

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

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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.





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



Greenville, TX Retail Map



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



Frontage on I-30



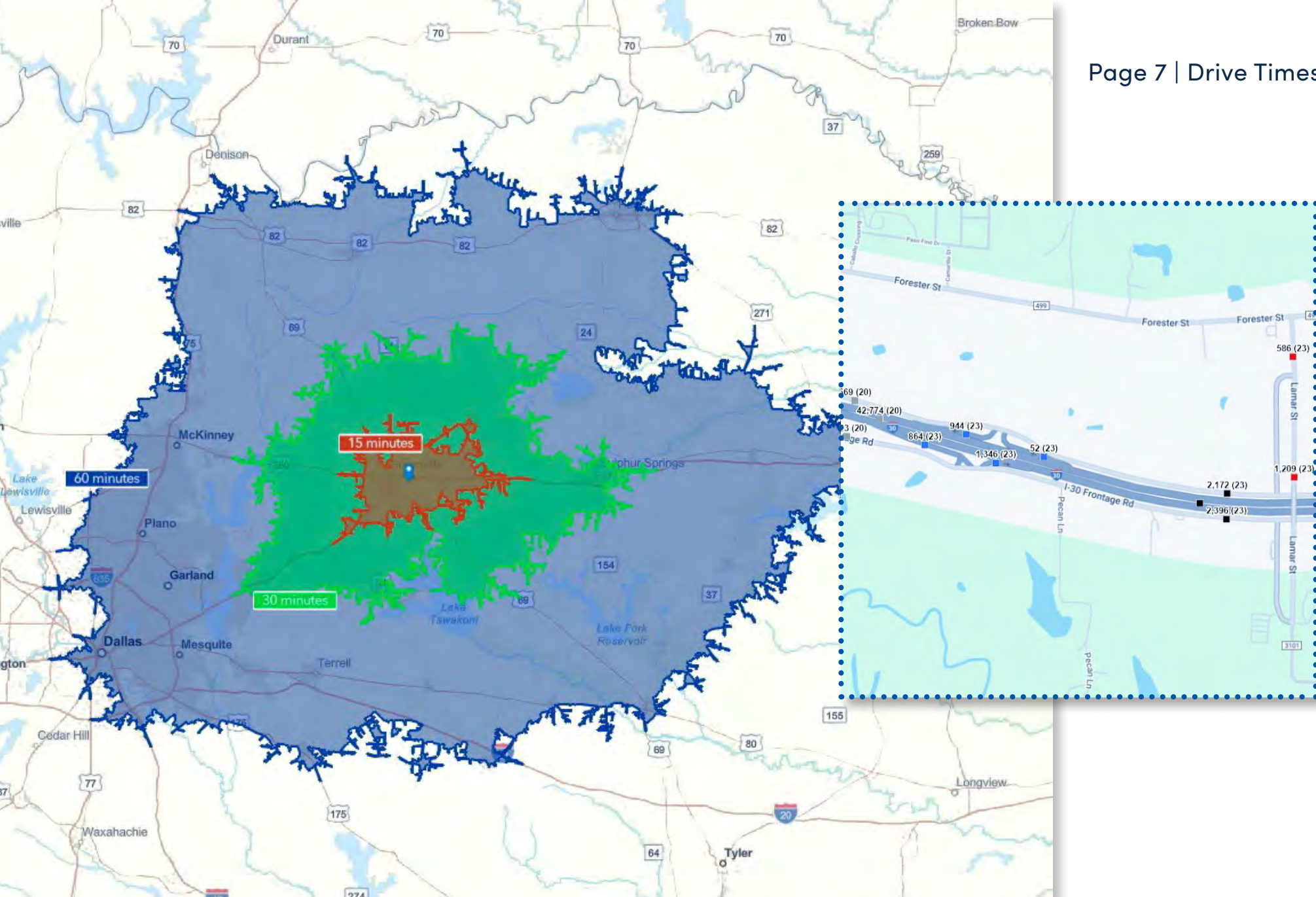
2.5 Miles from US-69



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

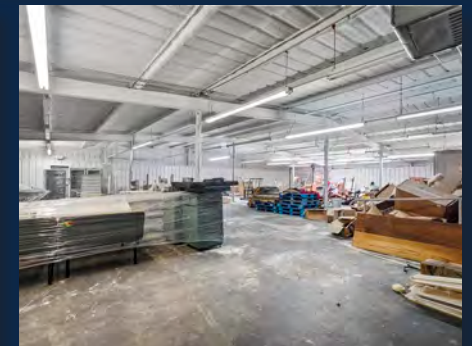
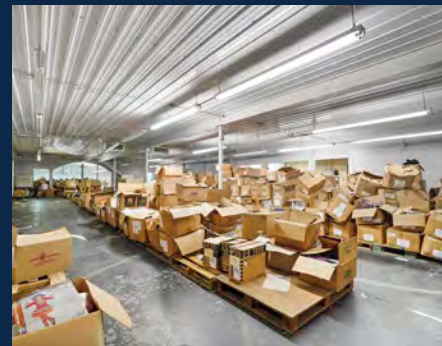


17,858

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



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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