

# THE GREENBELT - PHASE I

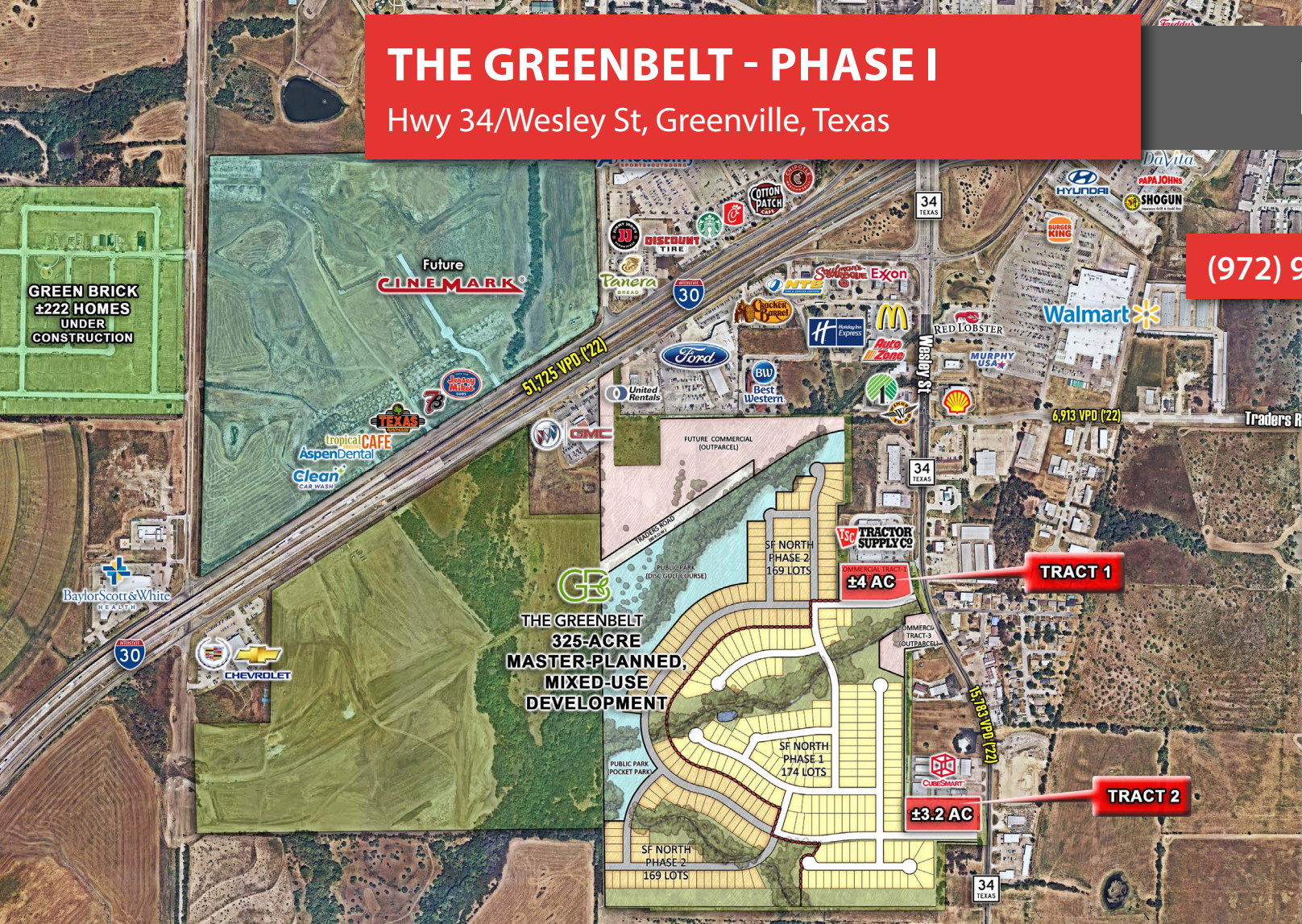
Hwy 34/Wesley St, Greenville, Texas

# FOR LEASE

(972) 991-9590



WHAT'S NEARBY



## Pad Sites & Retail Available

Pad Sites and Future Retail Space

STUART MONTEITH  
Stuart@CenterPointCP.com  
(972) 991-9590 x30

MARK COHEN  
Mark@CenterPointCP.com  
(972) 991-9590 x26

5330 ALPHA RD STE 200  
DALLAS, TX 75240

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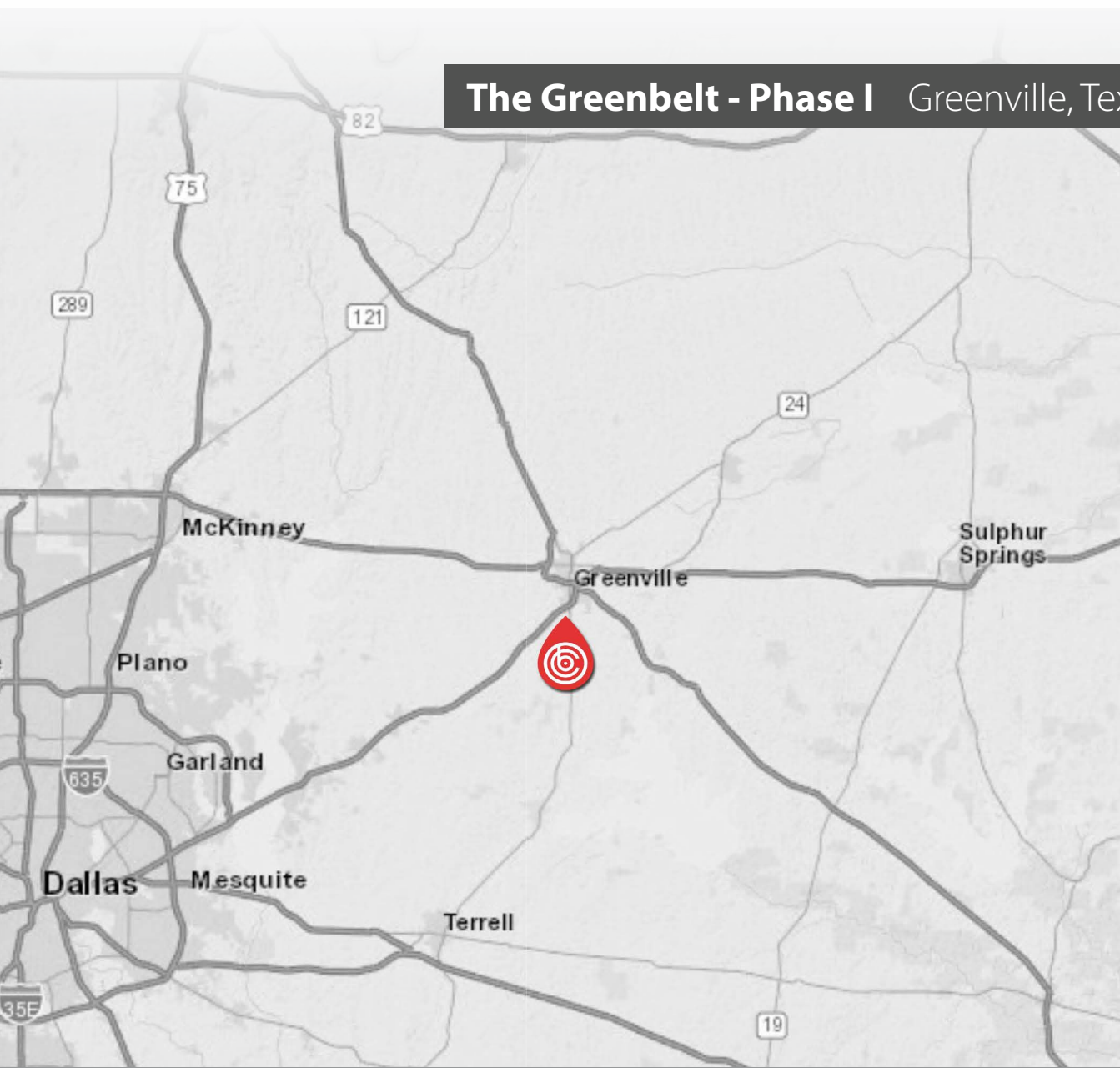


## CenterPoint

COMMERCIAL PROPERTIES

[www.CenterPointCP.com](http://www.CenterPointCP.com)

# The Greenbelt - Phase I Greenville, Texas



## AVAILABILITY

- Pad Sites for Ground Lease
- Retail Space
- Tract 1: ±4 Acres
- Tract 2: ±3.2 Acres

## PRICING

Call for More Information

## TRAFFIC COUNTS

Interstate 30: 51,725 VPD (TXDOT 2022)

Hwy 34/Wesley St: 15,783 VPD (TXDOT 2022)

## PROPERTY DETAILS

- Frontage on Hwy 34 / Wesley St
- The Greenbelt is a 325-acre master-planned, mixed-use development located approximately four miles south of downtown Greenville.
- The Greenbelt will include residential, commercial, cultural, institutional and entertainment destinations for everyone – all linked by hike and bike trails, a disc golf course, family-friendly parks, water features and natural wooded areas.

## DEMOGRAPHIC SNAPSHOT

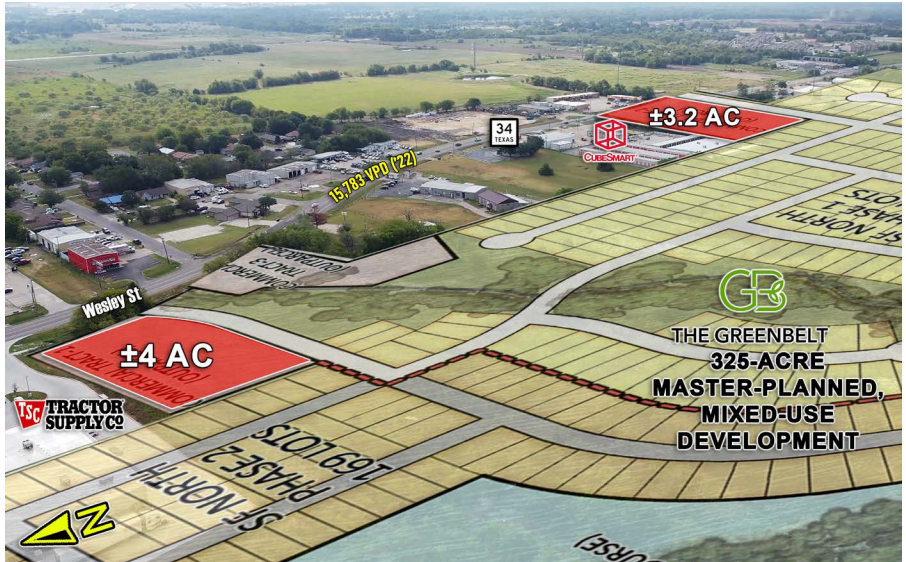
	2-mile	5-mile	7-mile	10-mile
2023 Population	11,503	31,600	39,211	51,665
Daytime Population	15,464	42,855	48,753	56,903
Average HH Income	\$99,985	\$81,507	\$84,730	\$88,821

## [VIEW FULL DEMO REPORT](#)

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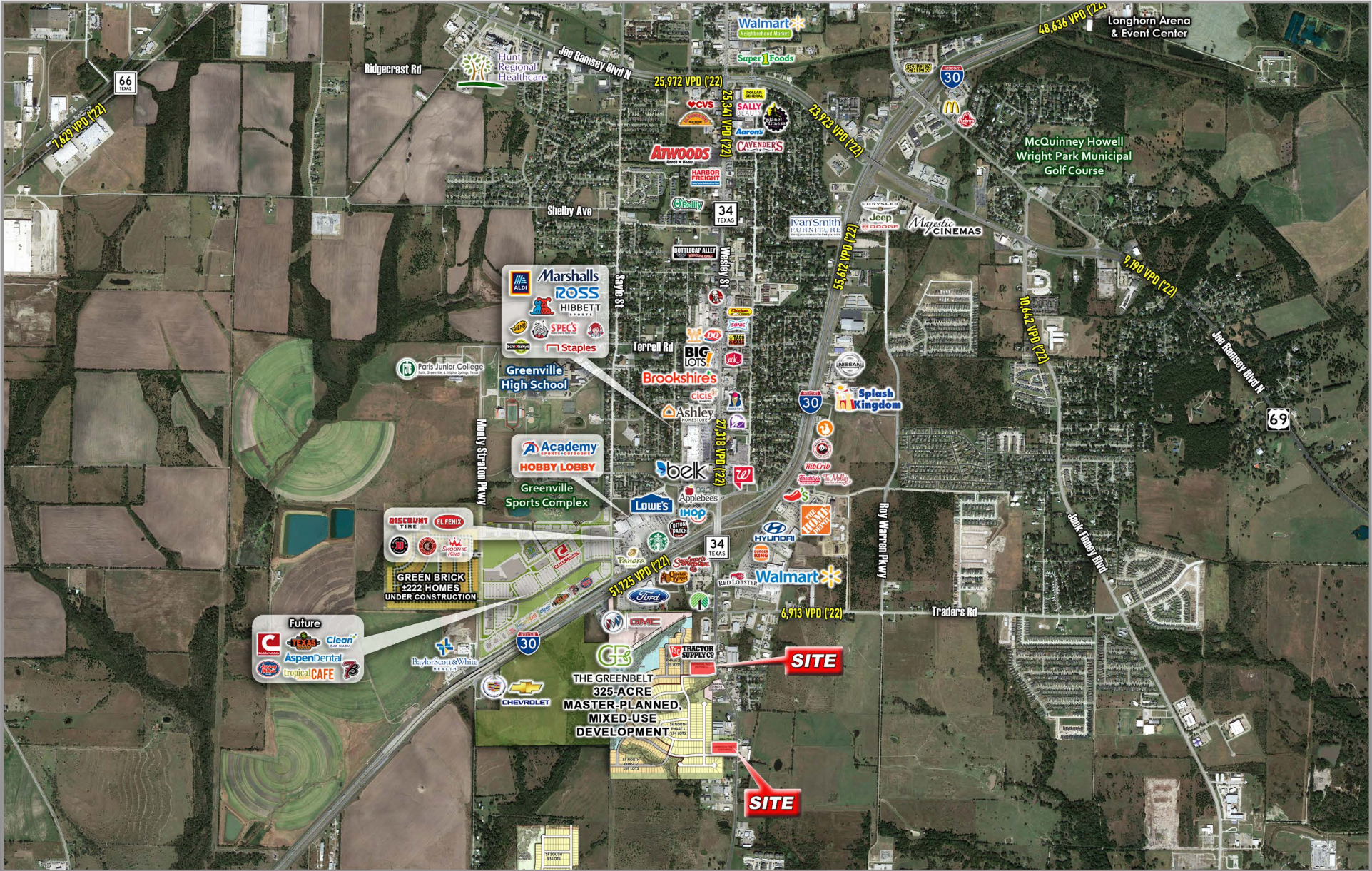
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## LOCATION

Greenville, which is the County Seat of Hunt County, has an estimated population of 28,000+ today. Rapid expansion is expected as the North Texas Region continues to grow along I-30 with many residential projects currently under development. Population is expected to reach 28,500+ in the next five years.

In order to accommodate the future expansion of the Greenville area, the City passed a \$24 million bond issue to provide funds to make road projects shovel ready, which will enable Greenville to attract TXDOT funding. One such project is the expansion of the I-30 bridges within the City of Greenville to six lanes, which is expected to be completed over the next 10 years.

## BUSINESS ENVIRONMENT

Greenville's strategic location enables employers to draw from not only the local workforce, but also from a larger radius that includes all or part of at least 13 counties, including heavily populated counties in the Dallas/Fort Worth Metroplex. Greenville's abundant workforce encompasses nearly 900,000 workers within a 40-mile radius.

### MAJOR EMPLOYERS

Employer	City of Greenville Type of Business	Employees
L-3	Aircraft Systems Integration	6,500
McKeesson	Medical Backoffice Support	500
Solvay	Specialty Composite Materials	350
Masonite International Corp	Wood Doors Manufacturer	250
Innovation First International	Electronics & Robotics Systems	225
Weatherford International	Oil Production Systems	225
Raytheon	Backoffice Support	200
West Rock	Specialty Paperboard Containers	130
OmniSYS	Healthcare Backoffice Support	115
CNH Global	Agriculture Equipment Distribution	90
Texas Book Company	Wholesale Textbook Distribution	80
NCH Corporation	Cleaning & Sanitation Chemicals	65
Fritz Industries	Oilfield Products	40
Rhino Linings	Consumer & Industrial Coatings	40
Partsmaster	Warehouse & Distribution	40
North Texas Cold Storage	Refrigerated Warehouse	40
AB Mauri	Food Products	35
Chelsea Building Products	Window Framing Products	30
Royal Oak	Household Firelogs	30
FSTI	Bleach	30



## ECONOMIC MARKET REVIEW

### RETAIL CENTERS City of Greenville

Name of Retail Center	Square Footage
Greenville Promenade	288,000
Kari Beth Crossing	288,000
Town South Shopping Center	108,000
Traders Crossing	87,000
Greenville Commons	40,000
<b>TOTAL</b>	<b>811,000</b>

### RETAIL SALES City of Greenville

Year	Total Retail Sales	YoY Increase
2019	\$463,100,738	-
2020	\$495,651,023	7.03%
2021	\$590,631,707	19.16%
2022	\$664,098,130	12.44%
<b>Total Sales Growth (2019-2022)</b>		<b>44.24%</b>

Source: Texas Comptroller of Public Accounts



**RETAIL SALES** \$1.5 BILLION in retail sales within 20 miles! In addition to a wealth of existing retail establishments and restaurants, Greenville has several major existing and planned retail developments. Greenville is a primary Shopping Hub on IH-30 for Hunt County, 60% of retail sales come from outside of Greenville’s 5-mile retail zone. Retail sales within 40 miles are up 24.7% and sales tax revenue is up 37% in six years.

Source: <https://greenvilletxedc.com/site-selection/retail>





# 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.

CenterPoint Commercial Properties	<b>0481728</b>	<b>info@centerpointcp.com</b>	<b>972-991-9590</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Cohen</b>	<b>0447509</b>	<b>mark@centerpointcp.com</b>	<b>972-991-9590</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Stuart Monteith</b>	<b>695927</b>	<b>stuart@centerpointcp.com</b>	<b>972-991-9590</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date