Avid

REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

± 2 AC Commercial Pad Available

SWQ I-30 & Wesley St,
Greenville, TX 75402

CONTACT BROKER FOR MORE INFORMATION:

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214.379.1050

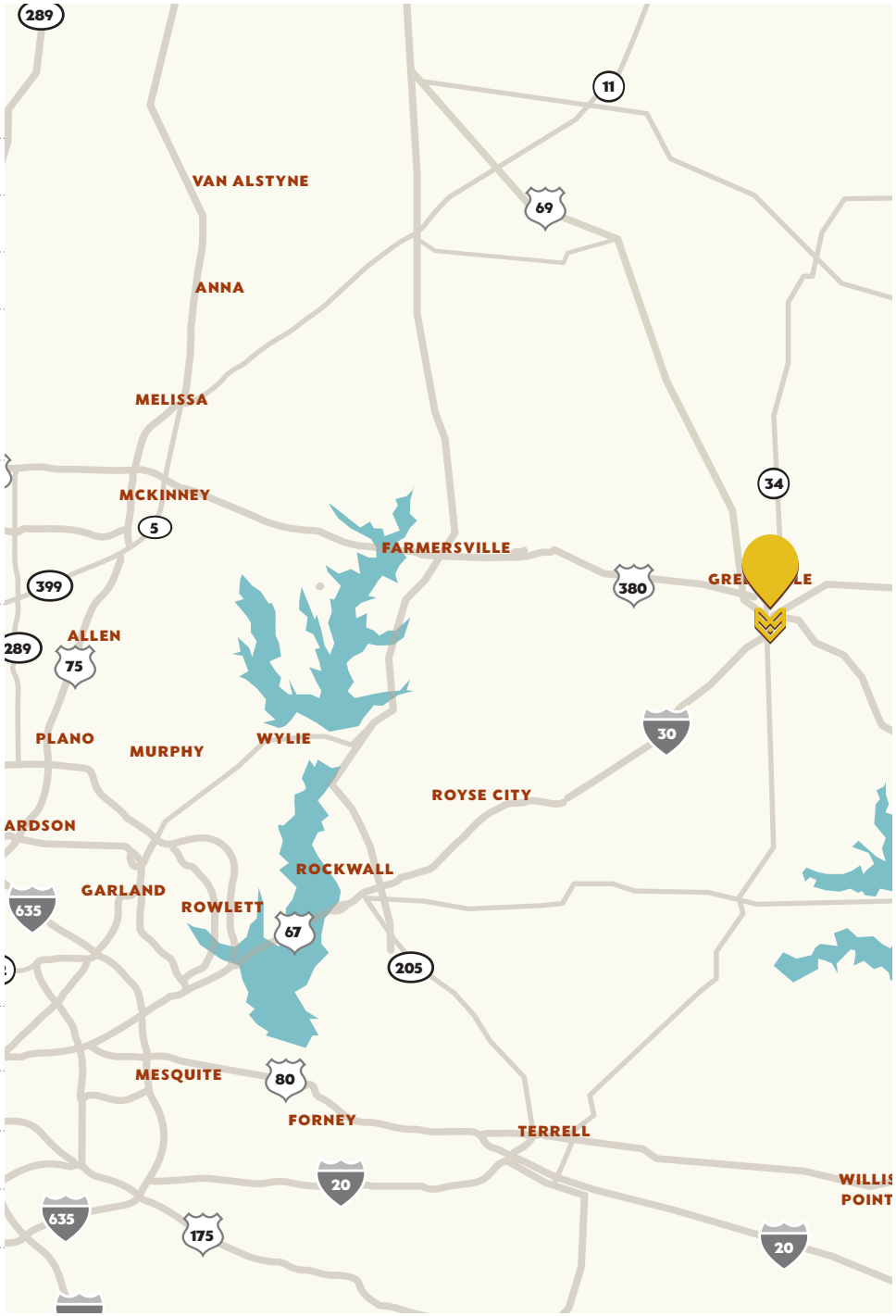
James Seidel
jseidel@avidrea.com
214.379.1041

Quinn Lane
qlane@avidrea.com
214.379.1045



Property Details

LOCATION	Mustang Crossing, Greenville, TX 75402
AVAILABLE	± 2 AC
PRICE	Please Call for Pricing
ZONING	Commercial
HIGHLIGHTS	» Full access to I-30 Frontage Rd » Hotel permitted by right » Curbed-in pad site
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 39,768 CPD 2025 Wesley St 25,742 CPD 2025



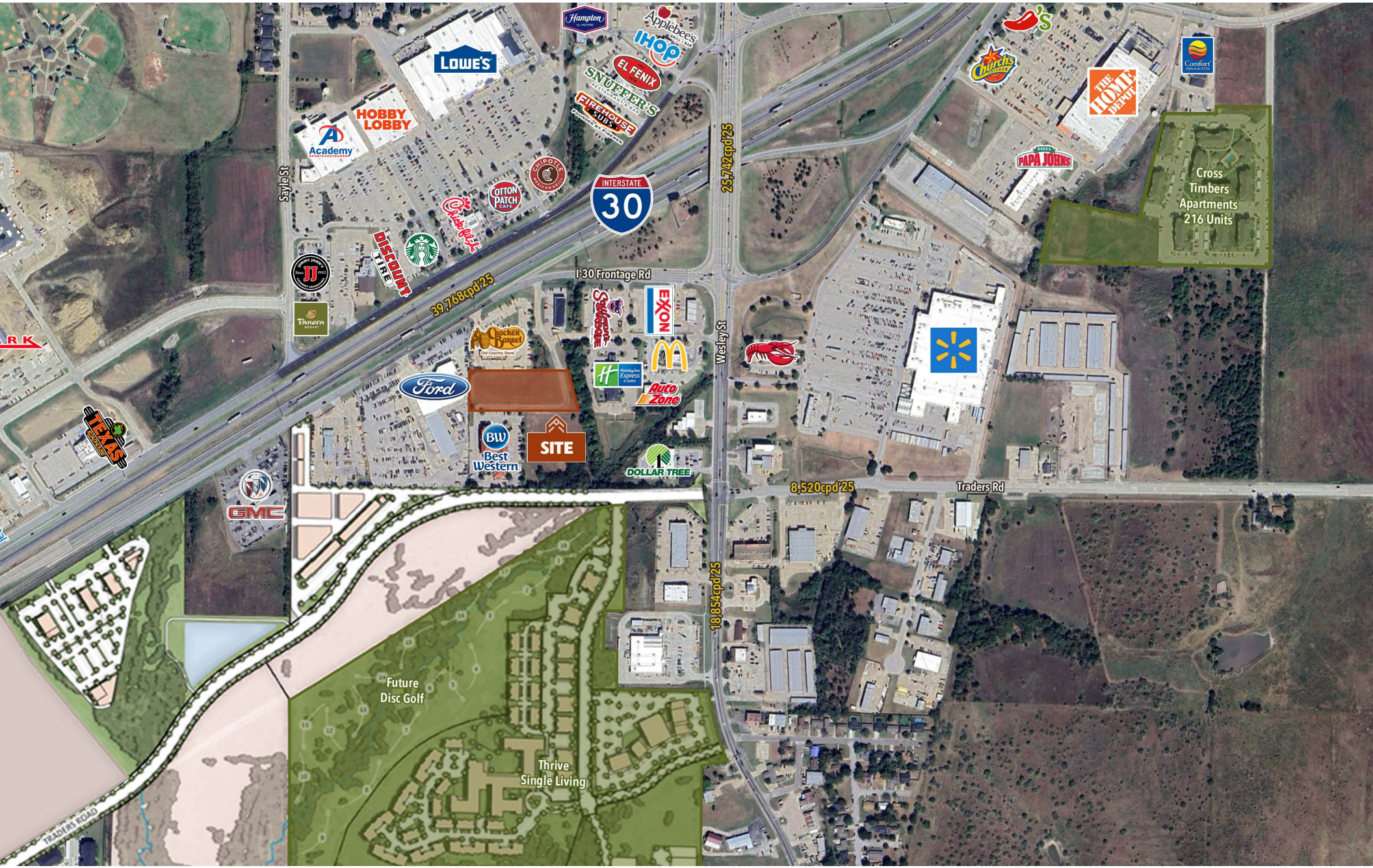
Demographics

	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


Greenville High School 1,520 Students
Paris Junior College
Wesley St
25,742cpd'25
Monty Stratton Pkwy
Kari Ln
Greenville Sports Complex
The Cedars 250 Units
Centerpoint Ln
Cross Timber Apartments 216 Units
Stonewood 275 Homes
Aspire at Greenville Apartments 267 Units
Stratton Place 222 Homes
Future Retail
CINEMARK
39,768cpd'25
SITE
Walmart
Traders Rd
Future Disc Golf
Thrive Single Living
Future Development
Freestone Greenville Apartments 300 Units
216 SF Lots Planned
18,854cpd'25
Roy Warren Pkwy
INTERSTATE 30
Future Retail
Majors Place Apartments 288 Units
FM 1570

Zoom Aerial


Hampton
Applebee's
IHOP
LOWE'S
EL FENIX
SNUFFER'S
FIREHOUSE SUBS
HOBBY LOBBY
Academy
Sayle St
INTERSTATE 30
25,742cpd'25
Comfort
Church's
THE HOME DEPOT
PAPA JOHN'S
Cross Timbers Apartments 216 Units
DISCOUNT TIRE
Panera
39,768cpd'25
I-30 Frontage Rd
EXXON
Wesley St
Cracker Barrel
Holiday Inn Express & Suites
Auto Zone
Ford
SITE
BW Best Western
DOLLAR TREE
TEXAS
GMC
8,520cpd'25
Traders Rd
18,854cpd'25
Future Disc Golf
Thrive Single Living
TRADERS ROAD

Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

Avid Real Estate Advisors, LLC	**#9008251**		**214.379.1040**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No	E-mail	Phone
Ryan Jordan	**#622105**	**rjordan@avidrea.com**	**214.379.1043**
Designated broker of Firm	License No	E-mail	Phone
Licensed Supervisor of Sales Agent/Associate	License No	E-mail	Phone
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

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