

2001 Interstate 30, Greenville, TX



9,874 SF Flex Space for Sale
1.699 Acres for Secure Outside Storage
3-Phase Heavy Power & Fully HVAC
Zoned for Light Industrial Use
Interstate 30 Frontage

Main Contact

Shane Hendrix

Associate

shane.hendrix@mdregroup.com

214.460.8926

Kevin Weable

Associate Broker/Commercial Director

kevin@mdregroup.com

972.357.1312



Table of Contents

Pages 3-5 | Property Overview

Page 6 | Retail Map

Pages 7-8 | Demographic Overview

Page 9 | Property Summary

Page 10 | Contacts



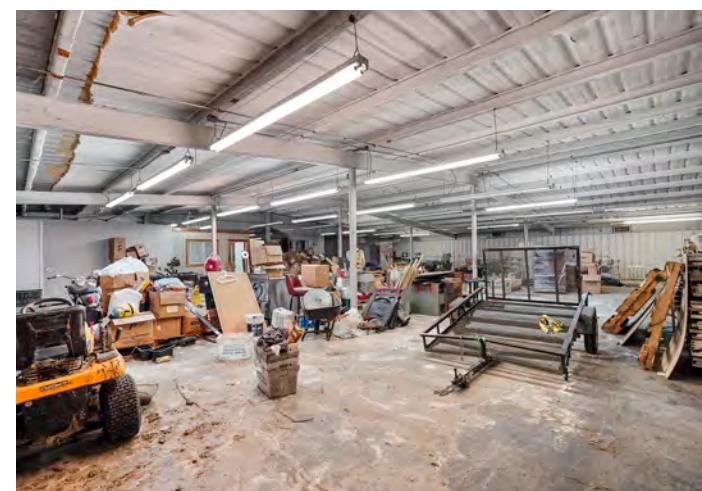
2001 Interstate 30, Greenville, TX

Property Overview

For sale: A 9,874 square-foot office/warehouse flex space in Greenville, TX. This property includes two warehouse areas, a reception area, private offices, cubicle space and/or a conference room, and three restrooms. The site also features a second story with two additional office or storage spaces. Additionally, the property is equipped with 3-phase heavy power and is set up for HVAC, though the condition of the current units is unknown. Situated on 1.70 acres, the site offers ample gravel parking and allows for outdoor storage, with the rear of the property fully fenced. Zoned Light Industrial, the property supports a variety of potential uses and is conveniently located just off Exit 97 on Interstate 30 East. For more information, please contact Shane Hendrix.



Shane Hendrix | 214.460.8926



Property Floor Plan

- 9,874 SF / 2 Story
- Two Warehouse Areas
- Reception
- Private Offices
- Three Restrooms
- Potential for Full HVAC
- 3-Phase Heavy Power



Shane Hendrix | 214.460.8926

Greenville, TX Retail Map



The property is located directly on Interstate 30 with over 180 feet of frontage.



Frontage on I-30



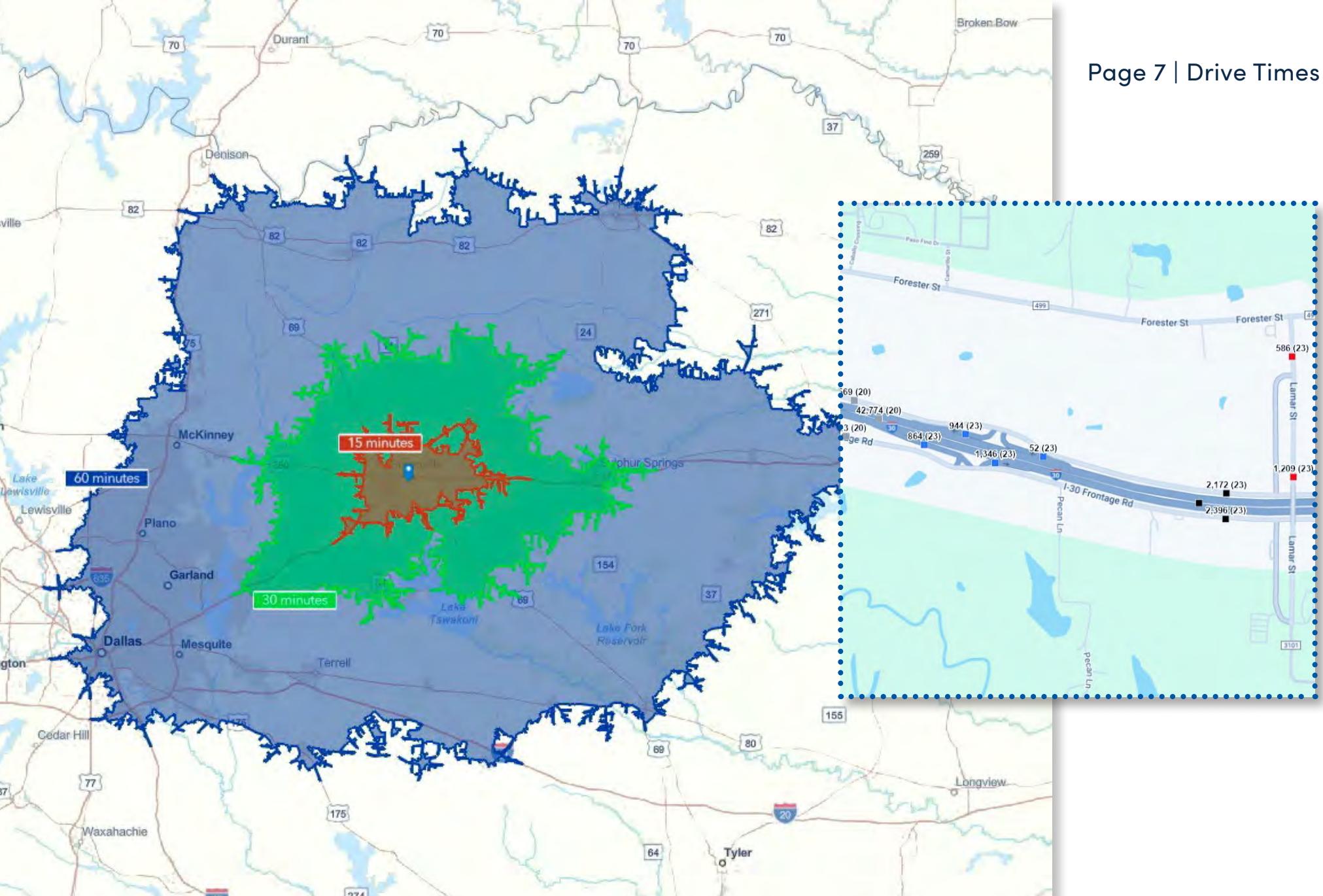
2.5 Miles from US-69



4 Miles from SH-34



4.8 Miles from US-380





Market Profile

2001 W Interstate 30, Greenville, Texas, 75402
Drive time: 5, 10, 15 minute radii

sri
Latitude: 33.05872
Longitude: -96.16051

| | 5 minutes | 10 minutes | 15 minutes |
|-------------------------------|-----------|------------|------------|
| Population Summary | | | |
| 2010 Total Population | 116 | 15,530 | 31,855 |
| 2020 Total Population | 156 | 18,118 | 35,953 |
| 2020 Group Quarters | 2 | 367 | 587 |
| 2024 Total Population | 157 | 19,231 | 38,441 |
| 2024 Group Quarters | 2 | 369 | 588 |
| 2029 Total Population | 167 | 19,772 | 40,407 |
| 2024-2029 Annual Rate | 1.24% | 0.56% | 1.00% |
| 2024 Total Daytime Population | 542 | 30,136 | 49,903 |
| Workers | 450 | 19,773 | 29,188 |
| Residents | 92 | 10,363 | 20,715 |
| Household Summary | | | |
| 2010 Households | 42 | 6,452 | 11,897 |
| 2010 Average Household Size | 2.76 | 2.35 | 2.63 |
| 2020 Total Households | 53 | 7,390 | 13,265 |
| 2020 Average Household Size | 2.91 | 2.40 | 2.67 |
| 2024 Households | 53 | 7,927 | 14,378 |
| 2024 Average Household Size | 2.92 | 2.38 | 2.63 |
| 2029 Households | 57 | 8,262 | 15,292 |
| 2029 Average Household Size | 2.91 | 2.35 | 2.60 |
| 2024-2029 Annual Rate | 1.47% | 0.83% | 1.24% |
| 2010 Families | 33 | 4,249 | 8,140 |
| 2010 Average Family Size | 3.15 | 2.91 | 3.18 |
| 2024 Families | 39 | 4,939 | 9,377 |
| 2024 Average Family Size | 3.28 | 2.93 | 3.24 |
| 2029 Families | 41 | 5,077 | 9,860 |
| 2029 Average Family Size | 3.32 | 2.91 | 3.23 |
| 2024-2029 Annual Rate | 1.01% | 0.55% | 1.01% |
| Housing Unit Summary | | | |
| 2000 Housing Units | 36 | 6,124 | 11,759 |
| Owner Occupied Housing Units | 91.7% | 58.1% | 57.5% |
| Renter Occupied Housing Units | 11.1% | 36.8% | 34.1% |
| Vacant Housing Units | -2.8% | 5.1% | 8.4% |
| 2010 Housing Units | 43 | 7,083 | 13,293 |
| Owner Occupied Housing Units | 86.0% | 52.7% | 53.1% |
| Renter Occupied Housing Units | 11.6% | 38.4% | 36.4% |
| Vacant Housing Units | 2.3% | 8.9% | 10.5% |
| 2020 Housing Units | 53 | 7,976 | 14,579 |
| Owner Occupied Housing Units | 81.1% | 51.4% | 53.1% |
| Renter Occupied Housing Units | 18.9% | 41.3% | 37.9% |
| Vacant Housing Units | 5.7% | 7.6% | 8.7% |
| 2024 Housing Units | 53 | 8,571 | 15,740 |
| Owner Occupied Housing Units | 83.0% | 54.3% | 57.0% |
| Renter Occupied Housing Units | 17.0% | 38.2% | 34.3% |
| Vacant Housing Units | 0.0% | 7.5% | 8.7% |
| 2029 Housing Units | 56 | 8,879 | 16,640 |
| Owner Occupied Housing Units | 82.1% | 55.5% | 59.5% |
| Renter Occupied Housing Units | 19.6% | 37.6% | 32.4% |
| Vacant Housing Units | 0.0% | 6.9% | 8.1% |



38,441
2024 Population
15 Minutes



\$91,361
2024 Average HH Income
15 Minutes



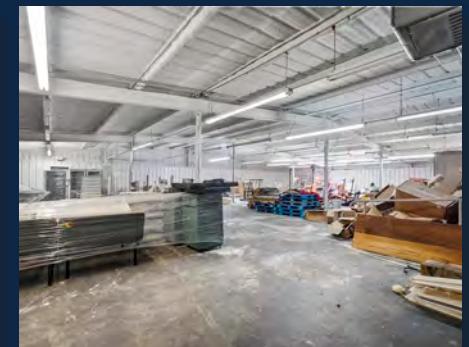
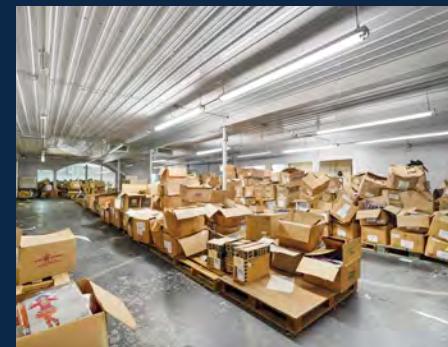
14,378
2024 Households
15 Minutes



17,858
2024 Employees
15 Minutes

Property Summary

| | |
|----------|------------------------------------|
| Address | 2001 Interstate 30, Greenville, TX |
| County | Hunt County |
| Zoning | Light Industrial |
| Stories | 2 Story |
| Size | 9,874 Square-Feet |
| Power | 3-Phase Heavy Power |
| Frontage | 187 Feet on Interstate 30 |



Shane Hendrix | 214.460.8926

Shane Hendrix

Associate

shane.hendrix@mdregroup.com

214.460.8926

Kevin Weable

Associate Broker/Commercial Director

kevin@mdregroup.com

972.357.1312

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdregroup.com

972.772.6025





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.

| | | | |
|---|------------------------|---------------------------------------|-------------------------|
| M&D Real Estate LP Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 9009323 License No. | Danny@mdregroup.com Email | (972) 772-6025 Phone |
| Danny Perez Designated Broker of Firm | 0656355 License No. | Danny@mdregroup.com Email | (972) 772-6025 Phone |
| Danny Perez Licensed Supervisor of Sales Agent/ Associate | 0656355 License No. | Danny@mdregroup.com Email | (972) 772-6025 Phone |
| Shane Hendrix Sales Agent/Associate's Name | 0776260 License No. | Shane.hendrix@mdregroup.com Email | 214-460-8926 Phone |
| <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> | | Buyer/Tenant/Seller/Landlord Initials | Date |