



INVESTMENT SALES & LEASING

3907 Lee St, Greenville, TX 75401, USA

For Sale

Former Church | Adaptive
Reuse Opportunity



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PROPERTY OVERVIEW

- BUILDING SIZE / LOT SIZE
±7,410 SF / ±0.396ACRES
- YEAR BUILT
1965
- PARKING
ON-SITE
- ZONING
COMMUNITY-FOCUSED | EVENT-DRIVEN | FLEXIBLE USE
- UTILITIES / POWER
GAS, ELECTRICITY, CITY WATER, AND CITY SEWER



INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

7,642

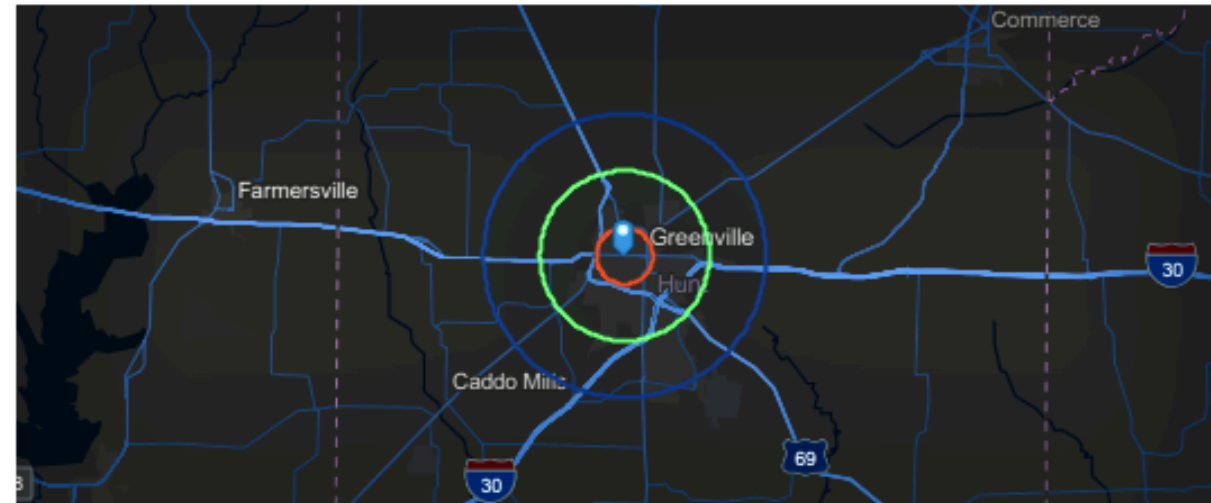
Population



32.5

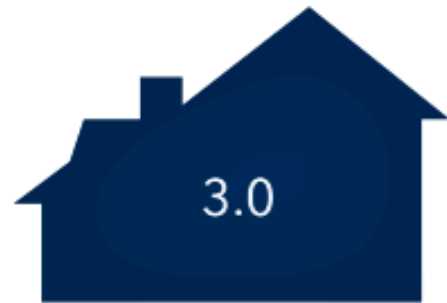
Median Age

1 mile



US\$51,498

Median Household Income



3.0

Average Household Size

BUSINESS

1 mile



385

Total Businesses



3,183

Total Employees

Variables

1 mile 3 miles 5 miles

2000 Total Households 2,227 7,917 9,433

2010 Total Households 2,316 8,450 10,160

2025 Total Households 2,493 9,342 12,211

2030 Total Households 2,727 10,147 13,377

EMPLOYMENT

1 m

43%

White Collar

41%

Blue Collar

17%

Services



3.7%

Unemployment Rate

EDUCATION

1 mile



22%

No High School Diploma



39%

High School Graduate



27%

Some College



13%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

1 mile

US\$1,338
Apparel & Services

US\$122
Computers & Hardware

US\$2,349
Eating Out

US\$4,169
Groceries

US\$4,299
Health Care



MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

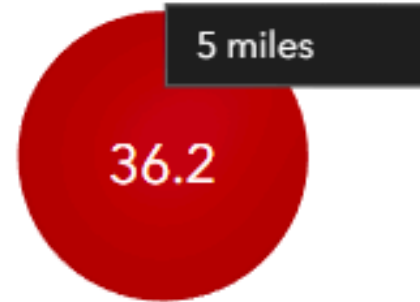
31,893

Population



2.6

Average Household Size



5 miles

36.2

Median Age

US\$65,688

Median Household Income

BUSINESS

5 miles



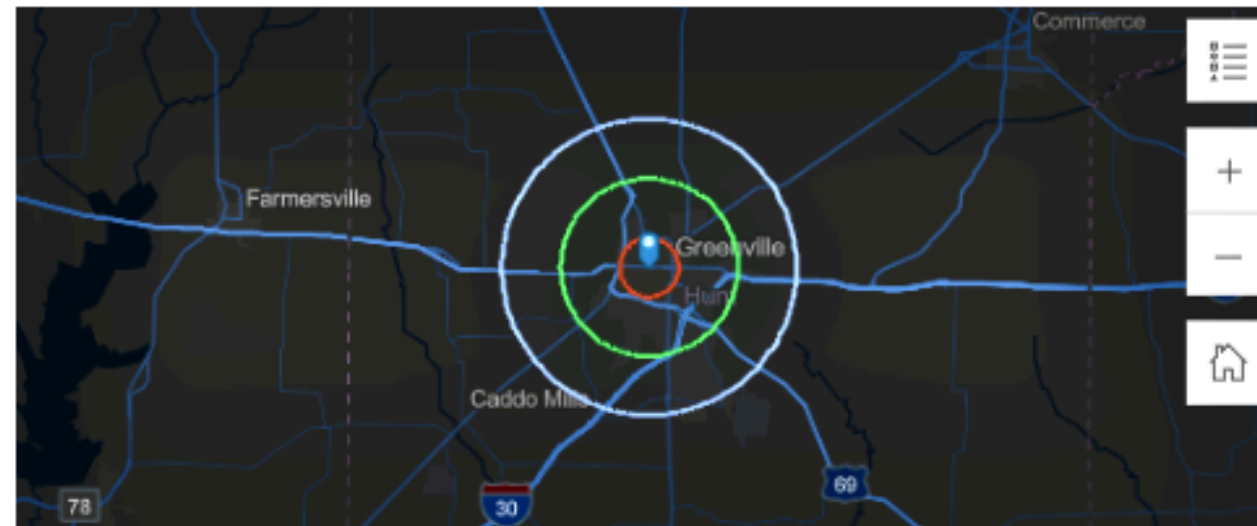
1,524

Total Businesses



19,896

Total Employees



Variables

1 mile

3 miles

5 miles

2000 Total Households

2,227

7,917

9,433

2010 Total Households

2,316

8,450

10,160

2025 Total Households

2,493

9,342

12,211

2030 Total Households

2,727

10,147

13,377

EMPLOYMENT

5 miles



56%

White Collar



28%

Blue Collar



16%

Services

4.4%

Unemployment Rate

EDUCATION

5 miles

11%

No High School Diploma



37%

High School Graduate



28%

Some College



24%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

5 miles

US\$1,841
Apparel & Services

US\$169
Computers & Hardware

US\$3,098
Eating Out

US\$5,791
Groceries

US\$6,155
Health Care



PRO FORMA CAP RATE

- Building Size: $\pm 7,410$ SF
- Purchase Price: $\pm \$499,000$
- Rehab Budget: $\pm \$100,000$
- Total All In Cost: $\pm \$599,000$
- Lease Type: NNN
- Landlord Expenses: Minimal
- Pro Forma Rent: $\pm \$12.00$ PSF NNN

PRO FORMA NOI: $\pm \$88,920.00$

PRO FORMA CAP RATE: $\pm 14.84\%$



INVESTMENT SALES & LEASING



City of Greenville Overview

- STRATEGIC LOCATION ALONG I-30 WITH DIRECT ACCESS TO DALLAS–FORT WORTH AND EAST TEXAS
- GROWING POPULATION SUPPORTING LONG-TERM COMMERCIAL DEMAND
- MORE AFFORDABLE PRICING COMPARED TO CORE DFW MARKETS
- STRONG APPEAL FOR OWNER-USERS, LOCAL INVESTORS, AND VALUE-ADD BUYERS
- INCREASING INTEREST FROM BUSINESSES SEEKING LOWER OPERATING COSTS OUTSIDE DFW
- RETAIL DEMAND SUPPORTED BY REGIONAL DRAW AND DAILY COMMUTER TRAFFIC
- INDUSTRIAL AND FLEX DEMAND DRIVEN BY LOGISTICS, WAREHOUSING, AND LIGHT MANUFACTURING
- AVAILABILITY OF LARGER TRACTS AND REDEVELOPMENT SITES NOT COMMON IN URBAN MARKETS
- PRO-BUSINESS ENVIRONMENT WITH STREAMLINED DEVELOPMENT AND ENTITLEMENT PROCESSES
- STABLE TENANT DEMAND FROM HEALTHCARE, SERVICE, AND ESSENTIAL-USE BUSINESSES
- OPPORTUNITY FOR LONG-TERM APPRECIATION AS DFW GROWTH CONTINUES EASTWARD



HUNT COUNTY OVERVIEW

- STRATEGIC LOCATION ALONG THE EASTERN GROWTH CORRIDOR OF THE DALLAS–FORT WORTH METROPLEX WITH DIRECT I-30 ACCESS
- LOWER LAND AND ASSET PRICING THAN CORE DFW MARKETS, CREATING ATTRACTIVE YIELD AND VALUE-ADD OPPORTUNITIES
- GROWING SPILLOVER DEMAND FROM DFW FOR INDUSTRIAL, FLEX, AND SERVICE-ORIENTED RETAIL USES
- STABLE DEMAND FROM HEALTHCARE, PROFESSIONAL SERVICES, AND LOCAL BUSINESSES
- AVAILABILITY OF LARGER DEVELOPMENT AND REDEVELOPMENT SITES NOT TYPICALLY FOUND IN URBAN CORES
- PRO-BUSINESS LOCAL ENVIRONMENT WITH SUPPORTIVE MUNICIPALITIES AND STREAMLINED DEVELOPMENT PROCESSES
- WORKFORCE DEPTH SUPPORTED BY TEXAS A&M UNIVERSITY–COMMERCE AND REGIONAL LABOR SUPPLY
- LONG-TERM APPRECIATION POTENTIAL DRIVEN BY CONTINUED RESIDENTIAL AND COMMERCIAL GROWTH EAST OF DFW

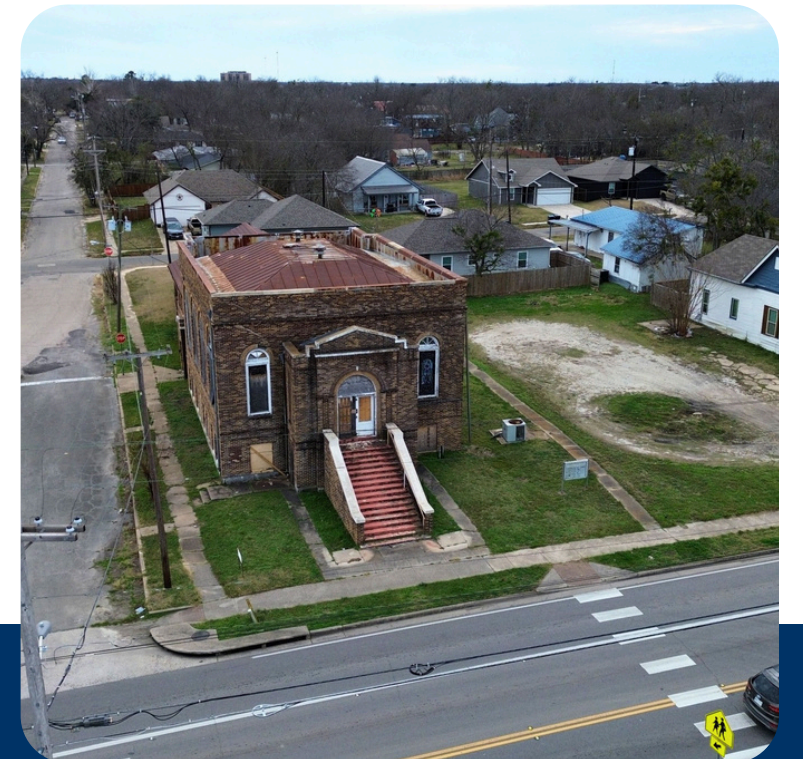
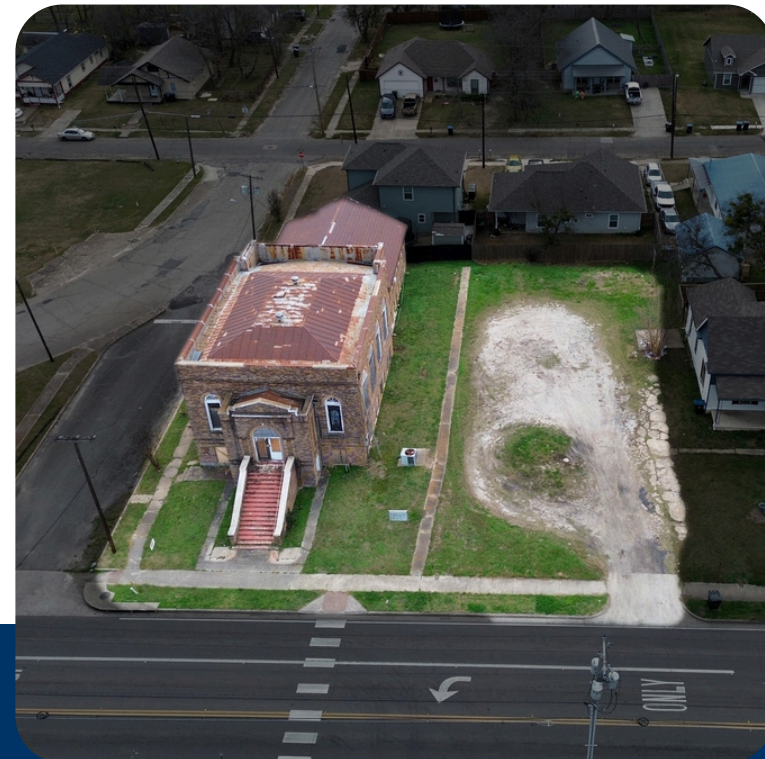


INVESTMENT HIGHLIGHTS

- Prime location in the heart of Downtown Greenville, TX with strong visibility
- Positioned across from Family Dollar and surrounded by established retail, gas stations, and convenience uses
- Rare 7,410 SF, two-story building with flexible layout and adaptive reuse potential
- Open-concept interior with high ceilings and floor-to-ceiling windows providing abundant natural light
- Situated in a high-traffic, walkable downtown district with dense surrounding population
- Proximity to popular dining, entertainment venues, and key transportation corridors
- Fully serviced with all utilities in place: gas, electricity, city water, and city sewer
- City zoning allows for a variety of commercial, retail, office, or creative concepts
- 0.4-acre site ($\pm 17,500$ SF) offering additional flexibility and long-term upside
- Turn-key opportunity for investors or tenants seeking a unique, character-driven downtown asset



INVESTMENT HIGHLIGHTS



**GARDEN
PARK**



Lee Street Car Wash

FAMILY DOLLAR

Lee St

Washington St











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Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

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