

TOWN SOUTH SHOPPING CENTER

SEQ HIGHWAY 380 & WESLEY STREET - GREENVILLE, TX 75402

PROPERTY OVERVIEW

- » Space For Lease and Pad Sites For Lease/Sale
- » Under New Ownership in High-Growth Area
- » 2nd Generation Spaces Available
- » Located in Extremely Dense Retail Trade Area
- » Pylon Signage Available
- » Significant Improvements Done and Coming Soon
- » Over 50,000 VPD at Intersection

DEMOGRAPHICS BY MILE

	1 Mile	3 Mile	20 Min. Drive
Population	9,073	28,436	71,928
Households	3,703	10,697	26,439
Median Age	36.80	35.60	37.80
Median HH Income	\$55,336	\$52,933	\$61,340
Daytime Employees	6,519	16,254	33,882
Population Growth '23-'28	3.87%	5.78%	6.66%
Household Growth '23-'28	3.92%	5.77%	6.71%

DAILY TRAFFIC COUNT

Highway 380	27,258 VPD
Wesley St.	25,375 VPD



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

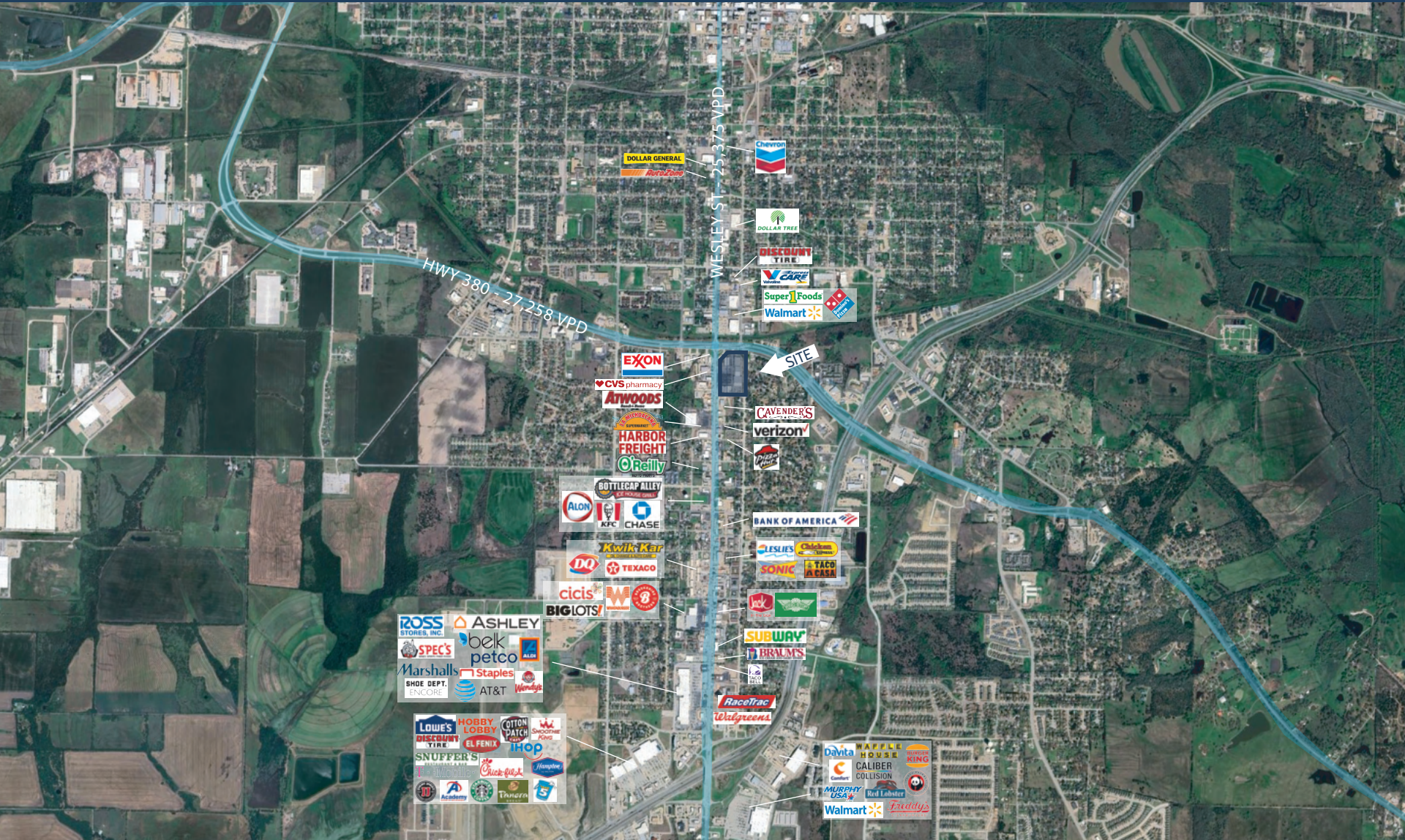
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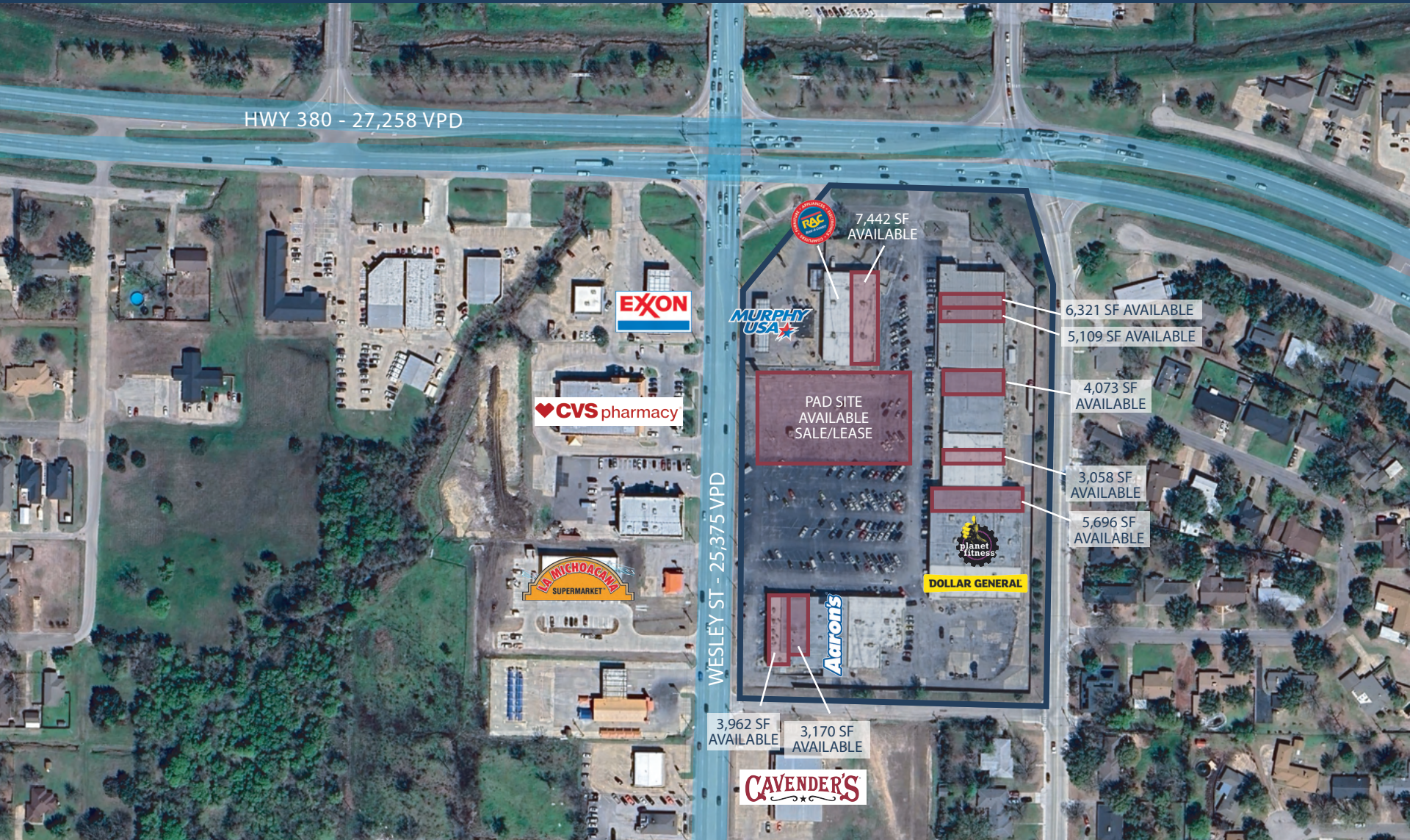
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PAD SITES FOR SALE/LEASE

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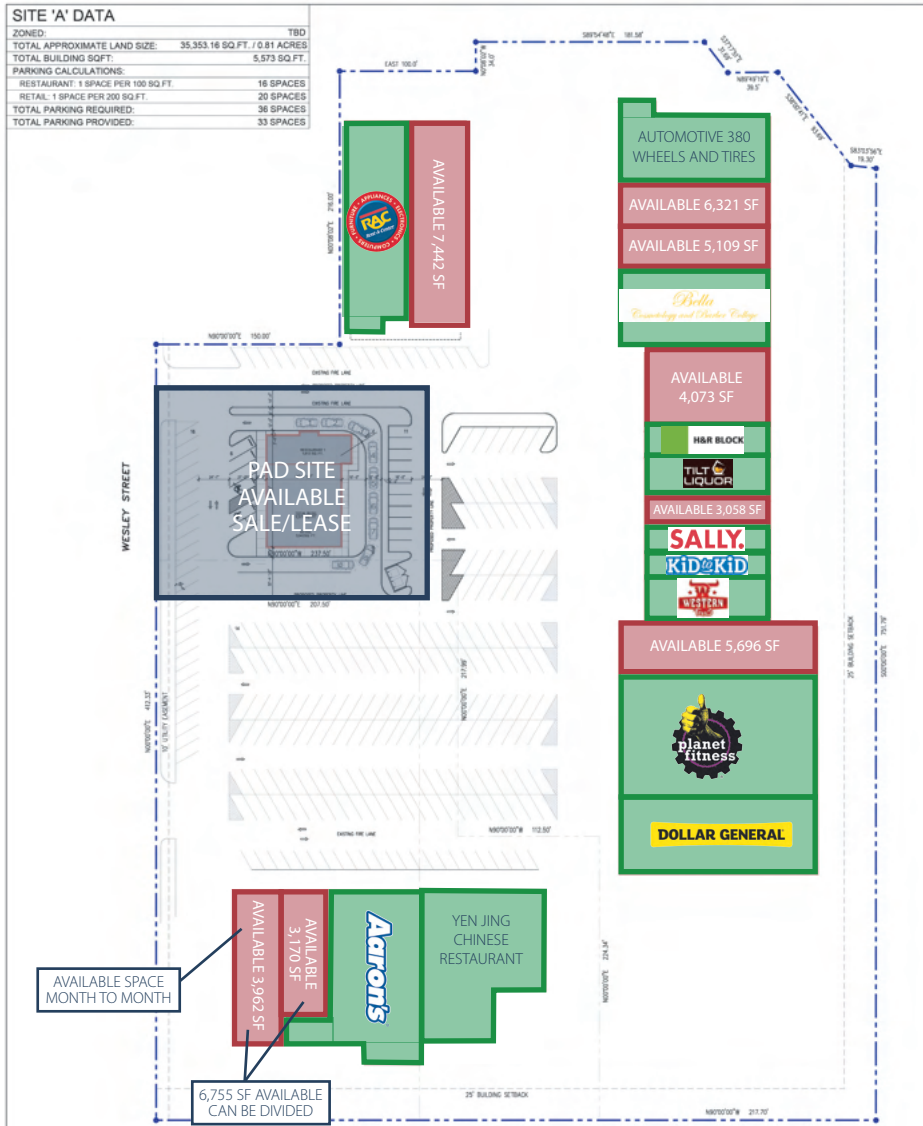
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RETAIL SPACE AVAILABLE FOR LEASE

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TENANT	SF
Rent-a-Center	
AVAILABLE SPACE	7,442 SF
Automotive 380 Wheels and Tires	
AVAILABLE SPACE	6,321 SF
Bella Cosmetology School	
AVAILABLE SPACE	5,109 SF
H&R Block	
Tilt Liquor	
AVAILABLE SPACE	3,058 SF
Sally Beauty	
Kid to Kid	
W Western Store	
AVAILABLE SPACE	5,696 SF
Planet Fitness	
Dollar General	
Yen Jung Chinese Restaurant	
Aarons	
AVAILABLE SPACE	3,170 SF
AVAILABLE SPACE	3,962 SF



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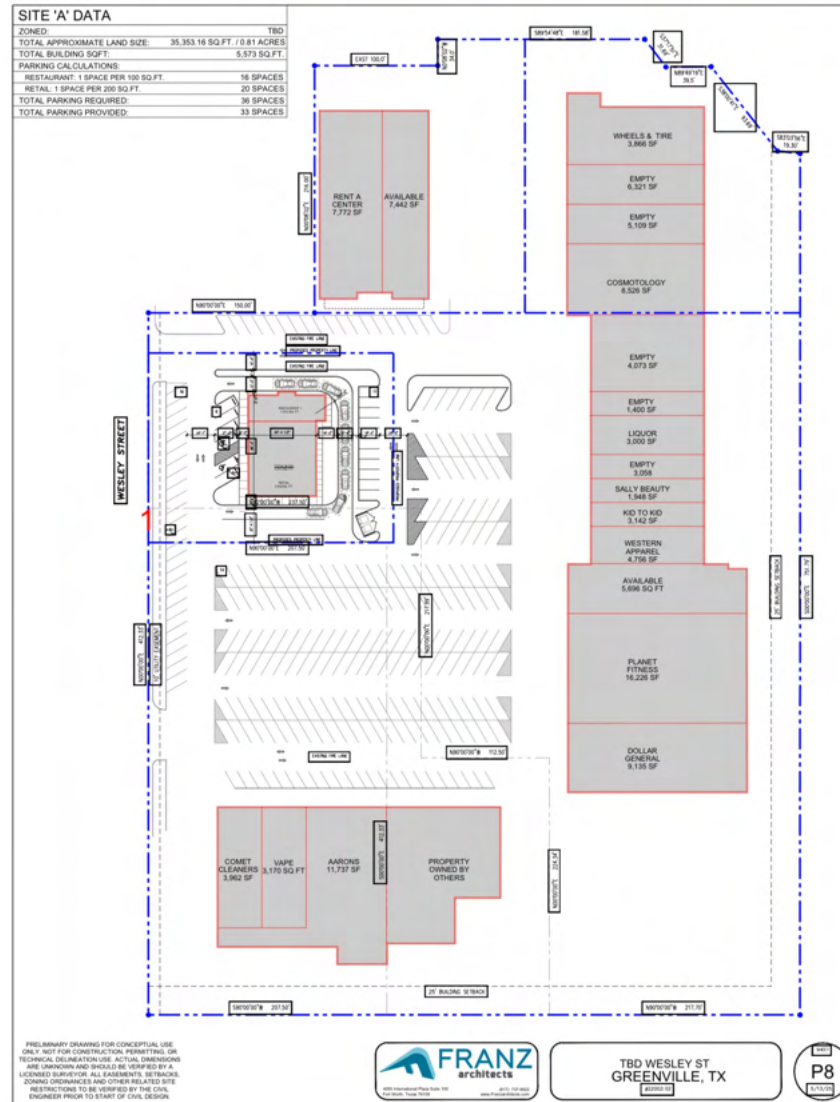
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date