



FOR SALE

**6025 INDUSTRIAL DR
GREENVILLE, TX 75402**

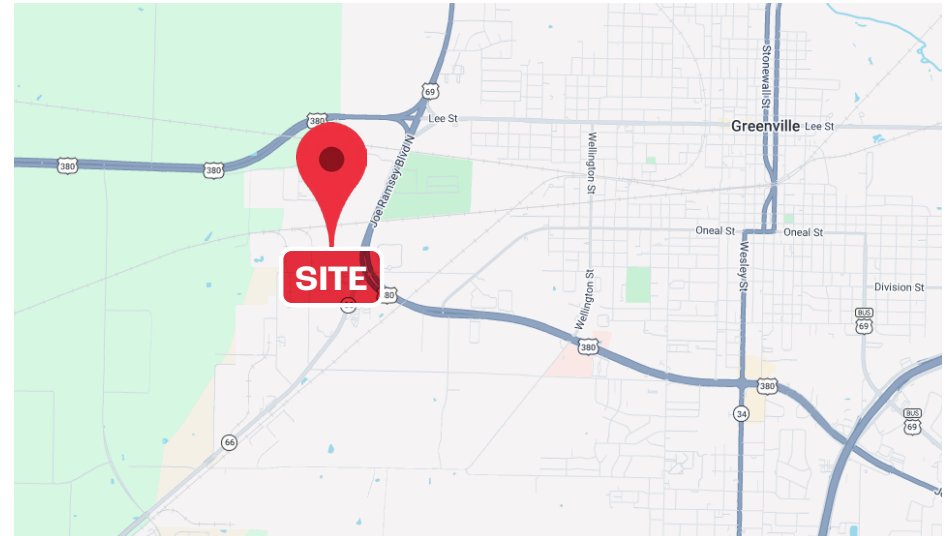
±5,500 SF VACANT LIGHT INDUSTRIAL FACILITY ON ±0.485 ACRES

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Property Overview

EXECUTIVE SUMMARY

Property Type	Industrial
Zoning Code	I-1 (Light Industrial)
Building Gross Area	5,500 SF
Total Acreage	0.485 Acres
Tenancy	Vacant
Asking Price	\$385,000



Property Photos



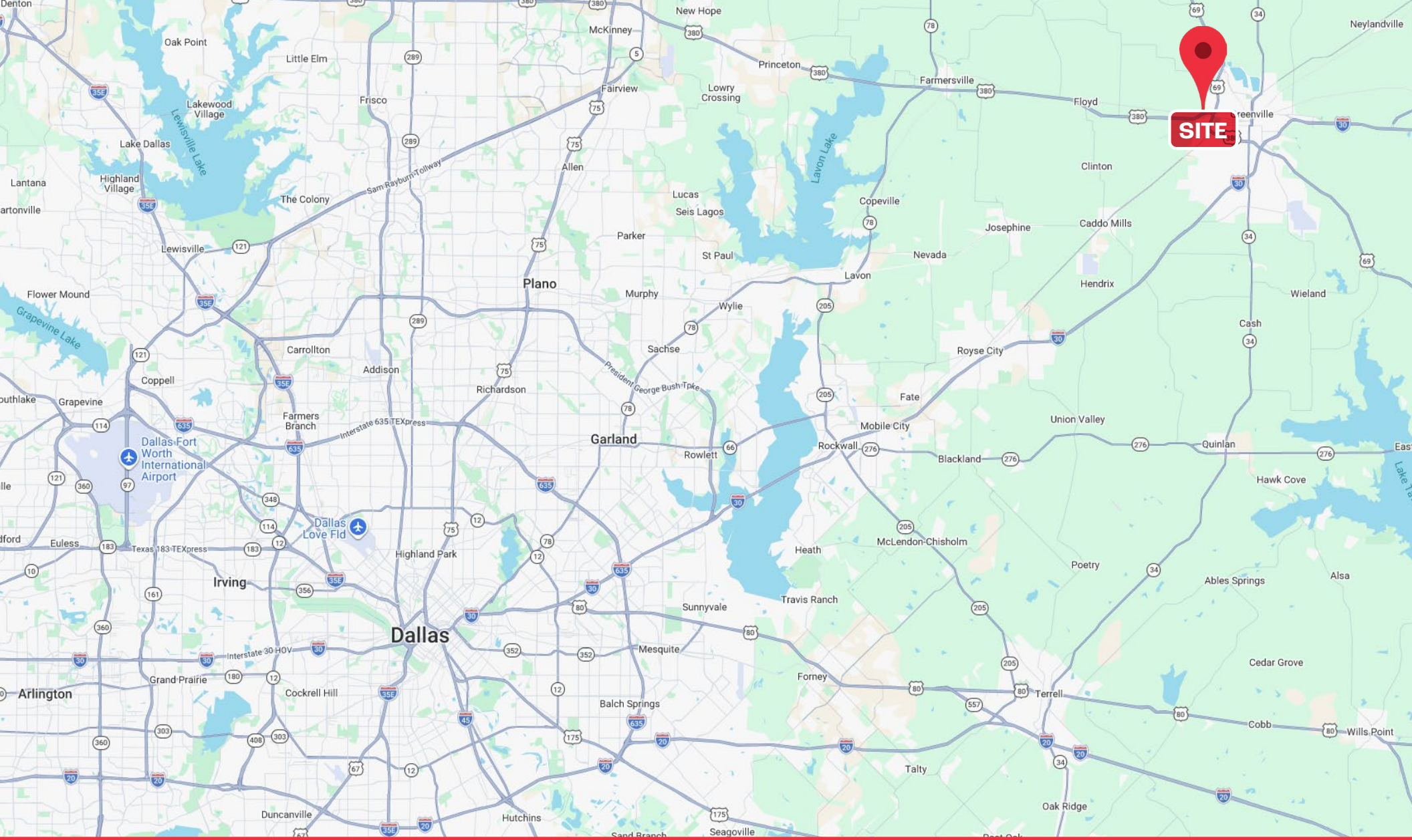
Aerial Imagery



INDUSTRIAL BLVD

SITE

Local Map



Demographics

	3 MILE	5 MILE	10 MILE
Population			
2020 Population	18,945	29,654	48,620
2025 Population	22,658	35,717	60,112
2030 Population Projection	26,419	41,685	70,382
Annual Growth 2020-2025	3.9%	4.1%	4.7%
Annual Growth 2025-2030	3.3%	3.3%	3.4%
Households			
2020 Households	7,071	11,131	17,741
2025 Households	8,442	13,426	21,889
2030 Household Projection	9,867	15,712	25,687
Annual Growth 2020-2025	2.4%	2.8%	3.4%
Annual Growth 2025-2030	3.4%	3.4%	3.5%
Avg Household Size	2.60	2.60	2.70
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$204,682	\$233,067	\$256,725
Median Year Built	1979	1983	1987
Owner Occupied Households	4,482	8,388	16,763
Renter Occupied Households	5,384	7,324	8,924
Households By Income			
< \$25,000	1,141	1,581	2,339
\$25,000 - 50,000	2,155	2,756	4,001
\$50,000 - 75,000	2,442	3,686	5,133
\$75,000 - 100,000	1,011	1,857	3,295
\$100,000 - 125,000	837	1,358	2,486
\$125,000 - 150,000	215	431	882
\$150,000 - 200,000	529	1,002	2,054
\$200,000+	111	755	1,699
Avg Household Income	\$69,832	\$84,988	\$95,011
Median Household Income	\$59,569	\$66,599	\$72,590

	3 MILE	5 MILE	10 MILE
Population Summary			
Age 15+	17,642	28,095	47,733
Age 20+	16,020	25,644	43,523
Age 35+	11,187	18,345	32,032
Age 55+	5,569	9,396	16,727
Age 65+	3,355	5,738	10,027
Median Age	34.60	35.90	37.30
Avg Age	36.40	37.40	38.20
Education			
Some High School, No Diploma	2,630	3,273	5,108
High School Graduate	5,648	8,754	14,332
Some College, No Degree	4,066	6,657	11,883
Associate Degree	1,044	1,520	2,374
Bachelor's Degree	1,481	3,166	5,650
Advanced Degree	648	1,467	2,717
Employment			
Civilian Employed	10,875	17,083	28,653
Civilian Unemployed	506	751	1,413
Civilian Non-Labor Force	5,928	9,747	16,801
U.S. Armed Forces	7	21	25
Housing Value			
< \$100,000	868	1,166	1,934
\$100,000 - 200,000	977	1,439	2,508
\$200,000 - 300,000	1,495	2,947	4,743
\$300,000 - 400,000	161	635	1,592
\$400,000 - 500,000	62	278	1,014
\$500,000 - 1,000,000	217	566	1,848
\$1,000,000+	50	128	626

Demographic data © CoStar 2026

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



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.

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.

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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