

partners

FOR SALE & LEASE
MEDICAL & PROFESSIONAL OFFICE

OFFERING MEMORANDUM

Greenbelt Professional Center

at The Greenbelt · Greenville, Texas

• 8210 Wesley St, Greenville, TX 75402 • Shell Delivery Q2 2027

THE OFFERING

A master-planned medical and professional office center in one of Texas's fastest-growing cities.

Greenbelt Professional Center delivers Class A shell space for sale or lease at the entrance to The Greenbelt — a 325-acre master-planned community in Greenville, Texas. The development offers flexible suites for medical and professional practices seeking to serve a rapidly expanding, underserved Hunt County market along the Interstate 30 corridor.

Ryan McCullough, SIOR

Partner & Managing Director

512 580 6224

ryan.mccullough@partnersrealestate.com

William Kane

Associate

213 223 3393

william.kane@partnersrealestate.com

INVESTMENT SUMMARY

The opportunity at a glance.

ESTIMATED SHELL DELIVERY

Q2 2027

SALE & LEASE PRICING

Contact Broker

SHELL SALE AVAILABILITY

3,000 – 5,999 SF

Own a complete condo unit outright

LEASE AVAILABILITY

1,500 – 5,999 SF

Lease a suite within a building

PARKING

5:1,000 SF · 240 spaces · Covered reserved available

ASSOCIATION RESPONSIBILITIES

Parking, Landscaping,
Common Area

POTENTIAL USES

Medical & Professional Office



Architectural rendering. Eight single-story buildings arranged around shared, association-maintained parking and landscaping.

PROPERTY HIGHLIGHTS

Why Greenbelt Professional Center.

01 Class A suburban medical office

Single-story shell buildings with stone-and-stucco facades, hip roofs and arched glazing — a premier suburban product purpose-built for medical and professional practices.

02 Built-in master-planned demand

Positioned at the gateway to The Greenbelt, a 325-acre community delivering thousands of new homes, multifamily units and a senior-living campus next door.

03 Flexible sale or lease, covered parking included

Own a 3,000–5,999 SF shell or lease from 1,500 SF. Surface parking at 5:1,000 SF plus covered reserved spaces for physicians — an association handles all parking, landscaping and common areas.

04 Underserved, high-growth market

Greenville is growing 4.5% annually within Hunt County — the 10th fastest-growing county in Texas — along the Interstate 30 corridor 50 miles northeast of Dallas.

SITE LAYOUT

Eight buildings, one cohesive campus.

A walkable arrangement of single-story professional buildings framing shared, association-maintained parking and landscaped drives along Wesley Street.

8

Office buildings

240

Parking spaces

5:1k

Parking ratio

BUILDING RENDERINGS

A professional address, designed to last.



THE GREENBELT MASTER PLAN

325 acres of homes, retail, recreation and care — with medical office at its center.

RESIDENTIAL

- ▲ **Planned Active Adult** — age-in-place continuum serving the adjacent senior living campus
- ▲ **Coyote Crossing** — 100 lots, national homebuilder
- ▲ **Freestone** — 300 garden apartment units
- ▲ **The Cottages** — 168 build-to-rent homes

COMMERCIAL & RETAIL

- ▲ **Entertainment District** on Interstate 30 — retail, dining, convention center & hotel
- ▲ **Wesley Street Retail** — North center 70% pre-leased, South to follow
- ▲ **Market Center** & community event space
- ▲ **Self-storage & flex** along I-30

RECREATION & CARE

- ▲ **Greenbelt Professional Center** — medical & professional office
- ▲ **Senior living** — independent, assisted & memory care
- ▲ **20-acre Disc Golf Park**
- ▲ **~9 miles of trails** linking to the \$65M Sports Park

Developed by Wildcatter Realty Partners. Note: properties within The Greenbelt are subject to a Public Improvement District (PID) assessment, which is the responsibility of the property owner/landlord.

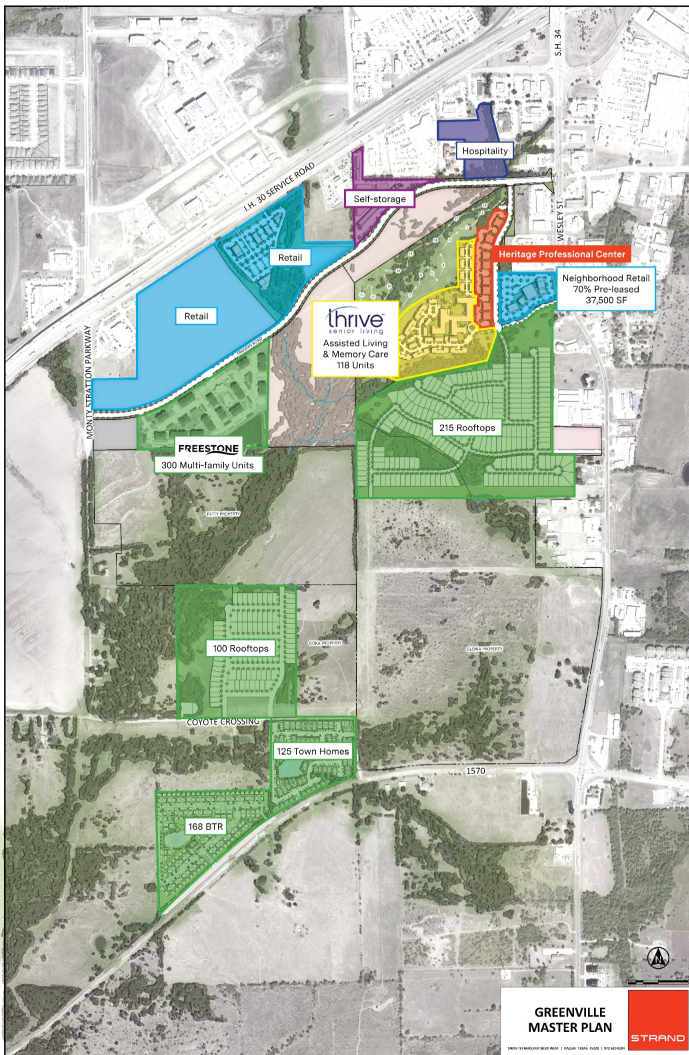
THE GREENBELT MASTER PLAN

Greenbelt Professional Center within a 325-acre master-planned community.

The site anchors the southeast corner of The Greenbelt — adjacent to senior living, walkable to retail, and connected to the I-30 corridor.

KEY COMPONENTS

- **Greenbelt Professional Center**
- Thrive Senior Living — 118 units (IL, AL & Memory Care)
- Retail
- Neighborhood Retail — 37,500 SF (70% pre-leased)
- Hospitality
- Self-storage
- Residential — 608 homes + 300 multifamily (Freestone)

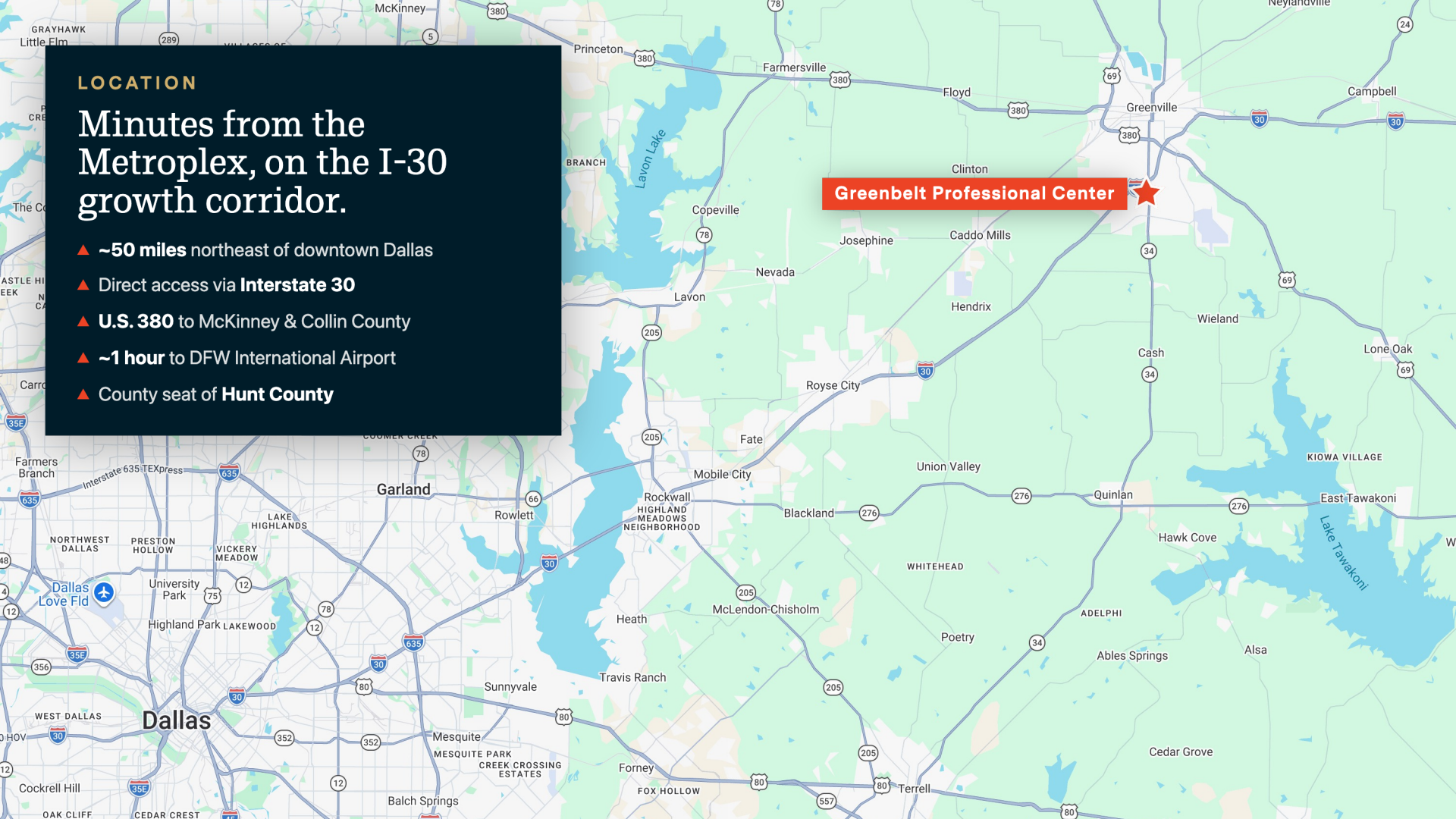


LOCATION

Minutes from the Metroplex, on the I-30 growth corridor.

- ▲ ~50 miles northeast of downtown Dallas
- ▲ Direct access via **Interstate 30**
- ▲ **U.S. 380** to McKinney & Collin County
- ▲ ~1 hour to DFW International Airport
- ▲ County seat of **Hunt County**

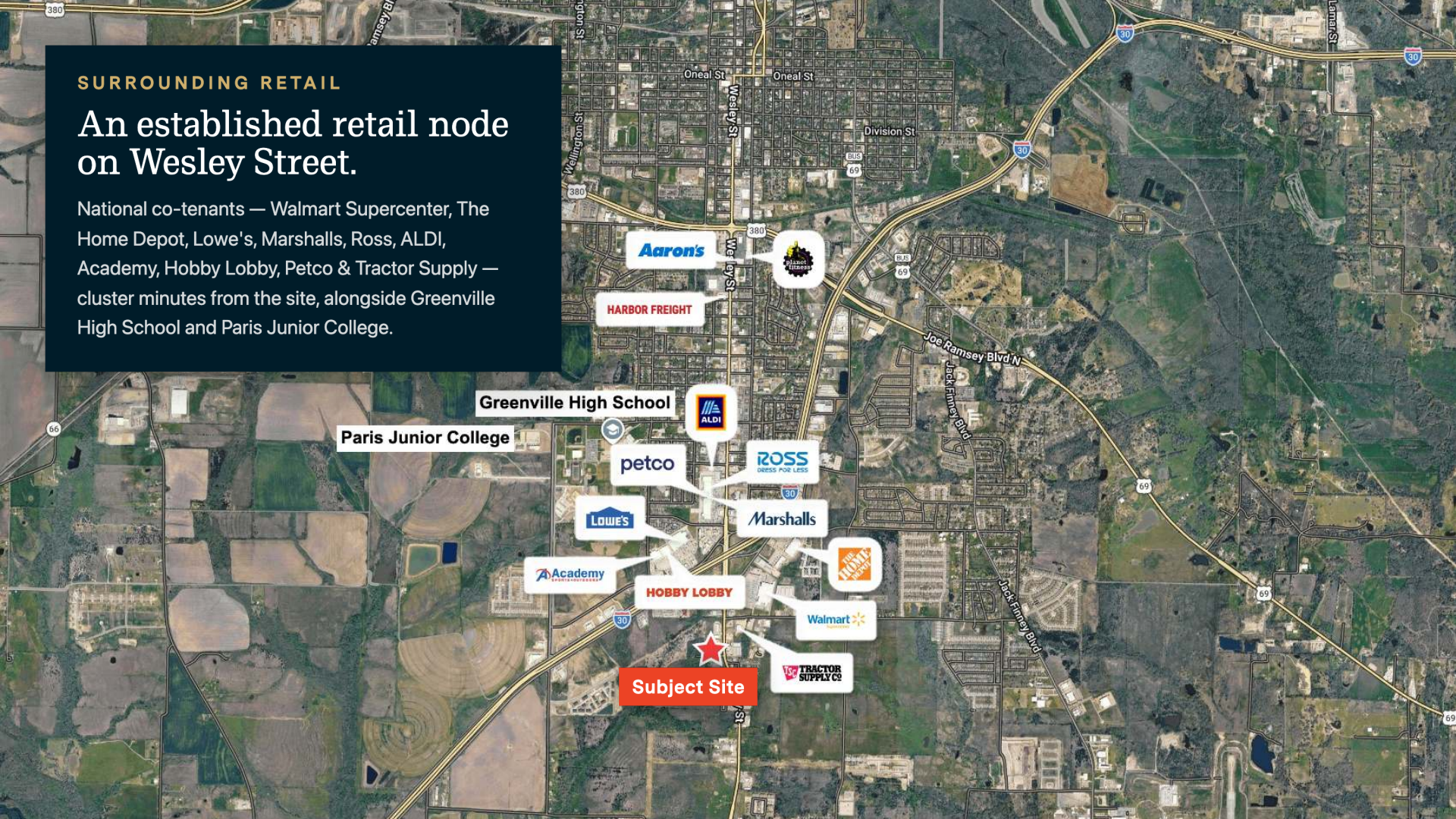
Greenbelt Professional Center



SURROUNDING RETAIL

An established retail node on Wesley Street.

National co-tenants — Walmart Supercenter, The Home Depot, Lowe's, Marshalls, Ross, ALDI, Academy, Hobby Lobby, Petco & Tractor Supply — cluster minutes from the site, alongside Greenville High School and Paris Junior College.



AREA & EMPLOYMENT

A regional employment base anchoring demand.

L3Harris Technologies — one of the nation's top defense and aerospace contractors — anchors Greenville's economy with a campus on FM 1570 just minutes from The Greenbelt. With 5,500 employees averaging \$175k in salary and 2,000 positions actively hiring, L3Harris represents an immediate, high-income patient base for practices locating here. Greenville sits 50 miles northeast of Dallas along Interstate 30, with U.S. 380 linking it to Collin County.

L3Harris	5,500 employees · 2,000 hiring · avg. \$175k salary
Michelin North America	Manufacturing
Bon Secours St. Francis	Healthcare
Greenville / Hunt County ISD	Education

AREA & EMPLOYMENT

4.5%

Annual population growth in Greenville

10th

Fastest-growing county in Texas (Hunt, 2022–23)

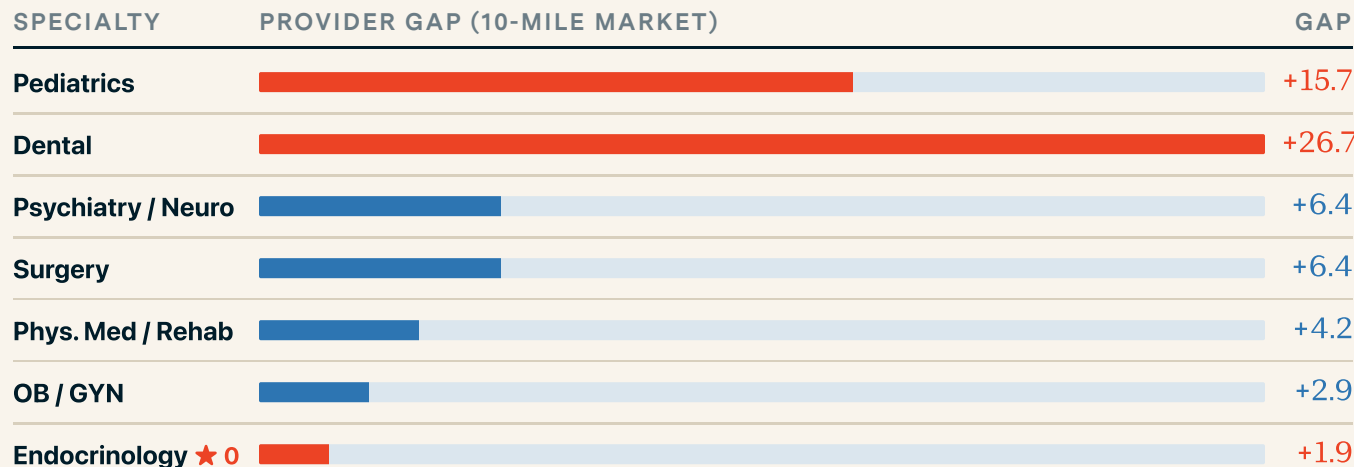
\$175k

Avg. L3Harris employee salary — a built-in high-income patient base

8,000

Residential lots under development citywide

The 10-mile market is significantly underserved across key outpatient specialties.



57,739

Population within 10 miles of the site

38

Specialties analyzed; majority show supply gaps

★ Endocrinology & Geriatrics have **zero providers** in the market — a direct opportunity given the adjacent senior-living campus.

Source: Revista PMA Specialty Demand Report · 8210 Wesley St, Greenville TX · 10-mi ring · Top 50 / TX / DFW benchmark · Data believed accurate but not guaranteed.

MEDICAL OFFICE DEMAND

Population is outrunning local care capacity.

As The Greenbelt and the surrounding Interstate 30 corridor add thousands of households, demand for accessible outpatient care is climbing faster than supply. Greenbelt Professional Center is positioned to capture practices seeking to serve a growing, underserved Hunt County market — from primary and dental care to urgent care, imaging and wellness.

+20.9%

Greenville population growth since the 2020 census

\$122.9M

Annual health care spending within 10 miles of the site

1,500–5,999

SF flexible suites for sale or lease



A COMPLETE COMMUNITY

Care that compounds next door.

A dedicated senior-living campus — independent living, assisted living and memory care — rises beside Greenbelt Professional Center, creating a built-in referral base and a daily population of patients, families and staff steps from your front door.

CONTACT

Let's discuss how Heritage Professional Center fits your practice or portfolio.

For pricing, available suites and to tour the development, contact the Partners team.

Ryan McCullough, SIOR

Partner & Managing Director

512 580 6224

ryan.mccullough@partnersrealestate.com

William Kane

Associate

213 223 3393

william.kane@partnersrealestate.com

Information About Brokerage Services

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

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; answer the client's questions and present any offer to or counter-offer from the client; and treat all parties to a transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD)

The broker becomes the property owner's agent through an agreement with the owner. An owner's agent must perform the broker's minimum duties and must inform the owner of material information about the property or transaction known by the agent.

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, and must perform the broker's minimum duties and inform the buyer of material information known by the agent.

AS AGENT FOR BOTH — INTERMEDIARY

To act as an intermediary, the broker must first obtain the written agreement of each party. The agreement must state who will pay the broker and set forth the broker's obligations. An intermediary must treat all parties impartially and fairly.

License holder fees are not set by law and are fully negotiable. This notice is provided for information purposes and does not create an obligation to use the broker's services.

SPONSORING BROKER

PCR Brokerage Austin, LLC

License No. 9003950 ·
licensing@partnersrealestate.com

DESIGNATED BROKER / PARTNER

Ryan McCullough, SIOR License No. 742422 ·
ryan.mccullough@partnersrealestate.com 512
580 6224

ASSOCIATE

William Kane
william.kane@partnersrealestate.com 213 223
3393