



HIGHLIGHTS

DESCRIPTION

DEMOGRAPHICS 2022

Entrance to Greenville Town Center Mixed Use
National Brand Neighboring Tenants
Class A Building

Size: 5,200 SF/**1,624 SF Available**
Use: Retail/Restaurant/Medical
Delivery: IMMEDIATE
Co-Tenant: NobiliTea, HOTWORX

Population: 31,724
Trade Area Population: 118,256 (Hunt County)
Avg. HH Income: \$66,885

A PROJECT BY:



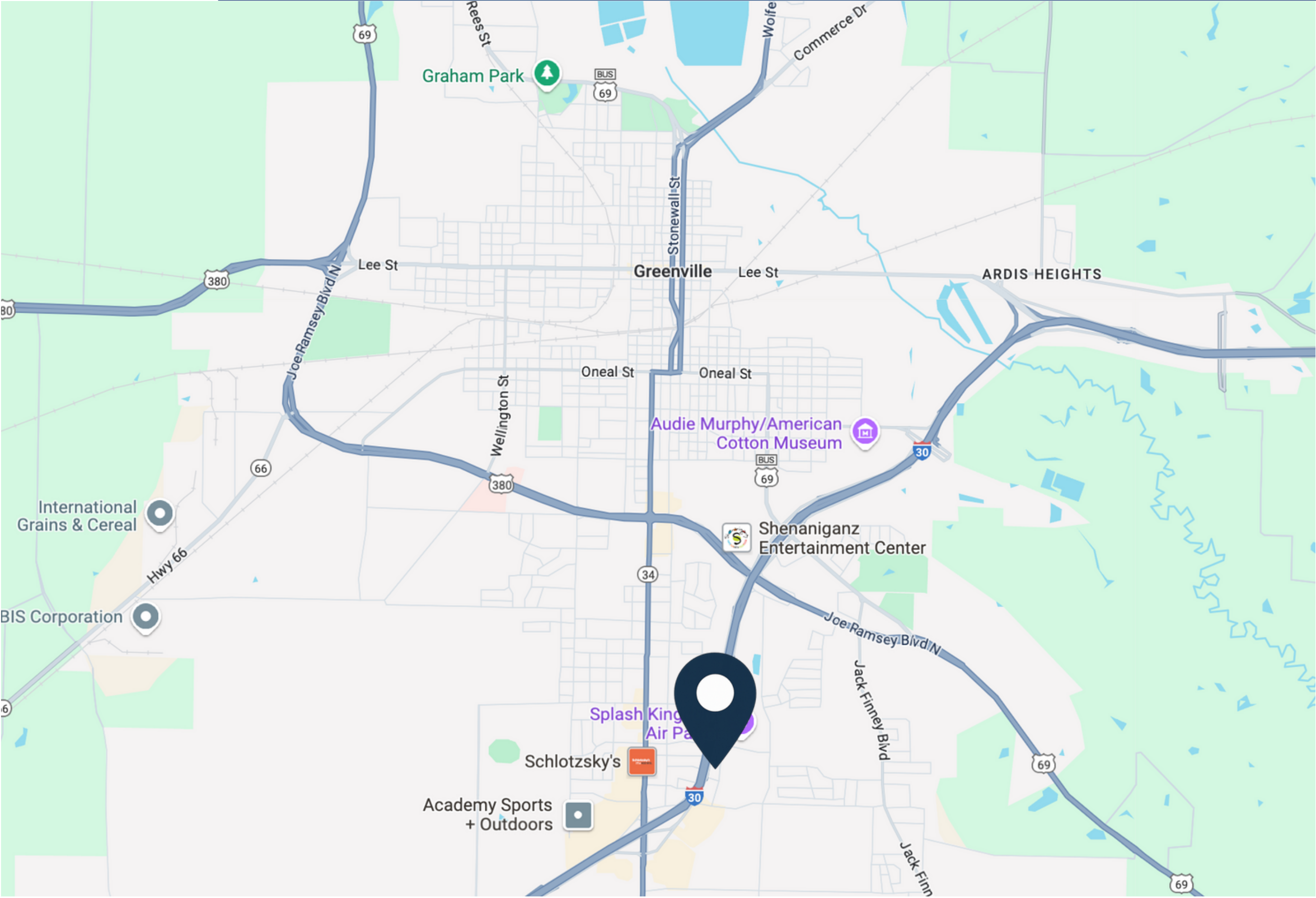
CONTACT: DOUG WILDER

RETAIL
REALTY

GREENVILLE TOWN CENTER PLAZA

6605 INTERSTATE 30(FRONTAGE ROAD) GREENVILLE, TX 75402

FOR LEASE



AREA RETAILERS



DEMOGRAPHICS 2022

Population: 31,724
Trade Area Population: 118,256 (Hunt County)
Avg. HH Income: \$66,885

CONTACT: DOUG WILDER

RETAILREALTY | 214/682-0502 | DOUG@RETAILREALTY.NET



AREA RETAILERS



DEMOGRAPHICS 2023		
	1 Mile	3 Miles
Population:	11,170	71,222
Avg. HH Income:	\$72,045	\$74,623
CONTACT: DOUG WILDER		
RETAILREALTY2 1 4/682-0502 DOUG@RETAILREALTY.		

RETAIL
REALTY

GREENVILLE TOWN CENTER PLAZA

6605 INTERSTATE 30(FRONTAGE ROAD) GREENVILLE, TX 75402

FOR LEASE

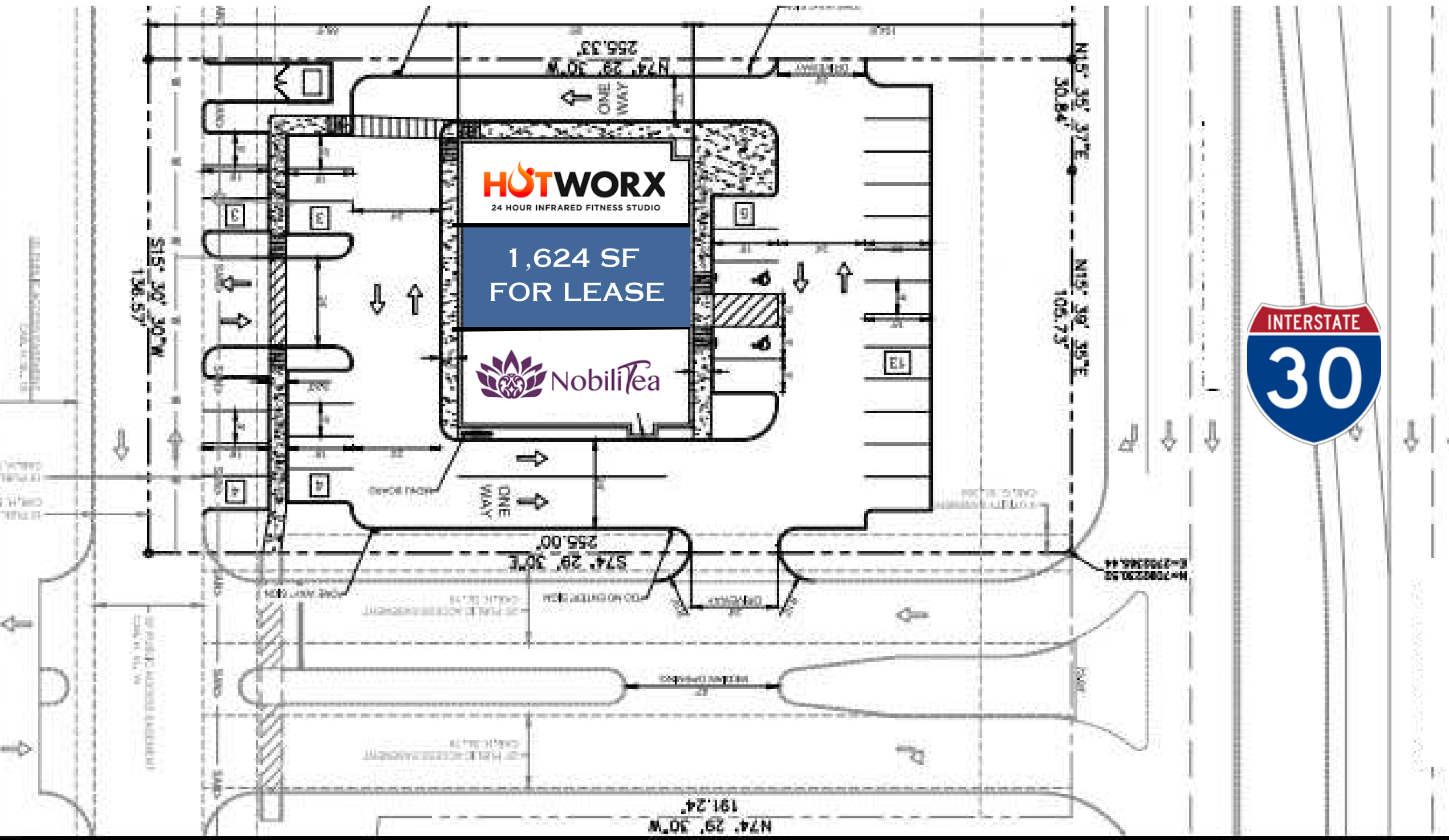
SPACE AVAILABLE

Size: 5,200 SF/**1,624 SF Available**
Use: Retail/Restaurant/Medical
Delivery: **IMMEDIATE**

CO-TENANTS:



CONTACT:
DOUGLAS WILDER
RETAIL REALTY ADVISORS
214/682-0502
DOUG@RETAILREALTY.NET



GREENVILLE TOWN CENTER PLAZA

6605 INTERSTATE 30(FRONTAGE ROAD) GREENVILLE, TX 75402

FOR LEASE

SPACE AVAILABLE

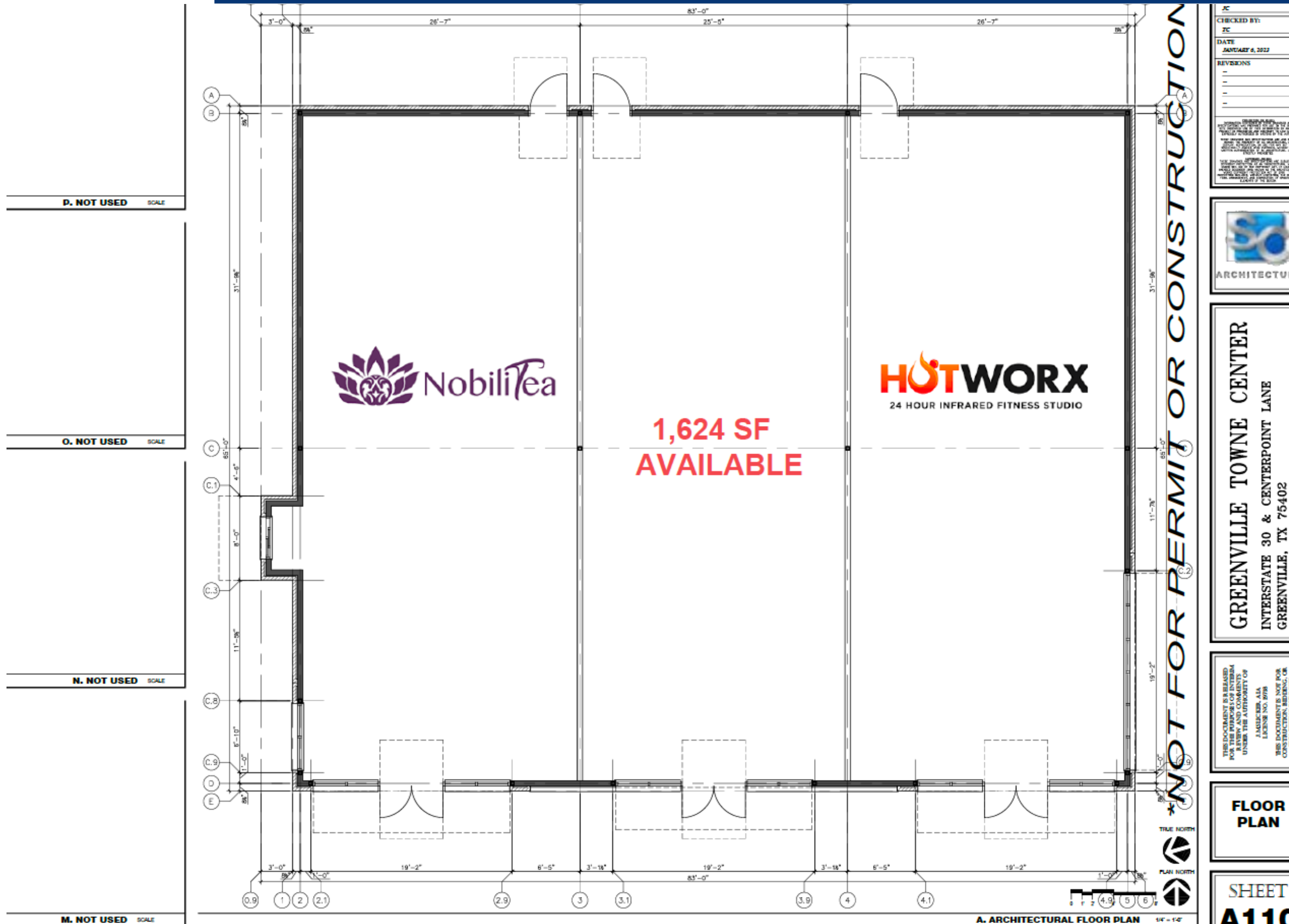
Size: 5,200 SF/1,624 SF Available
Use: Retail/Restaurant/Medical
Delivery: IMMEDIATE

CO-TENANTS:



CONTACT:

DOUGLAS WILDER
RETAIL REALTY ADVISORS
214/682-0502
DOUG@RETAILREALTY.NET



RETAIL
REALTY

GREENVILLE TOWN CENTER PLAZA

FOR LEASE

6605 INTERSTATE 30(FRONTAGE ROAD) GREENVILLE, TX 75402



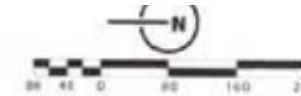
GREENVILLE TOWN CENTER

CONCEPTUAL SITE PLAN
RESIDENTIAL PROJECT DATA

PHASE ONE-MULTI-FAMILY
(4) Three Story Buildings
345 Units
432,644 GSF
922 SF Avg Unit Size

PHASE TWO-MULTI-FAMILY
(5) Three Story Buildings
403 Units
371,566 SF
922 SF Avg. Unit Size

PHASE THREE-TOWNHOMES
(35) Two Story Buildings
163 Units
334,150 GSF
1,650 SF Avg. Unit Size



SPACE AVAILABLE

Size: 5,200 SF/**1,624 SF Available**

Use: Retail/Restaurant/Medical

Delivery: **IMMEDIATE**

Co-Tenants:



CONTACT:

DOUGLAS WILDER
RETAIL REALTY ADVISORS
214/682-0502
DOUG@RETAILREALTY.NET



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.

11-2-2015



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.

Great American Investments Inc dba Retail Realty Advisors	9011885	doug@retailrealty.net	214-682-0502
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ralph Douglas Wilder	356603	doug@retailrealty.net	214-682-0502
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