



INVESTMENT SALES & LEASING

2814 Terrell Road,
Greenville, TX 75402

For Sale

State Farm Sale Leaseback
Investment

Karan Aulakh, CCIM

Managing Broker

469-471-6413

karan@karecommercial.com

karecommercial.com



PROPERTY OVERVIEW

- BUILDING SIZE / LOT SIZE
±2,737 SF / ±0.437 ACRES
- YEAR BUILT
1984
- PARKING
ON SITE
- ZONING
COMMERCIAL
- UTILITIES / POWER
CITY SEWER & CITY WATER,GAS



INVESTMENT SALES & LEASING

DEMOGRAPHIC SUMMARY

2814 Terrell Rd, Greenville, Texas, 75402 2

Ring of 1 mile

KARE

INVESTMENT SALES & LEASING

KEY FACTS

7,446

Population



3,227

Households

38.0

Median Age

US\$66,810

Median Disposable Income

EDUCATION

6.5%

No High School Diploma



35.9%

High School Graduate



31.6%

Some College/
Associate's Degree



26.1%

Bachelor's/Grad/
Prof Degree

INCOME



US\$81,776

Median Household Income



US\$47,958

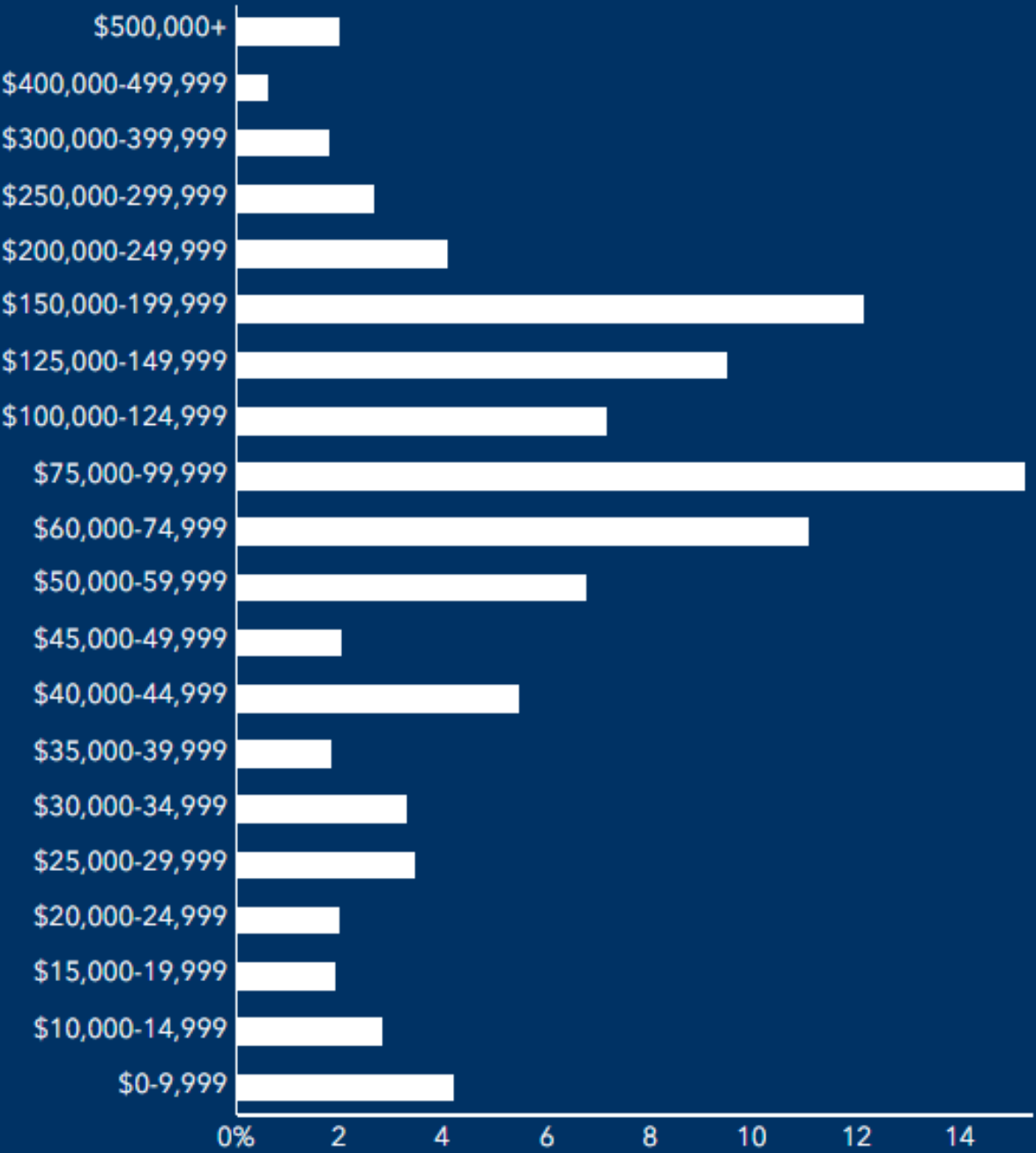
Per Capita Income



US\$203,696

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



64.9%

White Collar



18.8%

Blue Collar

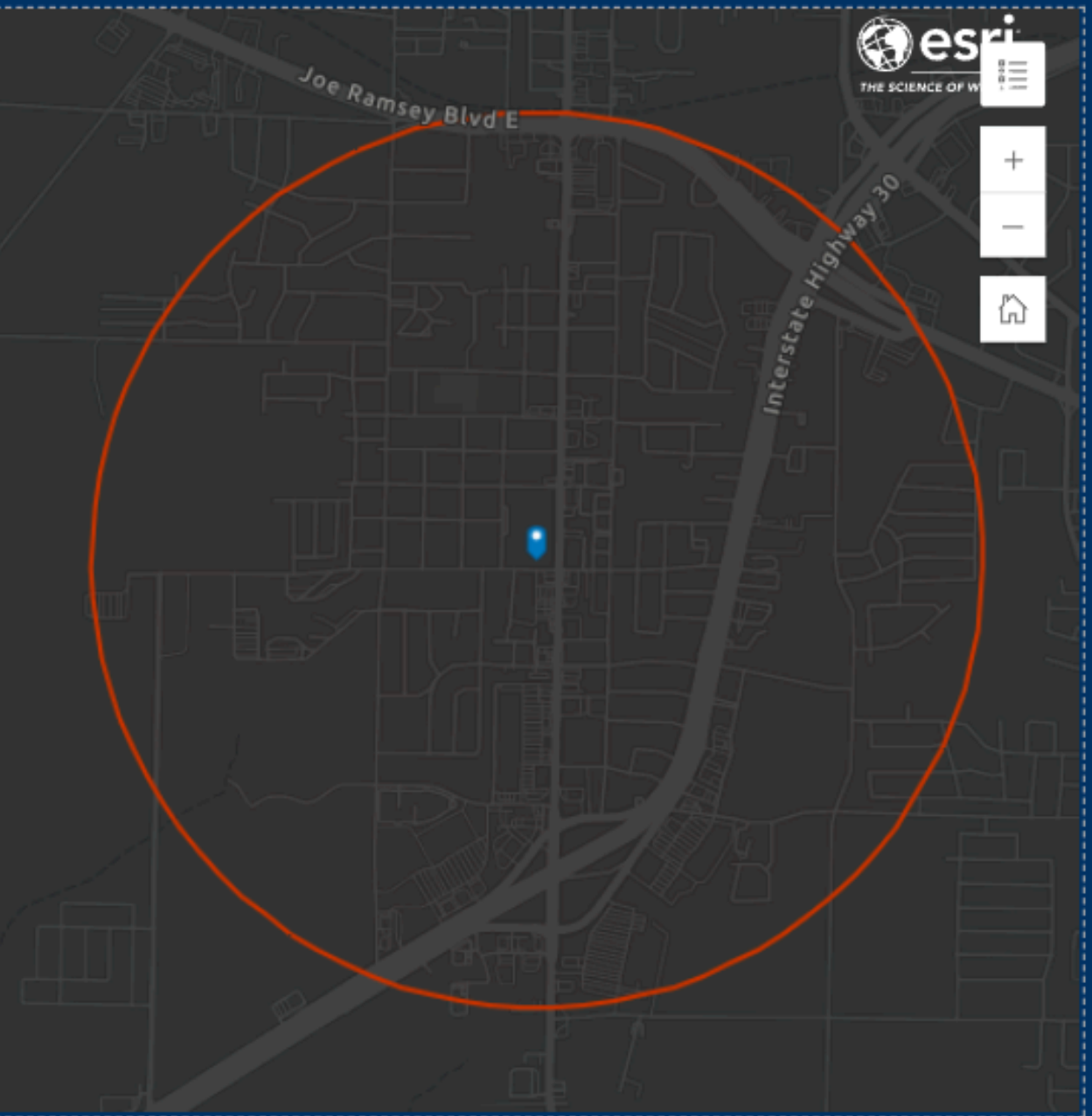


20.4%

Services

3.3%

Unemployment Rate



DEMOGRAPHIC SUMMARY

2814 Terrell Rd, Greenville, Texas, 75402 2
Ring of 5 miles

KARE

INVESTMENT SALES & LEASING

KEY FACTS

36,159

Population



13,995

Households

36.9

Median Age

US\$62,709

Median Disposable Income

EDUCATION

11.0%

No High School Diploma



36.8%

High School Graduate



27.0%

Some College/
Associate's Degree



25.2%

Bachelor's/Grad/
Prof Degree

INCOME



US\$75,950

Median Household Income



US\$40,171

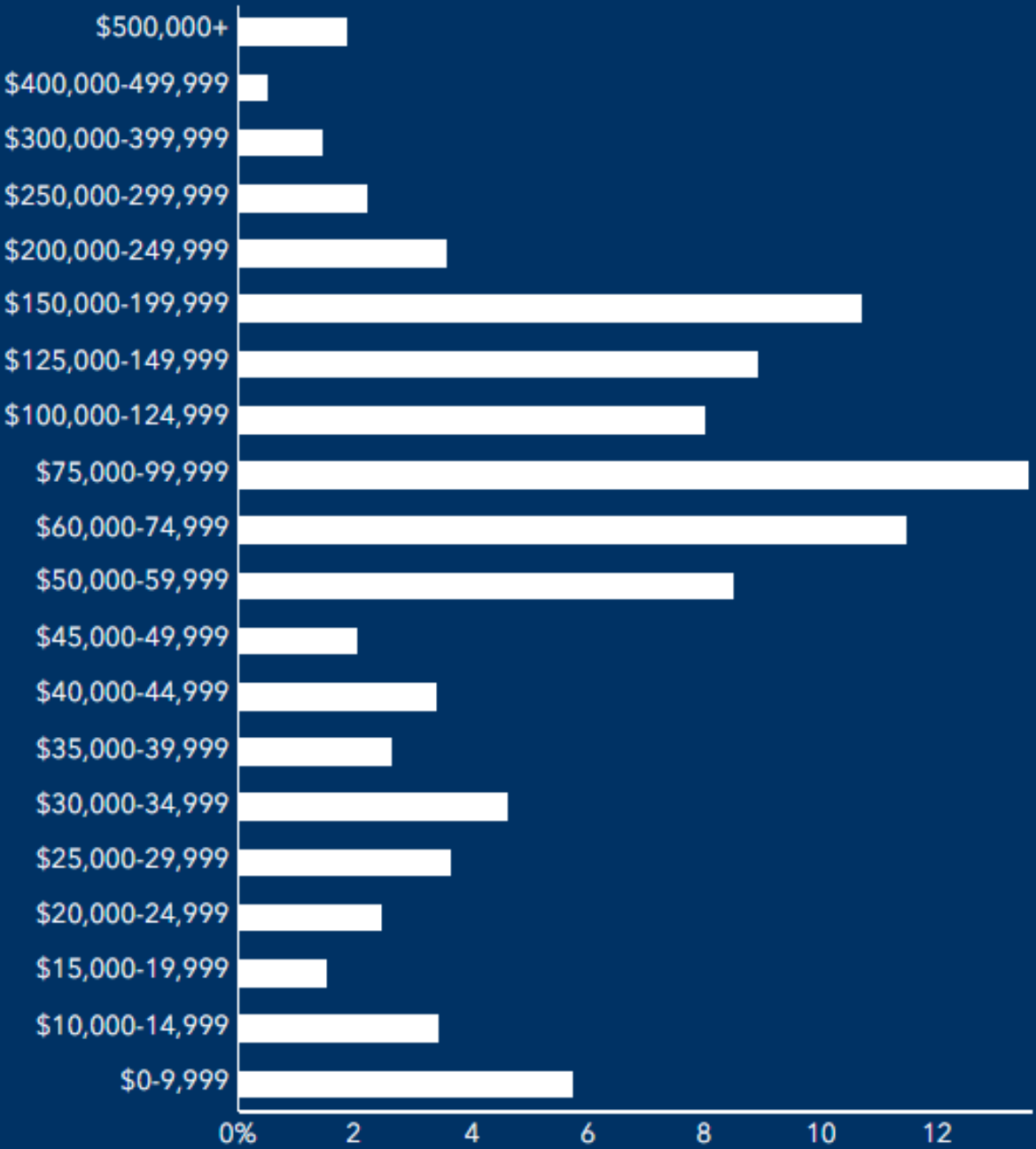
Per Capita Income



US\$188,301

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



56.6%

White Collar



27.4%

Blue Collar

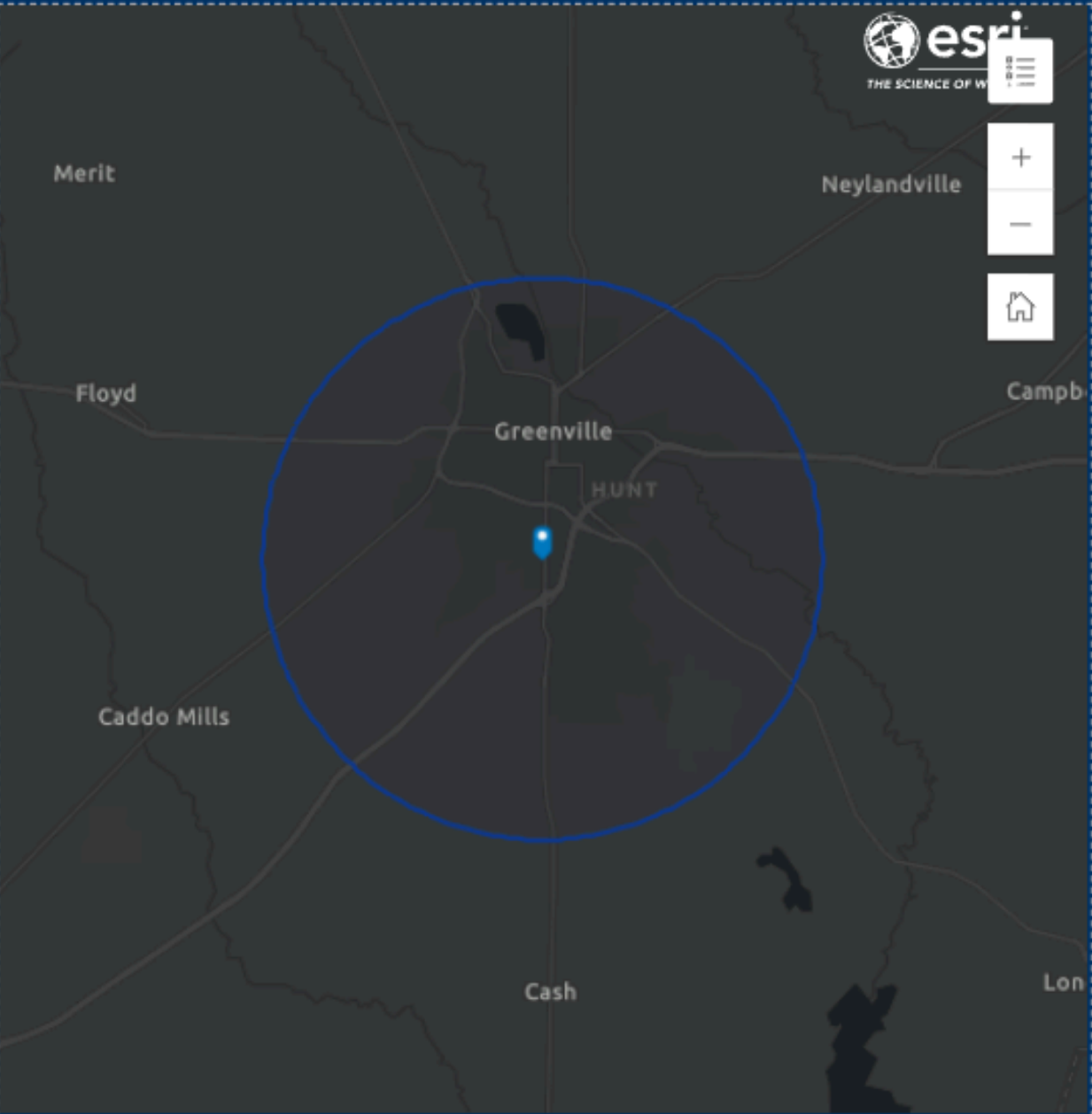


21.5%

Services

4.6%

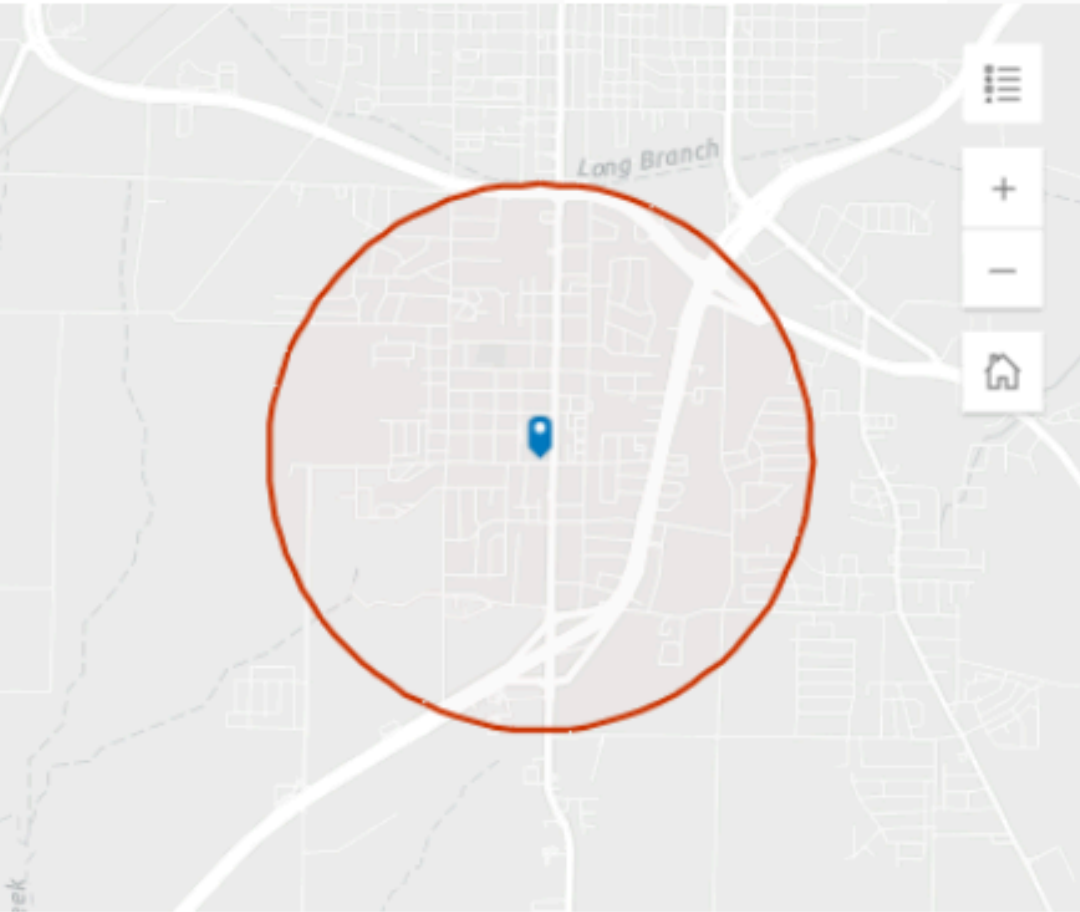
Unemployment Rate



2020 CENSUS DEMOGRAPHICS | 1 MILE

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

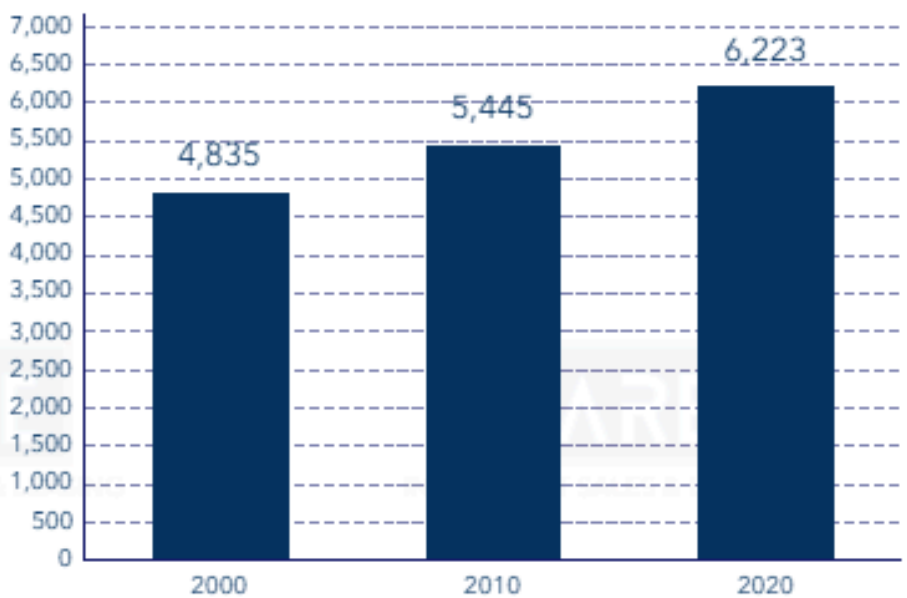
2010-2020 ANNUAL GROWTH RATE



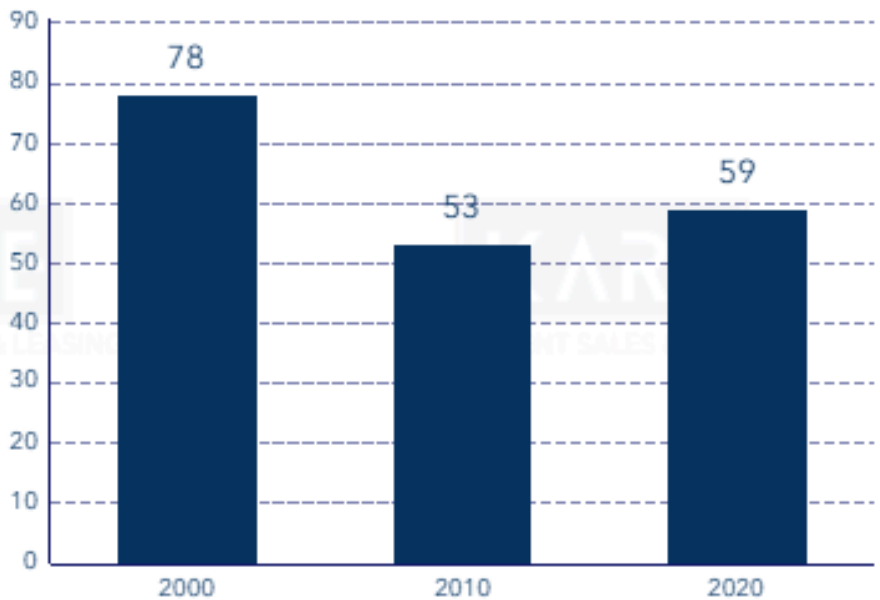
KEY FACTS



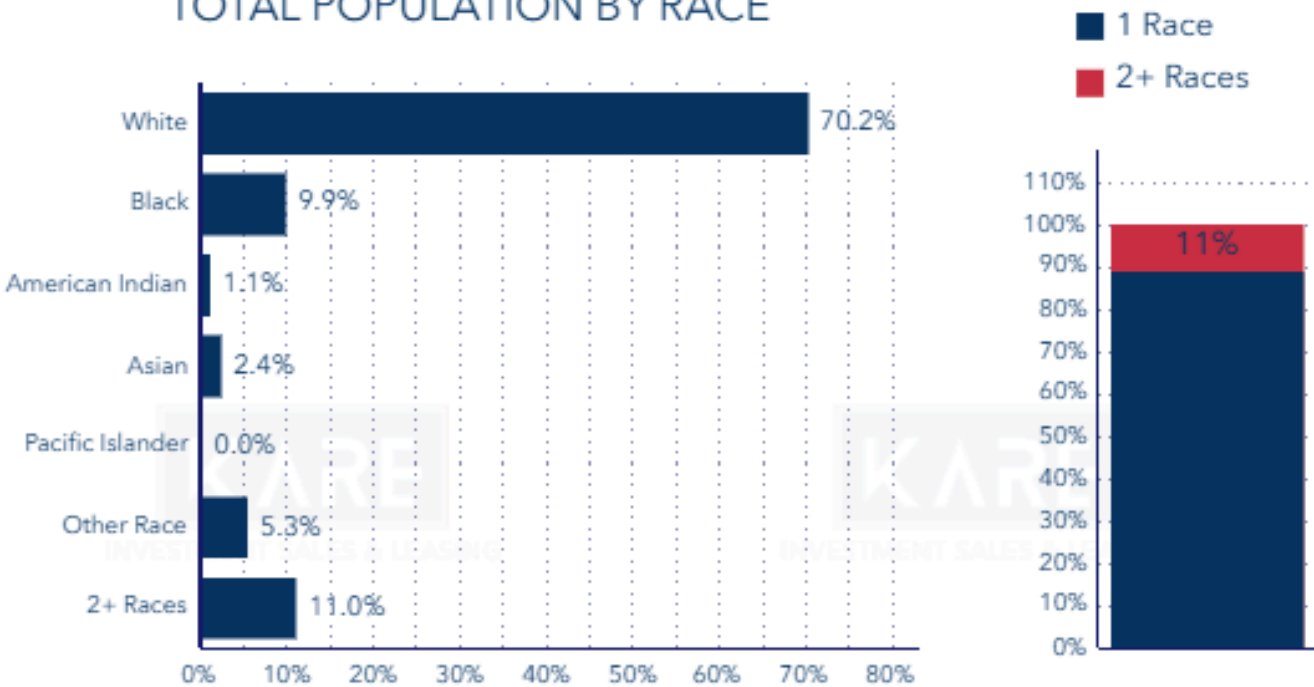
HOUSEHOLD POPULATION



GROUP QUARTERS



TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE

	Less Than 18 Years	18 Years and Older
Total	1,463	4,819
1 Race	1,212	4,379
White	873	3,536
Black	158	464
American Indian/Alaska Native	31	41
Asian	36	117
Pacific Islander	0	2
Some Other Race	115	220
2 or More Races	251	440

2020 CENSUS DEMOGRAPHICS | 5-MILE

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

32,068
Total Population

13,237
Housing Units

410.5
Population Density

2.61
Average Household Size

12,069
Total Households

74.2
Diversity Index

2010-2020 ANNUAL GROWTH RATE



1.04%
Population

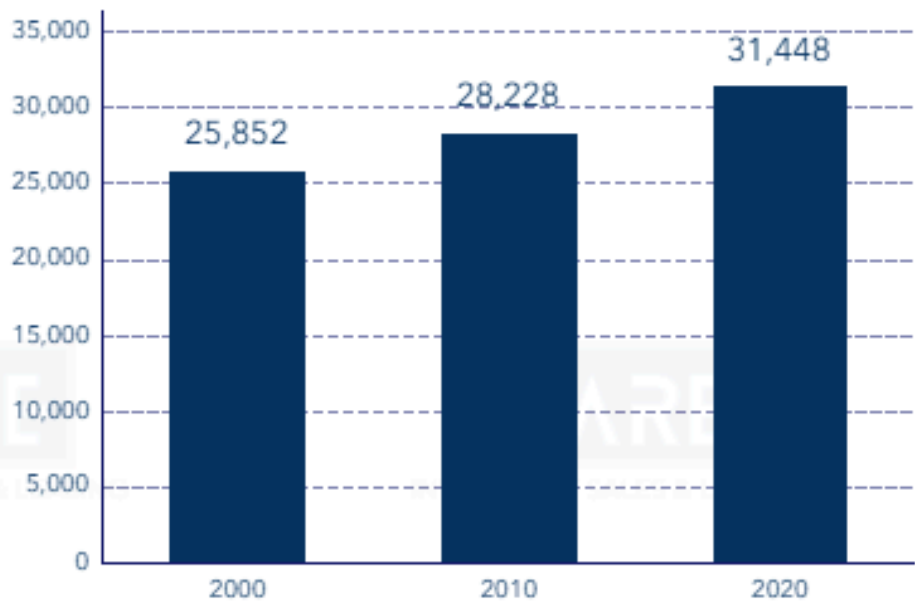


-0.85%
Group Quarters

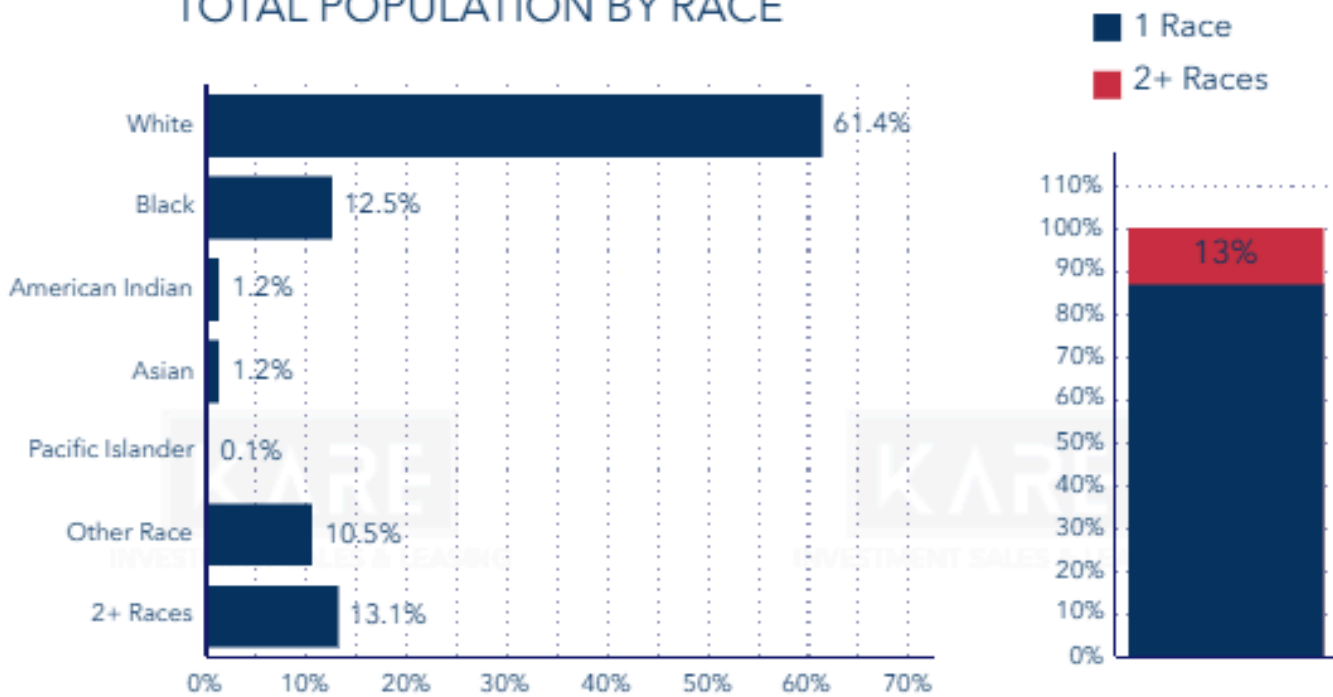


0.97%
Households

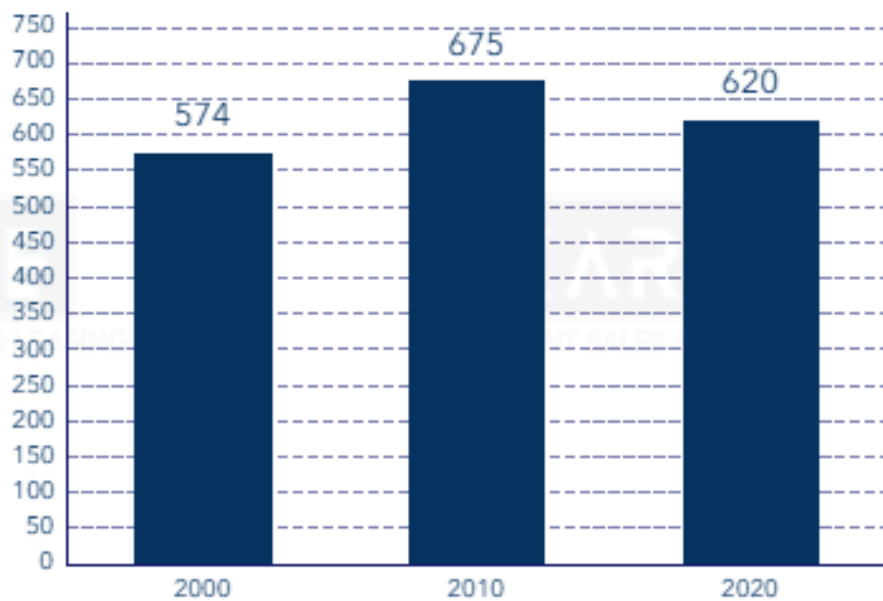
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE

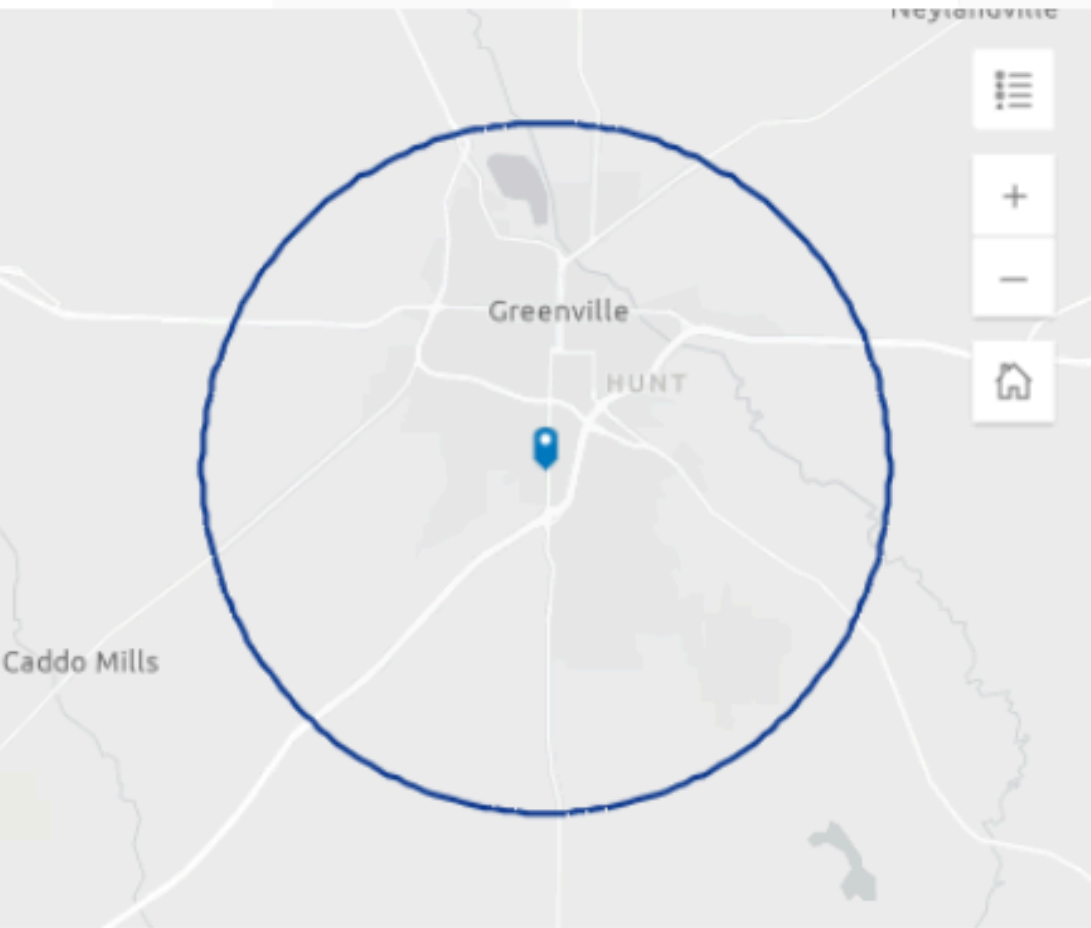


GROUP QUARTERS



POPULATION BY AGE AND RACE

Total	Less Than 18 Years	18 Years and Older
	8,067	24,001
1 Race	6,566	21,306
White	4,149	15,530
Black	1,028	2,985
American Indian/Alaska Native	101	273
Asian	83	315
Pacific Islander	14	34
Some Other Race	1,192	2,170
2 or More Races	1,501	2,695



CAP RATE

- Building Size: $\pm 2,737$ SF
- Purchase Price: \$599,000
- Price Per SF: \$218.85
- Lease Type: Net Lease (NN)
- Base Rent: \$15.00 PSF
- Annual Base Rent: \$41,055.00

NOI: \$41,055.00

CAP RATE: $\pm 6.85\%$



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



INVESTMENT SALES & LEASING

HUNT COUNTY OVERVIEW

- PART OF THE DALLAS–FORT WORTH METROPLEX, HUNT COUNTY BENEFITS FROM CONTINUED EASTWARD GROWTH AND COMMUTER CONNECTIVITY TO THE DFW REGION.
- STRATEGIC LOCATION ALONG THE EASTERN GROWTH CORRIDOR OF THE DALLAS–FORT WORTH METROPLEX WITH DIRECT I-30 ACCESS.
- HUNT COUNTY'S POPULATION HAS GROWN MORE THAN 23% SINCE 2020, SUPPORTING EXPANDING DEMAND FOR HOUSING, RETAIL, AND COMMERCIAL SERVICES.
- LONG-TERM APPRECIATION POTENTIAL DRIVEN BY CONTINUED RESIDENTIAL AND COMMERCIAL GROWTH EAST OF DFW.
- GROWING SPILLOVER DEMAND FROM DFW FOR INDUSTRIAL, FLEX, RETAIL, AND SERVICE-ORIENTED COMMERCIAL USES.
- STABLE DEMAND FROM HEALTHCARE, PROFESSIONAL SERVICES, AND LOCAL BUSINESSES.
- PRO-BUSINESS LOCAL ENVIRONMENT WITH SUPPORTIVE MUNICIPALITIES AND STREAMLINED DEVELOPMENT PROCESSES.
- AVAILABILITY OF LARGER DEVELOPMENT AND REDEVELOPMENT SITES NOT TYPICALLY FOUND IN URBAN CORES.
- WORKFORCE DEPTH SUPPORTED BY TEXAS A&M UNIVERSITY–COMMERCE AND THE REGIONAL LABOR FORCE.

About the Tenant

- STATE FARM AGENT PENNI PERKINS HAS SERVED THE GREENVILLE, TEXAS COMMUNITY FOR MORE THAN 30 YEARS IN THE INSURANCE INDUSTRY.
- A SECOND-GENERATION STATE FARM AGENT, PENNI PERKINS HAS ESTABLISHED A LONG-STANDING PRESENCE BY PROVIDING INSURANCE AND FINANCIAL SERVICES TO INDIVIDUALS, FAMILIES, AND BUSINESSES THROUGHOUT THE REGION.
- THE AGENCY OFFERS AUTO, HOMEOWNERS, RENTERS, CONDO, LIFE, HEALTH, PET, AND BUSINESS INSURANCE UNDER THE STATE FARM BRAND.
- THE OFFICE IS STRATEGICALLY LOCATED ALONG A HIGH-VISIBILITY COMMERCIAL CORRIDOR IN GREENVILLE, SURROUNDED BY ESTABLISHED NATIONAL AND REGIONAL RETAILERS.
- THE AGENCY HAS BUILT AN ESTABLISHED CUSTOMER BASE AND STRONG COMMUNITY RELATIONSHIPS THROUGH DECADES OF CONTINUOUS LOCAL OPERATION.
- THIS OFFERING PRESENTS INVESTORS WITH A SINGLE-TENANT NET LEASE SALE-LEASEBACK OPPORTUNITY FEATURING AN EXPERIENCED STATE FARM AGENCY WITH A PROVEN OPERATING HISTORY IN THE GREENVILLE MARKET.



LEASE DETAILS

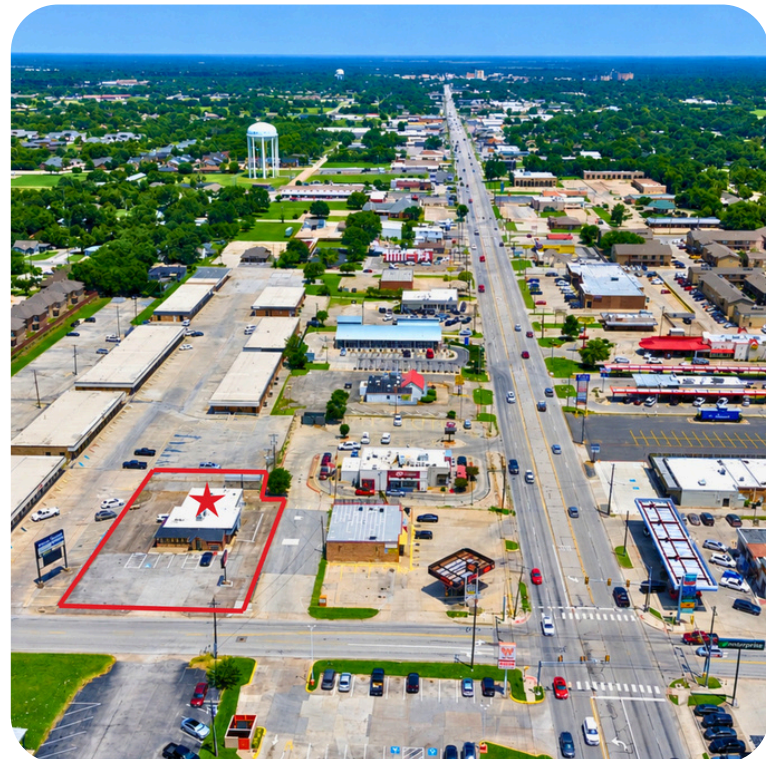
- TRANSACTION TYPE: SALE LEASEBACK
- TENANT: PENNI PERKINS, STATE FARM AGENT
- LEASE STRUCTURE: SINGLE TENANT NET LEASE (NN)
- INITIAL LEASE TERM: FIVE (5) YEARS
- RENEWAL OPTIONS: TWO (2) ADDITIONAL FIVE (5) YEAR OPTIONS
- BASE RENTAL RATE: \$15.00 PSF
- ANNUAL BASE RENT: \$41,055
- ANNUAL RENT ESCALATIONS: 2.00% INCREASES
- BUILDING SIZE: 2,737 SF
- LANDLORD RESPONSIBILITIES: ROOF, STRUCTURE, AND HVAC
- TENANT RESPONSIBILITIES: REAL ESTATE TAXES, PROPERTY INSURANCE, UTILITIES, INTERIOR MAINTENANCE, LANDSCAPING, AND JANITORIAL (PER THE LEASE)
- LEASE COMMENCEMENT: CONCURRENT WITH CLOSING

INVESTMENT HIGHLIGHTS

- Sale Leaseback Opportunity with Seller Executing a New Five (5) Year Lease at Closing
- Built-In Income Growth with 2.0% Annual Rent Escalations Throughout the Initial Lease Term.
- Long-Term Lease Structure Featuring a Five (5) Year Initial Term with Two (2) Five (5) Year Renewal Options.
- Seller Remains as Tenant, Eliminating Initial Lease-Up Risk Through a New Sale Leaseback Structure.
- 6.85% Going-In Cap Rate
- Prime Commercial Location with Excellent Visibility on Terrell Road
- ±2,737 SF Freestanding Commercial Building on ±0.437 Acres
- Located in Greenville, Texas, Benefiting from Continued Growth Along the Eastern Dallas–Fort Worth Corridor
- Strong Long-Term Appreciation Potential Supported by Continued Population and Commercial Growth in Hunt County



INVESTMENT HIGHLIGHTS





AMERICAN NATIONAL BANK OF TEXAS

KFC

GREENVILLE
TERRACE



TEXAS GOLD CONNECTION
• THE JEWELRY COMPANY •



Terrell Rd



STMENT SALES & LEASING



110 ft

148 ft

178 ft

17 ft

30 ft

92 ft



KAY
JEWELERS

Brookshire's
Since 1928



CAVETT EYE CARE
LLC

Hospice+



TEXACO

WHATABURGER

enterprise

KARE

REAL ESTATE SALES & LEASING







Karan Aulakh, CCIM

Managing Broker

469-471-6413

info@karecommercial.com

www.karecommercial.com



INVESTMENT SALES & LEASING

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.

© 2026 KARE – Investment Sales & Leasing. All rights reserved.