



NWC CENTERPOINT LN & ROY WARREN

For lease or sale:
Greenville, Texas
75402

VENTURE

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Metrics

NWC Centerpoint Ln & Roy Warren Pkwy
Greenville, Texas 75402

Site

Available for a Grocery store

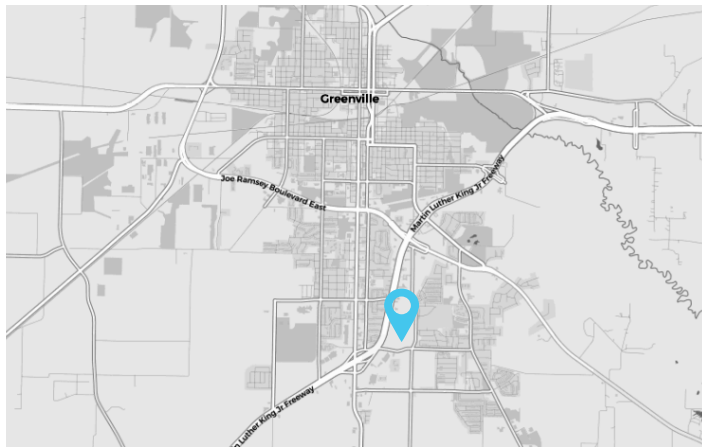
Available Space

Retail Pad 1
1,500 SF - 20,000 SF 1.16 AC

Pad 2 Pad 3
1.45 AC 0.75 AC

Traffic Counts

I-30 Roy Warren Pkwy
61,581 VPD 2,727 VPD



Property Highlights

1. Ideal for a Grocery anchored development in growing residential and regional trade area
2. Adjacent to 226-unit Aspen Multifamily Development
3. Near The Home Depot, Walmart & other national retailers
4. Located within Greenville's established retail corridor
5. Strong surrounding residential growth

2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,085	23,285	35,520
EST. DAYTIME POPULATION	2,408	10,077	12,942
EST. AVG. HH INCOME	\$92,333	\$88,404	\$88,701

Area Attractions



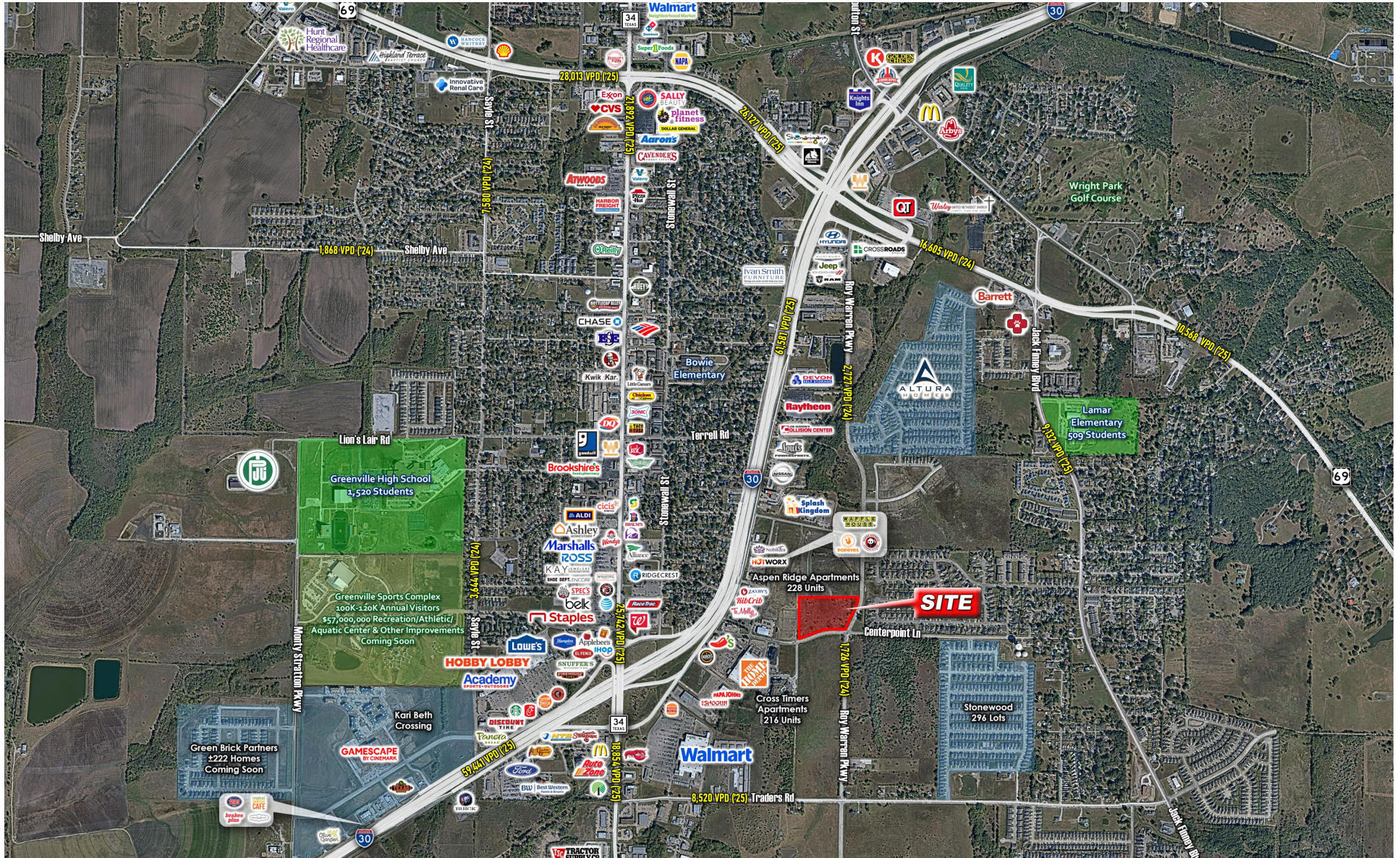
Site Plan

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Aerial

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VENTURE

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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.

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.**

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 - 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.

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