



GREENVILLE TOWN CENTER PLAZA FOR LEASE

214.378.1212

6605 INTERSTATE 30
GREENVILLE, TX

NATALIA SINGER
NSINGER@VENTUREDFW.COM

NICK SKALAK
NSKALAK@VENTUREDFW.COM

LOCATION

6605 INTERSTATE 30
GREENVILLE, TX 75402

SIZE

5,402 SF

AVAILABLE SPACES

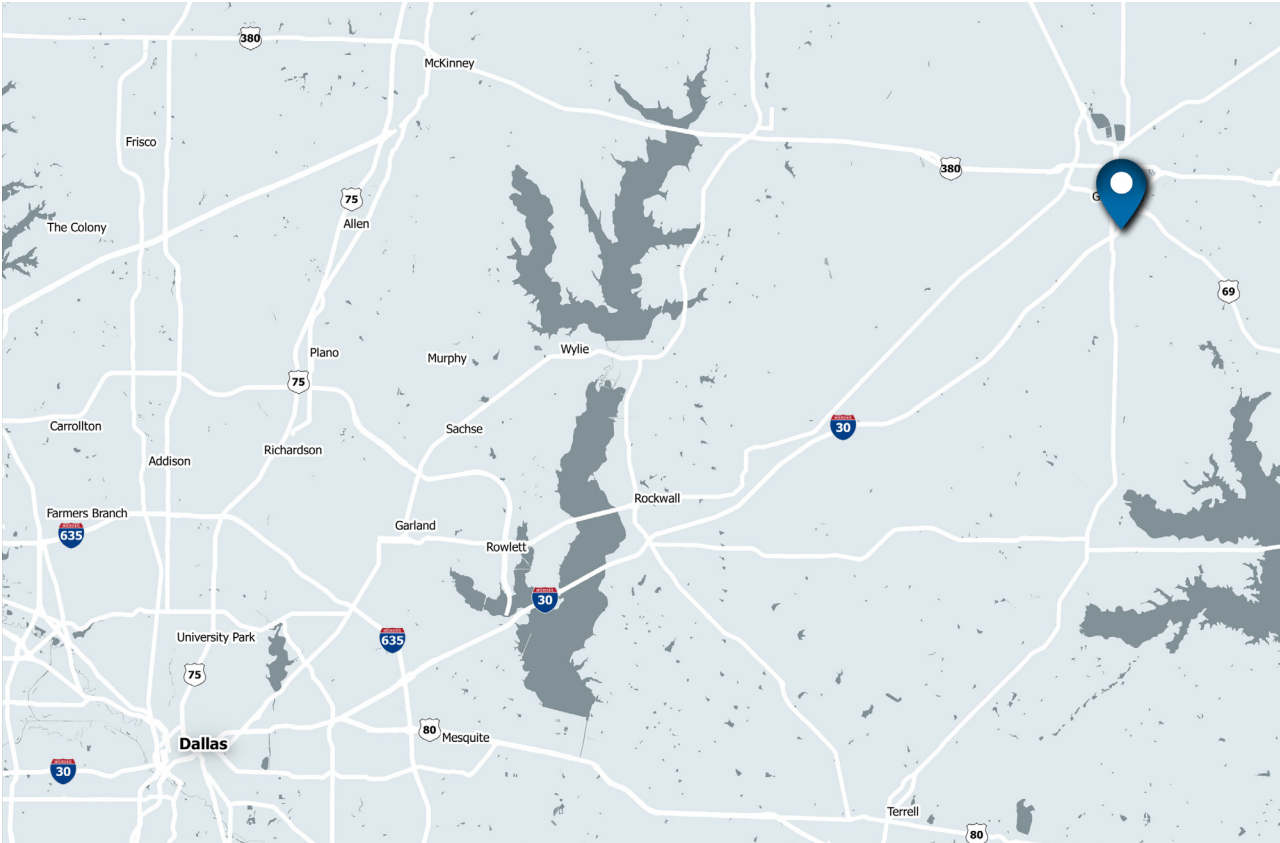
1,624 SF

TRAFFIC COUNTS

I-30
16,605 VPD

PROPERTY HIGHLIGHTS

- ★ STRATEGICALLY LOCATED ALONG I-30 CORRIDOR IN GREENVILLE, TX
- ★ GREENVILLE HAS BEEN EXPERIENCING STEADY MARKET GROWTH IN THE LAST 10 YEARS
- ★ LAST AVAILABLE SPACE OF 1624 SF BETWEEN HOTWORX AND NOBILITEA WITH GREAT VISIBILITY FROM I30 AND EASY ACCESS

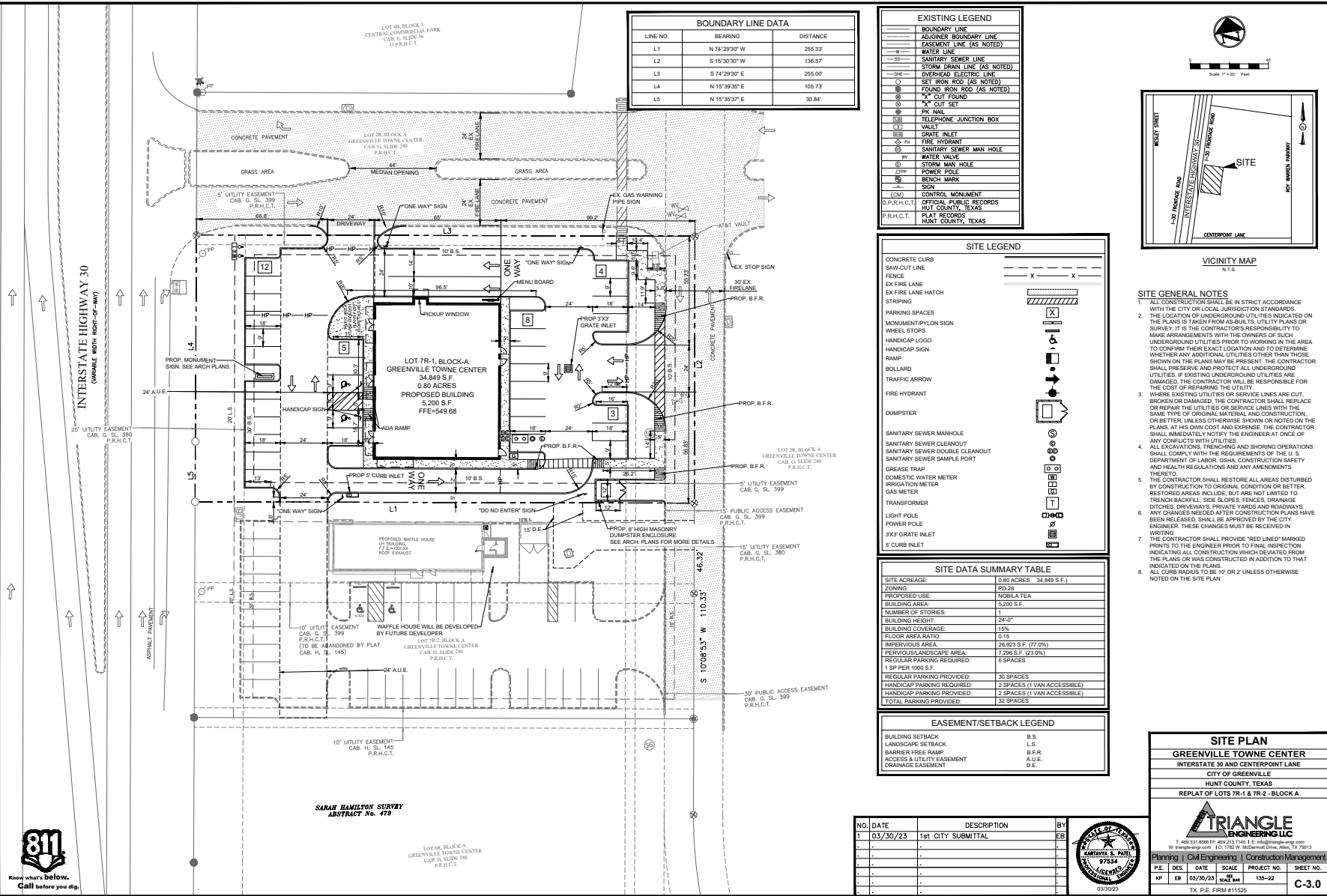


2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,402	25,716	35,689
EST. DAYTIME POPULATION	2,938	10,524	13,323
EST. AVG. HH INCOME	\$93,715	\$88,836	\$89,613

AREA ATTRACTIONS





SARAH HAMILTON SURVEY
ABSTRACT No. 478

LOT 18, BLOCK A
GREENVILLE TOWN CENTER
CAB. G. SLIDE 38
P.R.A.C.T.

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 74°29'30" W	255.33'
L2	S 15°30'30" E	136.57'
L3	S 74°29'30" E	255.00'
L4	N 15°30'30" E	105.73'
L5	N 15°30'30" E	30.84'

EXISTING LEGEND	
—	BOUNDARY LINE
—	ADJACENT BOUNDARY LINE
—	EASEMENT LINE (AS NOTED)
—	WATER LINE
—	SANITARY SEWER LINE
—	STORM DRAIN LINE (AS NOTED)
—	OVERHEAD ELECTRIC LINE
—	SET IRON ROD (AS NOTED)
—	CUT SET
—	FOUND IRON ROD (AS NOTED)
—	CUT FOUND
—	PK NAIL
—	WALL
—	TELEPHONE JUNCTION BOX
—	GRATE INLET
—	FIRE HYDRANT
—	SANITARY SEWER MAN HOLE
—	WATER VALVE
—	STORM MAN HOLE
—	POWER POLE
—	BENCH MARK
—	SIGN
—	CONTROL MONUMENT
—	OFFICIAL PUBLIC RECORDS
—	PLAT RECORDS
—	HUNT COUNTY, TEXAS
—	P.R.A.C.T.

SITE LEGEND	
—	CONCRETE CURB
—	SAW-CUT LINE
—	FENCE
—	EX FIRE LANE
—	EX FIRE LANE HATCH
—	STRIPIING
—	PARKING SPACES
—	MONUMENT/PLY ON SIGN
—	WHEEL STOPS
—	HANDICAP LOGO
—	HANDICAP SIGN
—	RAMP
—	BOLLARD
—	TRAFFIC ARROW
—	FIRE HYDRANT
—	DUMPSTER
—	SANITARY SEWER MANHOLE
—	SANITARY SEWER CLEANOUT
—	SANITARY SEWER DOUBLE CLEANOUT
—	SANITARY SEWER SAMPLE PORT
—	GREASE TRAP
—	DOMESTIC WATER METER
—	IRRIGATION METER
—	GAS METER
—	TRANSFORMER
—	LIGHT POLE
—	POWER POLE
—	3X3 GRATE INLET
—	5' CURB INLET

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.80 ACRES (34,849 S.F.)
ZONING:	PD-28
PROPOSED USE:	MOBILE TEA
BUILDING AREA:	5,200 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	24'-0"
BUILDING COVERAGE:	18%
FLOOR AREA RATIO:	0.15
IMPERVIOUS AREA:	25,923 S.F. (77.0%)
PERVIOUS/LANDSCAPE AREA:	7,296 S.F. (23.0%)
REGULAR PARKING PROVIDED:	6 SPACES
15' PARK 1000 S.F.	
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

EASEMENT/SETBACK LEGEND	
—	BUILDING SETBACK
—	LANDSCAPE SETBACK
—	BARRIER FREE RAMP
—	ACCESS & UTILITY EASEMENT
—	DRAINAGE EASEMENT

NO.	DATE	DESCRIPTION	BY
1	03/30/23	1st CITY SUBMITTAL	EB
2			
3			
4			
5			
6			
7			
8			
9			
10			



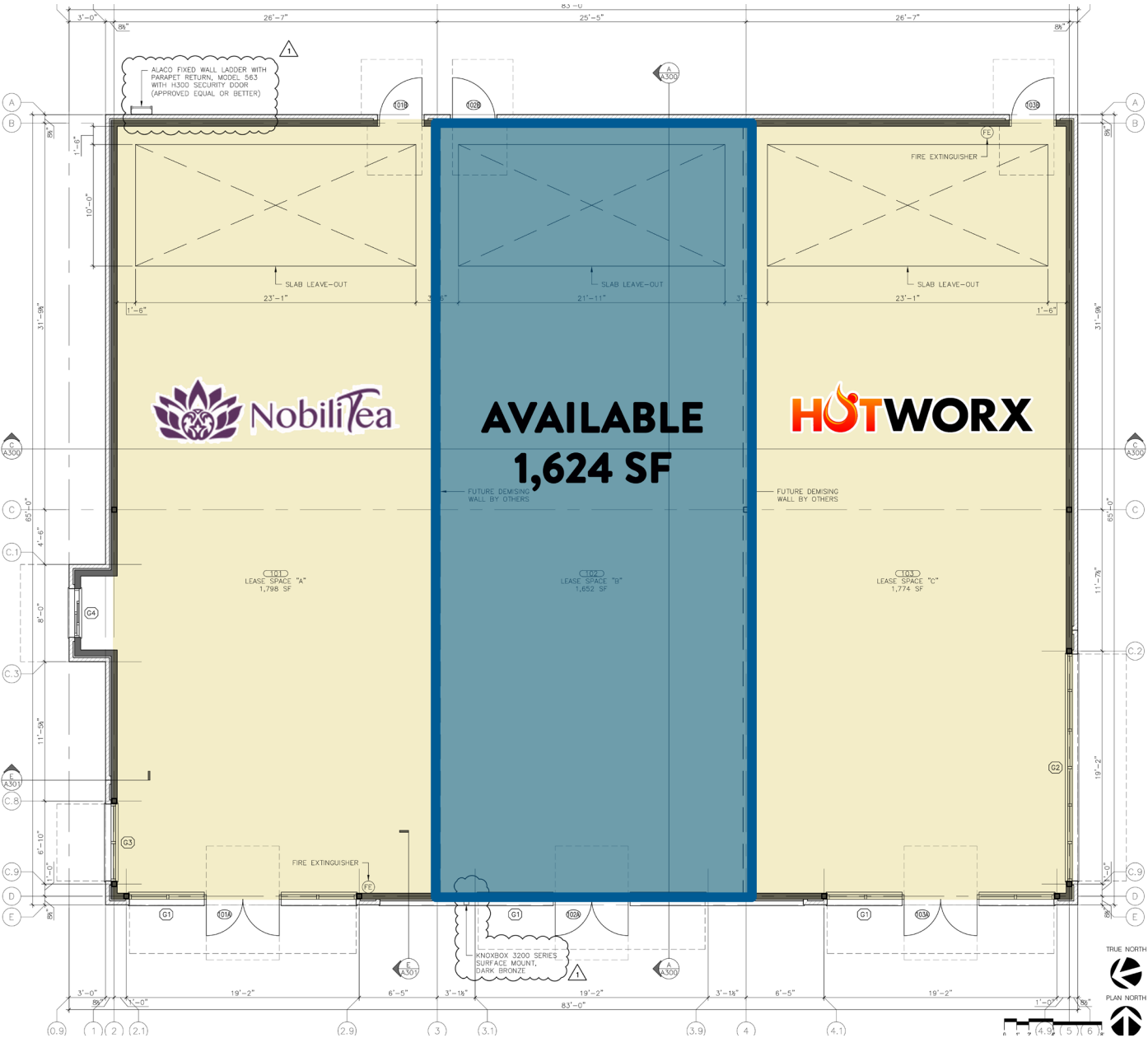
SITE PLAN
GREENVILLE TOWN CENTER
INTERSTATE 30 AND CENTERPOINT LANE
CITY OF GREENVILLE
HUNT COUNTY, TEXAS
REPLAT OF LOTS 7R-1 & 7R-2 - BLOCK A

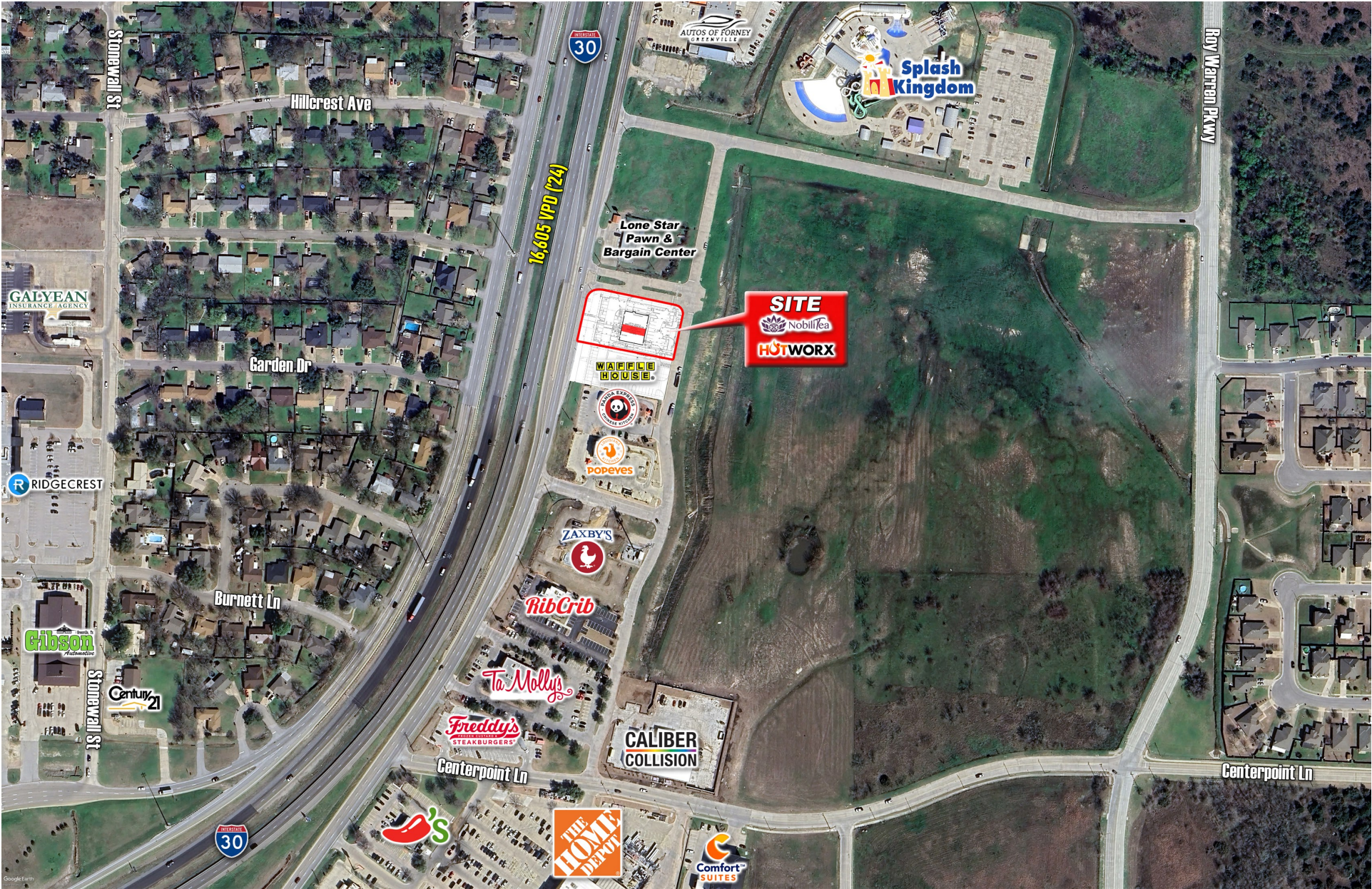
TRIANGLE ENGINEERING LLC
1409 331 8556 | 409 212 7415 | E: info@triangleeng.com
W: triangleeng.com | 101 1782 W. Bachman Blvd., Suite 100, TX 76103

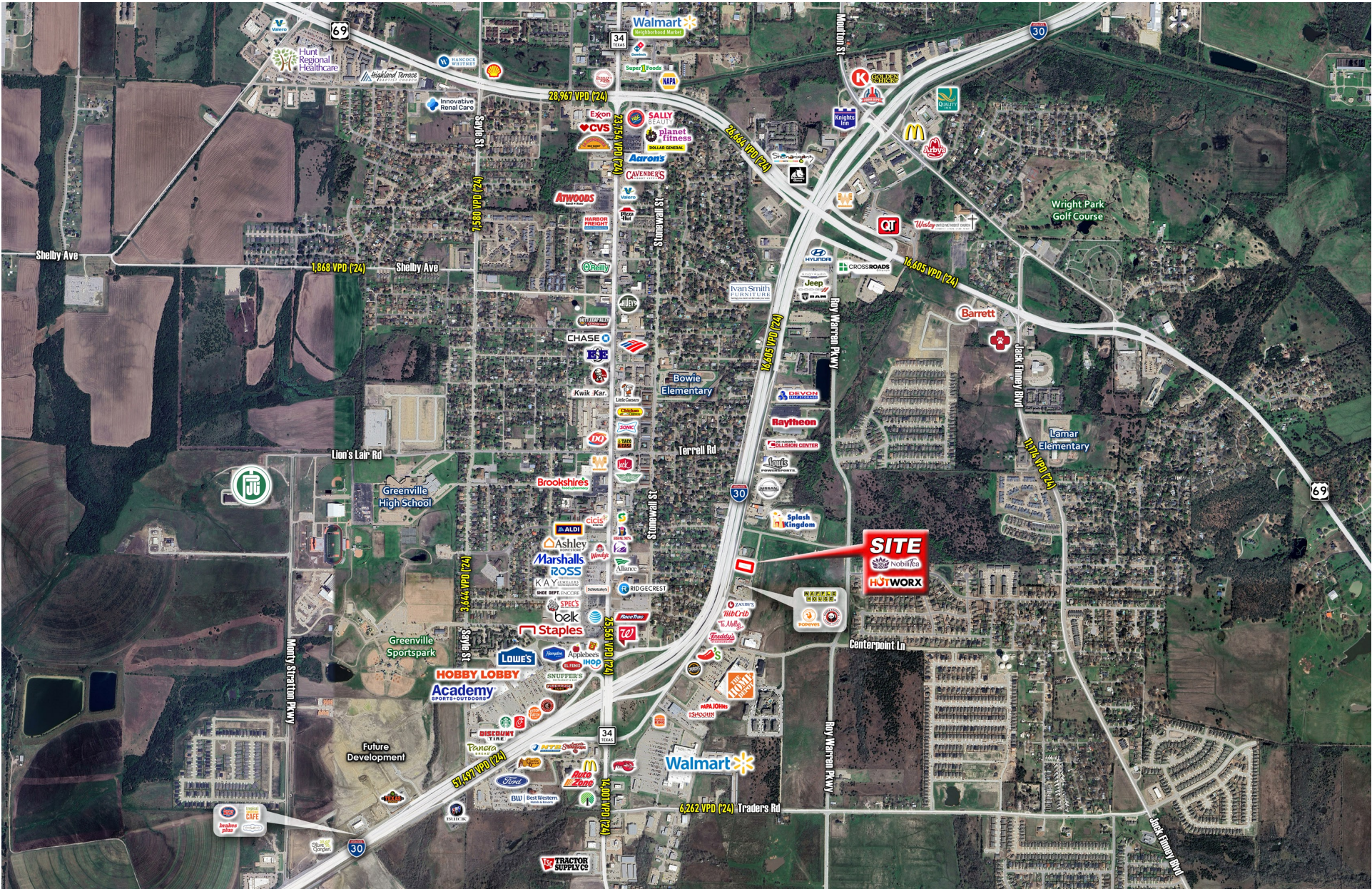
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
EB		03/30/23	AS SHOWN	135-22	C-3.0

TX P.E. FIRM #11525









8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

NATALIA SINGER

Senior Vice President
214.378.1212
nsinger@venturedfw.com

NICK SKALAK

Associate
214.378.1212
nskalak@venturedfw.com



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Venture Commercial Real Estate, LLC.
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

476641
License No.

info@venturedfw.com
Email

214-378-1212
Phone

Michael E. Geisler
Designated Broker of Firm

350982
License No.

mgeisler@venturedfw.com
Email

214-378-1212
Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Natalia Singer
Sales Agent/Associate's Name

617025
License No.

nsinger@venturedfw.com
Email

214-378-1212
Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Venture Commercial Real Estate, LLC.</u>	<u>476641</u>	<u>info@venturedfw.com</u>	<u>214-378-1212</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael E. Geisler</u>	<u>350982</u>	<u>mgeisler@venturedfw.com</u>	<u>214-378-1212</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Nick Skalak</u>	<u>777883</u>	<u>nskalak@venturedfw.com</u>	<u>214-378-1212</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date