



For Lease

Property Highlights

- Ground Zero for traffic and retail in Greenville, Tx near I-30 and Wesley (Highway 34)
- Hunt County - County Seat
- Anchored by Ross, Marshalls, Belk, and Staples
- 1,500 sf in outparcel fronting Wesley St
- 1,300-2,000 sf retail space in line
- Within 2 miles of Greenville High School and Paris Junior College
- Nestled in densely populated residential community with strong demographics

Traffic Counts:

- I30: 64,073 cpd
- Wesley: 18,704 cpd

Traffic Generators:



Demographics	5 mile	10 mile	15 mile
2020 Est Population	33,299	49,378	82,822
Estimated Households	12,373	18,047	29,815
Average Household Income	\$61,736	\$68,898	\$70,949
Daytime Population	34,023	41,462	58,698

Jennifer Frank

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*5,000 College
Students Enrolled*





Robin Rd



34,276 SF

JCPenney

Marshalls

ROSS
DRESS FOR LESS

2,000 SF

HIBBETT



SHOE DEPT.
ENCORE

19,600 SF

BEALS

belk

STAPLES

1,500 SF

KAY

1 Acre

Kari Ln

SUMMARY

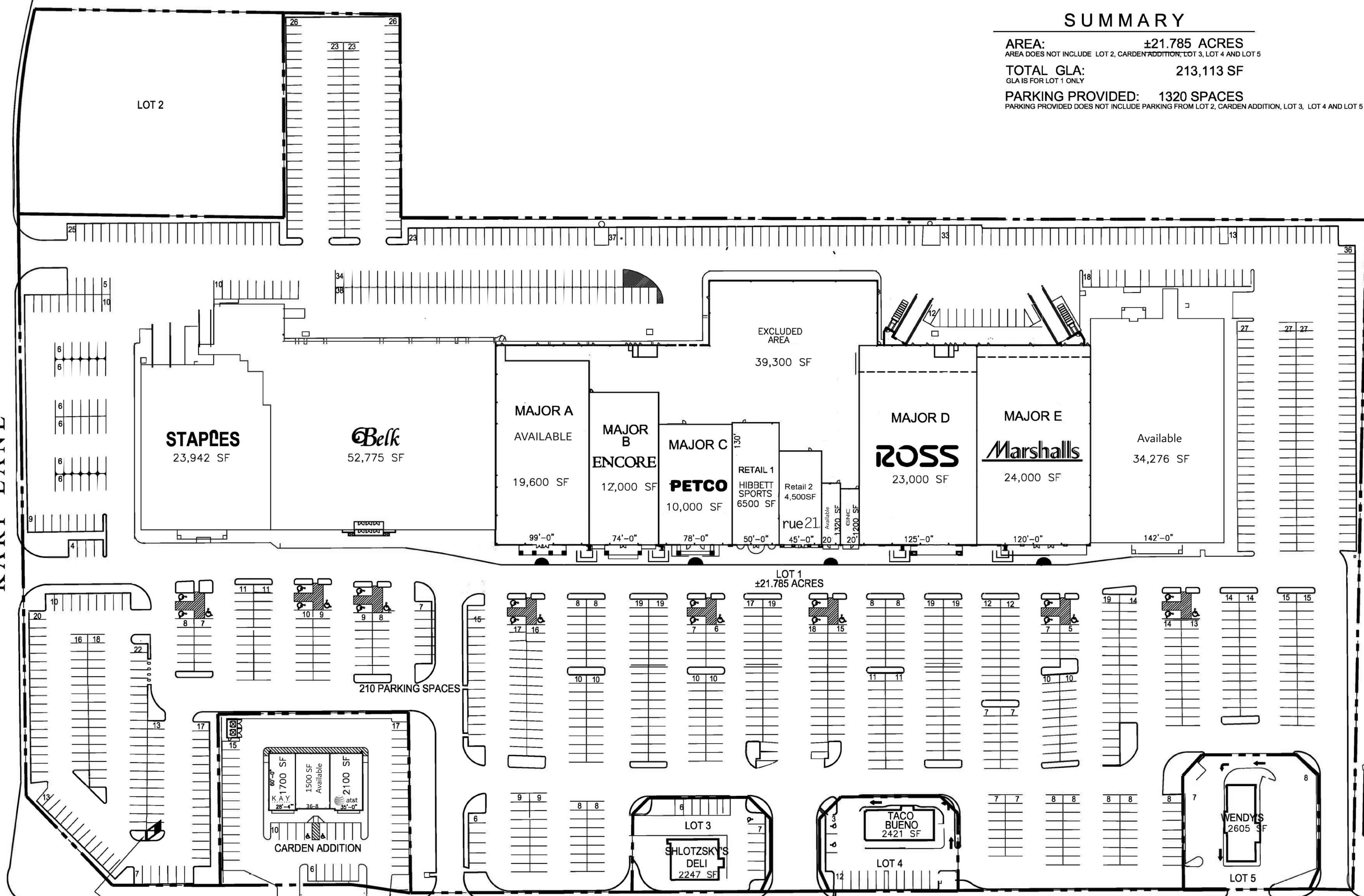
AREA: ±21.785 ACRES
 AREA DOES NOT INCLUDE LOT 2, CADDEN ADDITION, LOT 3, LOT 4 AND LOT 5
 TOTAL GLA: 213,113 SF
 GLA IS FOR LOT 1 ONLY
 PARKING PROVIDED: 1320 SPACES
 PARKING PROVIDED DOES NOT INCLUDE PARKING FROM LOT 2, CADDEN ADDITION, LOT 3, LOT 4 AND LOT 5

KARI LANE

ROBIN ROAD

WESLEY STREET

Greenville
Promenade
 GREENVILLE, TX 75401
 6834 WESLEY STREET



210 PARKING SPACES

LOT 1 ±21.785 ACRES

CADDEN ADDITION

LOT 3

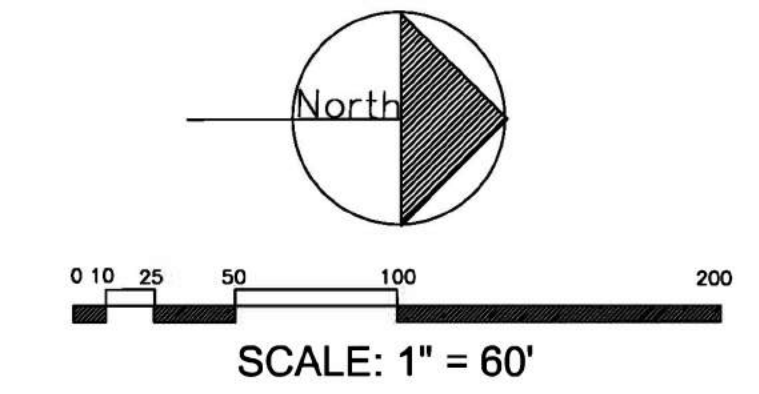
LOT 4

LOT 5

DIMENSIONS, CONFIGURATION AND/OR TENANTS IDENTITIES SHOWN MAY NOT REFLECT ACTUAL CONDITIONS. ACTUAL CONDITIONS MUST BE VERIFIED ON THE PREMISES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED BY THIS DRAWING. THIS PLAN IS FOR LEASING INFORMATION ONLY AND IS SUBJECT TO CHANGE.

00144 01FEB2013

DEVELOPMENT PLAN





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.

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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