



REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

I-30 Frontage Pads Available

SEQ I-30 &
Monty Stratton Pkwy,
Greenville, TX

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Property Details

LOCATION SEQ I30 & Monty Stratton Pkwy, Greenville, TX

AVAILABLE +/- 6.5 AC

PRICE Please Call for Pricing

ZONING C-Commercial

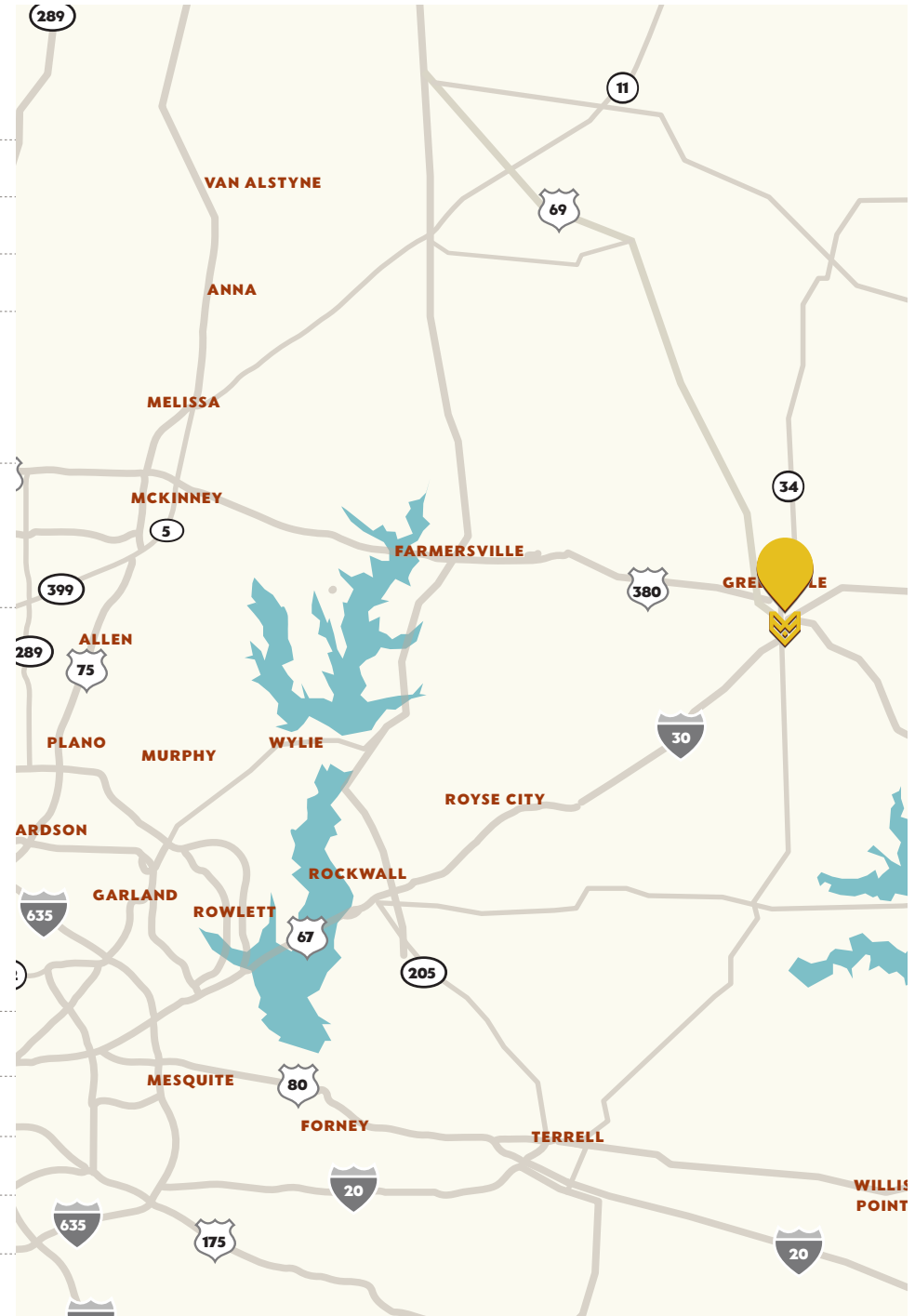
- HIGHLIGHTS**
- » Anchored by Future Greenville Ice House
 - » Adjacent to 300 new construction MF units
 - » Frontage on I-30

AREA RETAIL & TRAFFIC DRIVERS Walmart, Home Depot, Spec's, JCPenny, Brookshire's, ALDI, Cinemark, Chick-fil-A, Chipotle, Starbucks, Lowes, Panera Bread, Hobby Lobby, Jersey Mikes, Texas Roadhouse, Olive Garden, Tropical Smoothie Cafe, Baylor Scott & White

TRAFFIC COUNTS I-30 44,636 CPD 2024 Wesley St 25,561 CPD 2024

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	700	20,155	34,630
EST. POP GROWTH 2026-2031	1.7%	2.8%	2.8%
MEDIAN AGE	31.8	34.6	33.8
NUMBER OF HOUSEHOLDS	273	8,198	13,250
AVG HOUSEHOLD INCOME	\$83,288	\$89,772	\$88,596
MED HOUSEHOLD INCOME	\$60,847	\$72,302	\$71,340



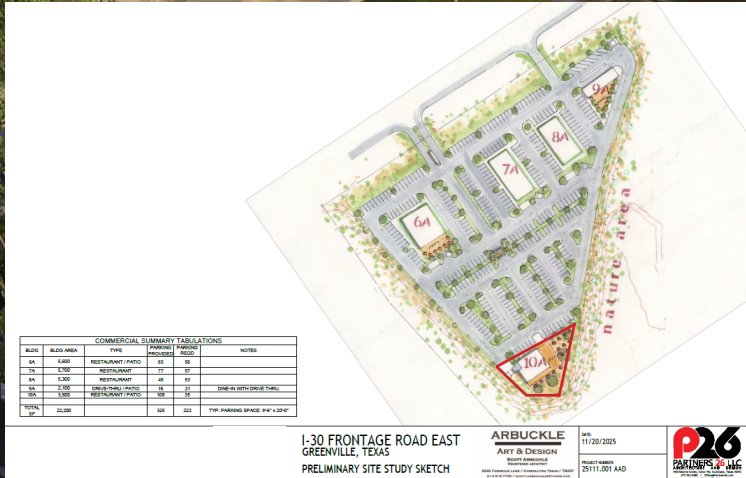
Wide Aerial



Zoom Aerial



Greenville Ice House Opening Q3 2027



Conceptual Site Plan



COMMERCIAL SUMMARY TABULATIONS

BLDG	BLDG AREA	TYPE	PARKING PROVIDED	PARKING REQD	NOTES
6A	5,600	RESTAURANT / PATIO	65	56	
7A	5,700	RESTAURANT	77	57	
8A	5,300	RESTAURANT	45	53	
9A	2,100	DRIVE-THRU / PATIO	16	21	DINE-IN WITH DRIVE THRU.
10A	3,500	RESTAURANT / PATIO	108	35	
TOTAL SF	22,200		325	222	TYP. PARKING SPACE: 9'-6" x 20'-0"

I-30 FRONTAGE ROAD EAST
GREENVILLE, TEXAS

PRELIMINARY SITE STUDY SKETCH

ARBUCKLE
ART & DESIGN

SCOTT ARBUCKLE
REGISTERED ARCHITECT
2026 FURNEAUX LANE / CARROLLTON, TEXAS / 75007
214.418.7735 / SCOTT.ARBUCKLE@YAHOO.COM

DATE:
11/20/2025

PROJECT NUMBER:
25111.001 AAD





Information About Brokerage Services

11-2-2015



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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_____ Sales Agent/Associate's Name	_____ License No	E-mail	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov