

THE GREENBELT | WESLEY STREET RETAIL

HIGHWAY 34 NEAR INTERSTATE 30, GREENVILLE, TEXAS



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Pad Sites and Future Retail Space

Hwy 34 South of Traders Rd in Greenville, Texas

WHAT'S NEARBY



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AVAILABILITY

- Pad Sites for Ground Lease
- Retail Space
- Tract 1: ±4 Acres
- Tract 2: ±2.49 Acres



LEASE RATES

Call for Pricing



TRAFFIC COUNTS

Interstate 30: 51,725 VPD
Hwy 34/Wesley St: 15,783 VPD
(TXDOT 2022)



PROPERTY DETAILS

- Frontage on Hwy 34 / Wesley St
- The Greenbelt is a 325-acre master-planned, mixed-use development located approximately four miles south of downtown Greenville.
- The Greenbelt will include residential, commercial, cultural, institutional and entertainment destinations for everyone – all linked by hike and bike trails, a disc golf course, family-friendly parks, water features and natural wooded areas.
- [Click here for more information.](#)



DEMOGRAPHIC SNAPSHOT

	2-mile	5-mile	10-mile	15-mile
2024 Population	9,846	32,176	53,696	113,191
2029 Population	10,212	33,176	58,240	127,551
Daytime Population	12,388	44,970	59,066	102,031
Average HH Income	\$102,513	\$89,378	\$96,015	\$103,187

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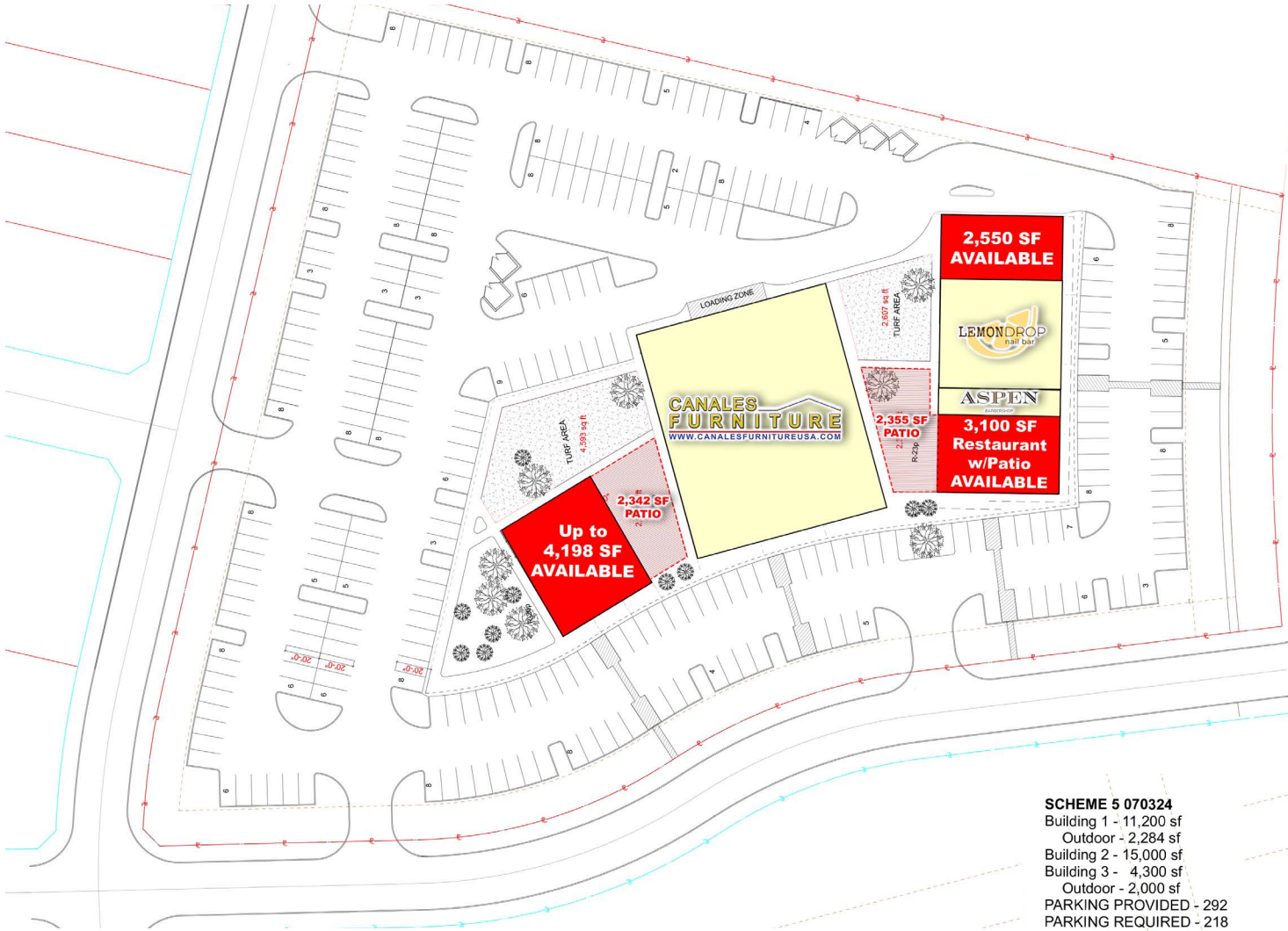
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TRACT 1: WESLEY STREET RETAIL - COMING SUMMER 2025



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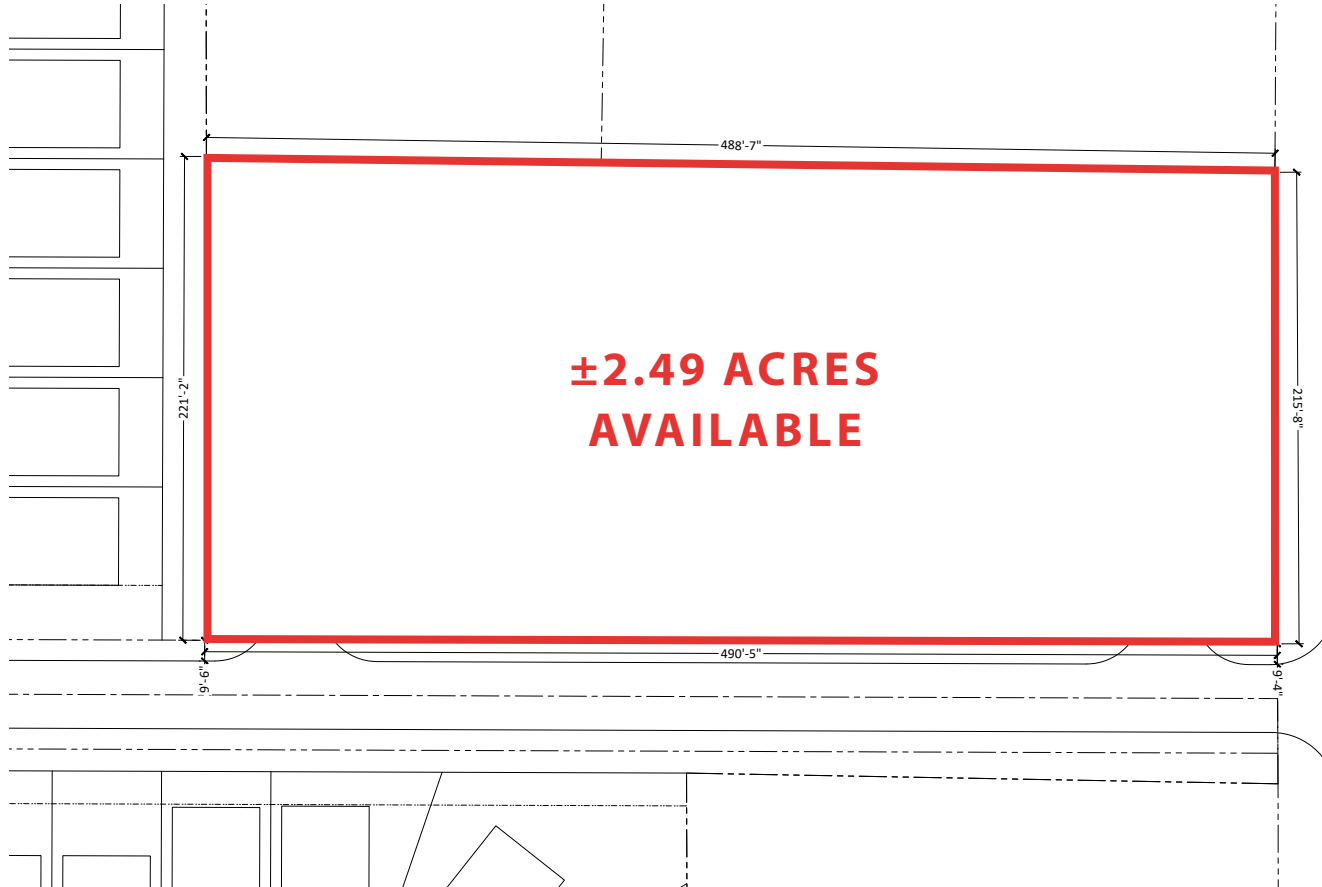
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TRACT 2: WESLEY STREET PAD SITE



WESLEY ST.



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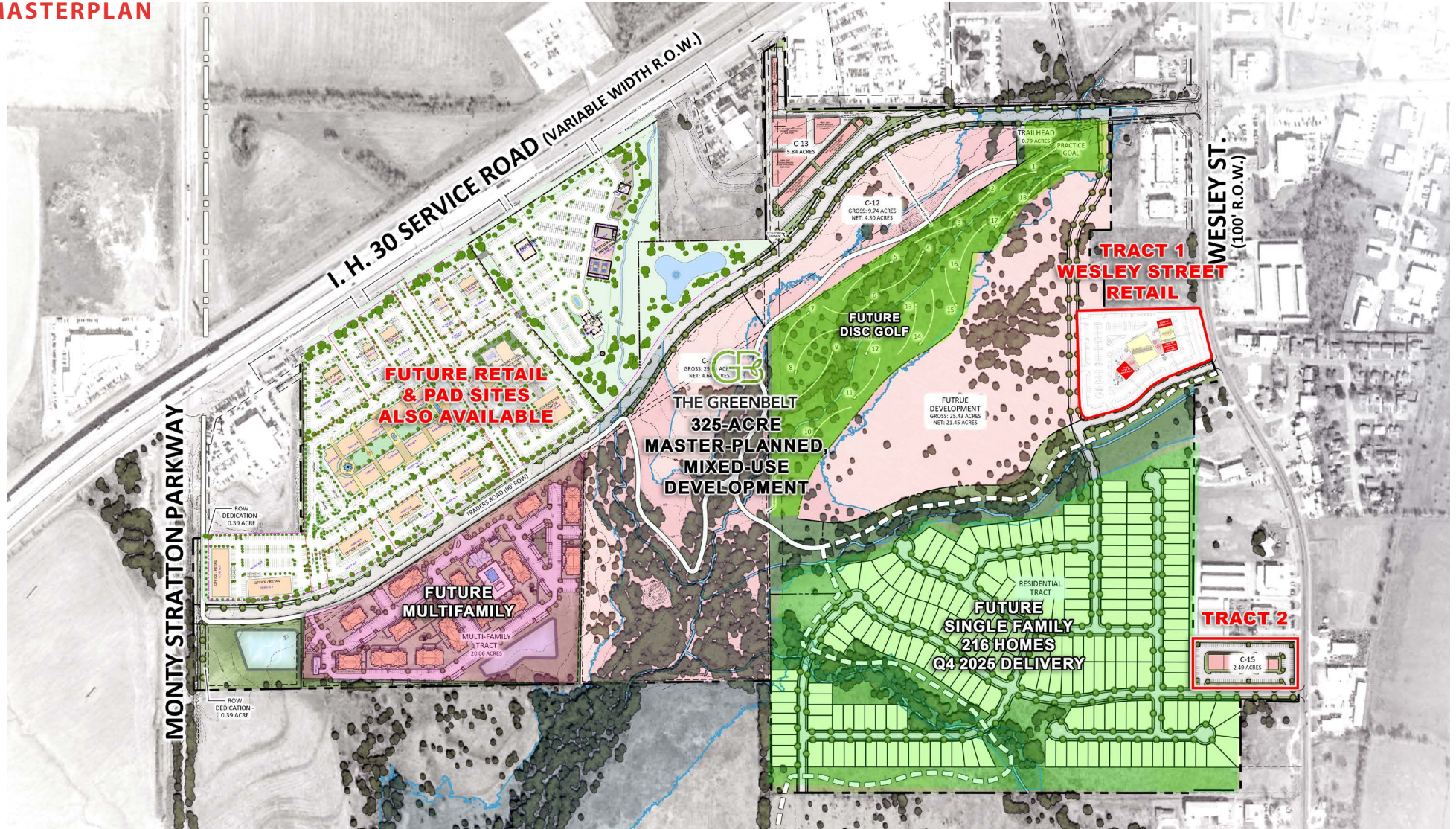
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MASTERPLAN



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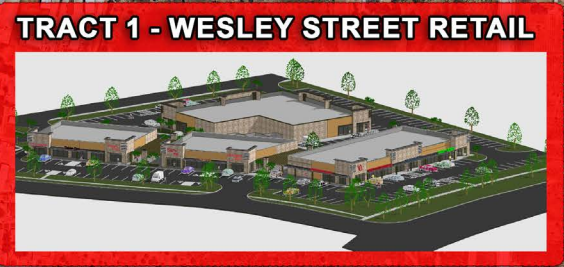
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TRACT 2

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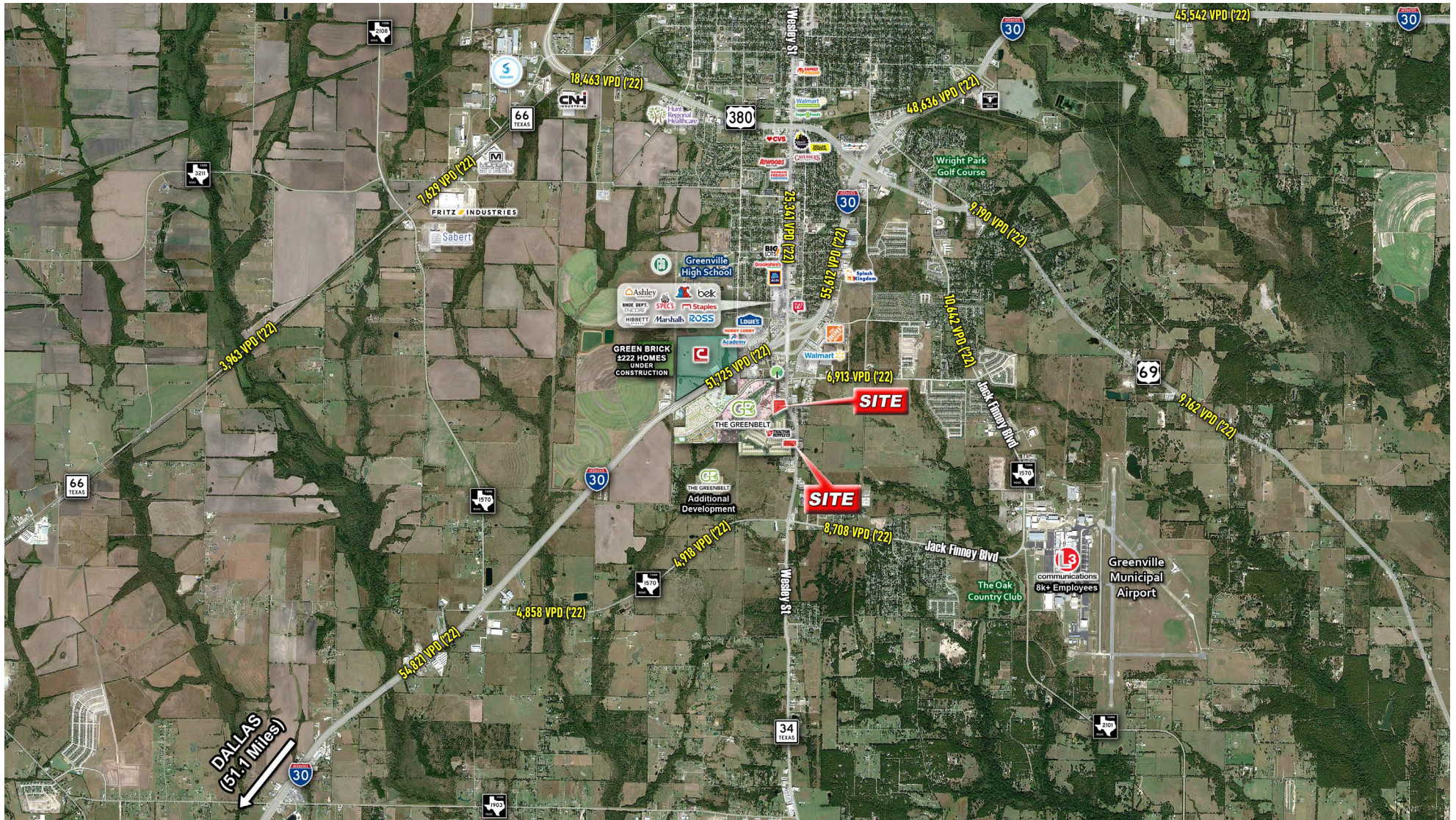
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LOCATION

Greenville, which is the County Seat of Hunt County, has an estimated population of 28,000+ today. Rapid expansion is expected as the North Texas Region continues to grow along I-30 with many residential projects currently under development. Population is expected to reach 28,500+ in the next five years.

In order to accommodate the future expansion of the Greenville area, the City passed a \$24 million bond issue to provide funds to make road projects shovel ready, which will enable Greenville to attract TXDOT funding. One such project is the expansion of the I-30 bridges within the City of Greenville to six lanes, which is expected to be completed over the next 10 years.

BUSINESS ENVIRONMENT

Greenville's strategic location enables employers to draw from not only the local workforce, but also from a larger radius that includes all or part of at least 13 counties, including heavily populated counties in the Dallas/Fort Worth Metroplex. Greenville's abundant workforce encompasses nearly 900,000 workers within a 40-mile radius.

MAJOR EMPLOYERS

Employer	Type of Business	Employees
L-3	Aircraft Systems Integration	6,500
McKesson	Medical Backoffice Support	500
Solvay	Specialty Composite Materials	350
Masonite International Corp	Wood Doors Manufacturer	250
Innovation First International	Electronics & Robotics Systems	225
Weatherford International	Oil Production Systems	225
Raytheon	Backoffice Support	200
West Rock	Specialty Paperboard Containers	130
OmniSYS	Healthcare Backoffice Support	115
CNH Global	Agriculture Equipment Distribution	90
Texas Book Company	Wholesale Textbook Distribution	80
NCH Corporation	Cleaning & Sanitation Chemicals	65
Fritz Industries	Oilfield Products	40
Rhino Linings	Consumer & Industrial Coatings	40
Partsmaster	Warehouse & Distribution	40
North Texas Cold Storage	Refrigerated Warehouse	40
AB Mauri	Food Products	35
Chelsea Building Products	Window Framing Products	30
Royal Oak	Household Firelogs	30
FSTI	Bleach	30



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ECONOMIC MARKET REVIEW

RETAIL CENTERS City of Greenville

Name of Retail Center	Square Footage
Greenville Promenade	288,000
Kari Beth Crossing	288,000
Town South Shopping Center	108,000
Traders Crossing	87,000
Greenville Commons	40,000
TOTAL	811,000

RETAIL SALES City of Greenville

Year	Total Retail Sales	YoY Increase
2019	\$463,100,738	-
2020	\$495,651,023	7.03%
2021	\$590,631,707	19.16%
2022	\$664,098,130	12.44%
Total Sales Growth (2019-2022)		44.24%

Source: Texas Comptroller of Public Accounts



RETAIL SALES \$1.5 BILLION in retail sales within 20 miles! In addition to a wealth of existing retail establishments and restaurants, Greenville has several major existing and planned retail developments. Greenville is a primary Shopping Hub on IH-30 for Hunt County, 60% of retail sales come from outside of Greenville's 5-mile retail zone. Retail sales within 40 miles are up 24.7% and sales tax revenue is up 37% in six years.

Source: <https://greenvilletxedc.com/site-selection/retail>



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