,088 SF, providing flexibility for single or multiple tenants. With retail frontage, warehouse space, and gated yard access, this property delivers a rare combination of visibility and operational functionality in one location.

Building Breakdown:

±3,088 SF – Front (Shell Space)

- Storefront potential
- Showroom or retail-ready configuration
- Office build-out opportunity
- Restroom(s) cut outs
- Ideal for customer-facing operations with warehouse support behind.

±5,312 SF – Rear (Office + Warehouse)

- ±19' clear height warehouse
- Direct access to gated yard with concrete entry
- Functional office build-out
- Large kitchen/breakroom
- Two separate restrooms
- Storage areas
- Warehouse configuration supports light distribution, trade operations, and service-based businesses.

ridgepcre.com
972-961-8532

For more information, please contact Jillian Fifield

(o) 972-961-8532 • (c) 903-905-2909 • jfifield@ridgepcre.com

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

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Key Advantages:

- General Retail (GR) zoning allows retail, wholesale & general business uses
- Gated yard with concrete access - rare in retail corridors
- Clear height for operational flexibility
- High visibility
- ±1.02 acres
- Newly remodeled
- Ample on-site parking
- Flexible demising options

Ideal Uses: This property is particularly well suited for:

- HVAC, plumbing, electrical contractors
- Showroom + warehouse operators
- Roofing or restoration companies
- Equipment rental & service businesses
- Fitness / training centers
- Educational facilities
- Indoor automotive repair (per GR requirements)
- Trade supply & specialty wholesale
- Regional service headquarters
- Nonprofit or community service operations
- Light assembly or light distribution
- Trailer sales/rental (within GR size limitations)

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Floor plan is intended for illustration purposes only.

Dimensions, layouts, and features are approximate and subject to change.

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2-10-2025

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:
  - 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.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcre.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David English	370006	denglish@ridgepcre.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jillian Fifield	840845	jfifield@ridgepcre.com	214-454-7384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____