

4801-4805 WESLEY ST

FOR SALE

NEQ of Wesley St & Joe Ramsey Blvd, Greenville, Texas



1-STORY BUILDING:

12,579 SF GLA

LAND SIZE:

30,800 SF / 0.707 AC NET

YEAR BUILT / RENOVATED:

1985 / 2022

SALE PRICE:

Contact Broker

NOI: \$263,350

TRAFFIC COUNTS:

Wesley St: 14,419 VPD
 Joe Ramsey Blvd: 28,449 VPD
 (TXDOT 2023)

PROPERTY INFORMATION:

Fully leased - 4 tenants - Athletico Physical Therapy, Lake Pointe Orthopedics, North Star Diagnostic Imaging, and Occupational Medicine Services Plus

Easy access to I-30 - only 30 minutes to Downtown Dallas

Located in the heart of Greenville

Less than one mile from Hunt Regional Medical Center

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2024 Population	8,307	27,040	32,175
Daytime Pop.	10,425	33,586	44,319
Avg. HH Income	\$70,918	\$80,602	\$86,470

For more information, please contact David English

972-961-8532 (o) • 214-676-6424 (m) • denglish@ridgepcr.com

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

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North Star Diagnostic Imaging offers a promising investment opportunity in the rapidly growing healthcare sector, with an estimated \$6.5 million in annual revenue. Renowned for its cutting-edge diagnostic imaging technology and unwavering commitment to patient care, North Star continues to be a standout in the medical community. Located in the heart of Greenville, with easy access to I-30 and just 30 minutes from Downtown Dallas, this facility provides exceptional convenience for both patients and staff. This is your chance to secure a state-of-the-art medical property with a reliable and reputable tenant.



Athletico Management, LLC stands as a leader in the healthcare and rehabilitation fields, with an estimated \$12 million in annual revenue. With more than 30 years of experience, Athletico has earned the trust of physicians and patients alike for its exceptional physical and occupational therapy services. Specializing in sports medicine, injury prevention, and rehabilitation, Athletico's proven track record of success makes it an invaluable asset in the healthcare landscape. Strategically located with prominent visibility and access, this facility is perfectly positioned to serve its community. Take advantage of this prime investment opportunity with a respected healthcare provider that has built a strong foundation over decades.



Occupational Medicine Services Plus in Greenville, TX, is a trusted provider of occupational health services, specializing in worker's compensation, injury treatment, pre-employment physicals, and drug testing. As a vital resource for local businesses, this facility plays a crucial role in maintaining a healthy and safe workforce. With a reputation for fast, reliable, and compassionate care, Occupational Medicine Services Plus is a go-to for both employers and employees in the region. Conveniently located, the facility offers easy access to local businesses while providing essential services to the community. Don't miss this opportunity to invest in a well-established and indispensable healthcare provider.



Lake Pointe Orthopaedics is a leading provider of orthopedic care, delivering exceptional outcomes through high-quality, compassionate services. Specializing in joint replacements, sports injuries, and spinal care, the practice combines advanced technology with a patient-centered approach. With a mission focused on fostering a supportive and professional environment, Lake Pointe Orthopaedics collaborates with patients to achieve their goals and improve their quality of life. Their long-standing commitment to excellence makes them a trusted provider in the community. Conveniently located with easy access, this facility is well-positioned to continue serving its patient base. This is an excellent opportunity to invest in a respected practice with a proven track record and a mission of patient success.

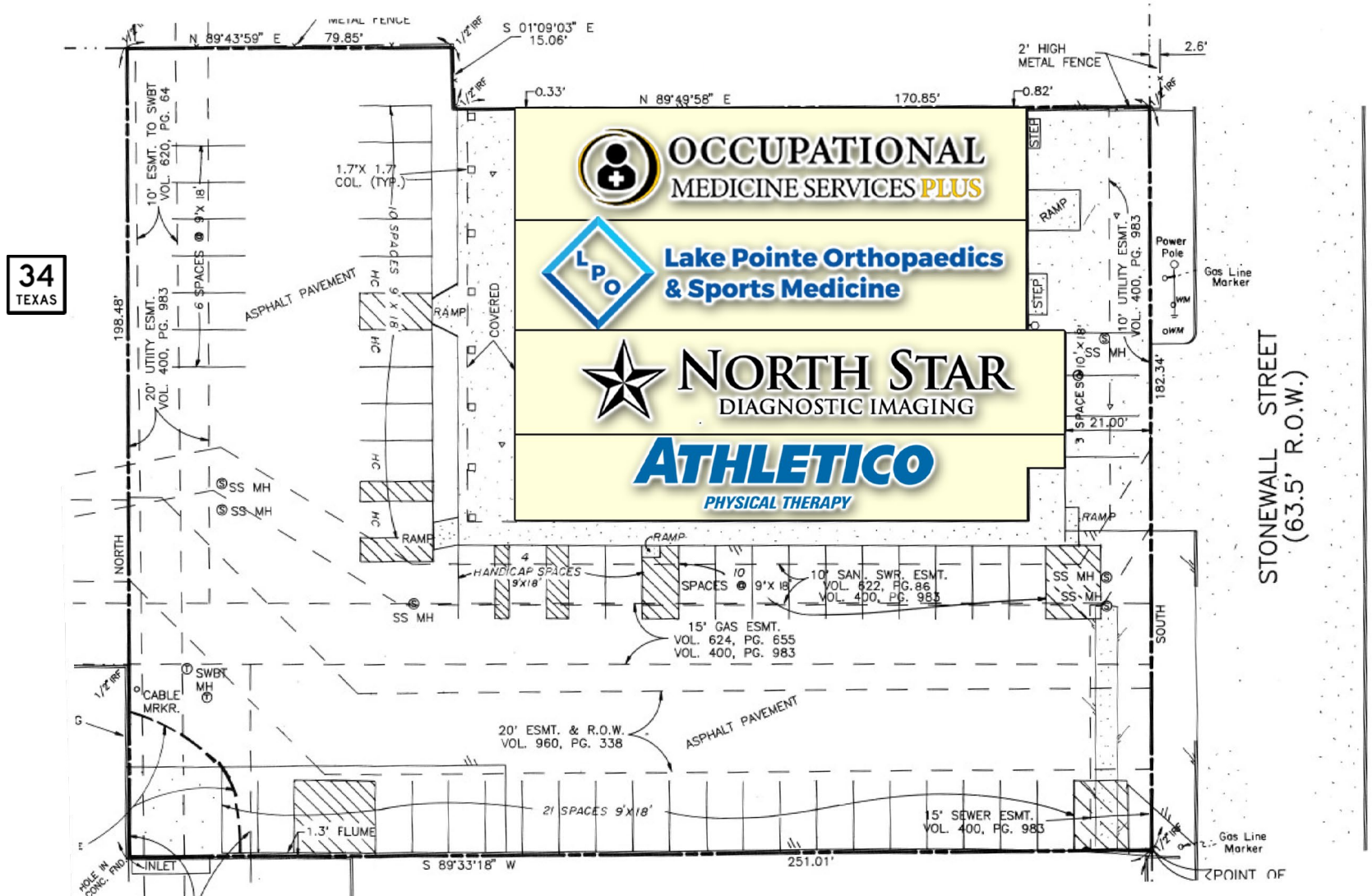
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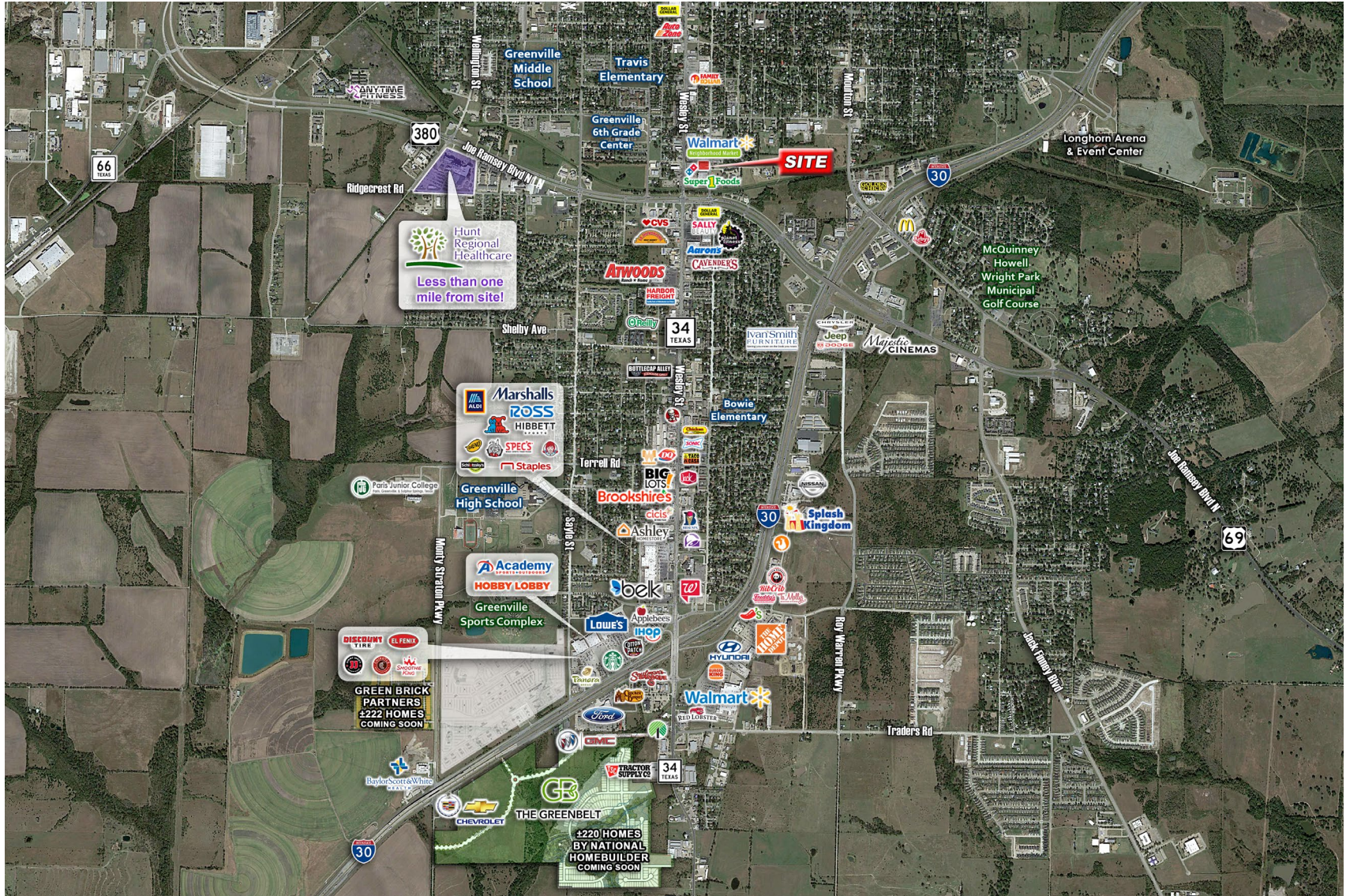
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Information About Brokerage Services

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. **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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David English	370006	denglish@ridgepcr.com	214-676-6424
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