



TRADERS OFFICE PARK

2200 Traders
Greenville, Texas 75402

# of Buildings	5
Sq.ft Per Building	4996
Square Footage:	24,980
Price Per Suite	\$399,000 - \$425,000
Interior Suites	\$399,000

- 1143 HVAC space
- 1249 under roof

End Suites	\$425,000
-------------------	-----------

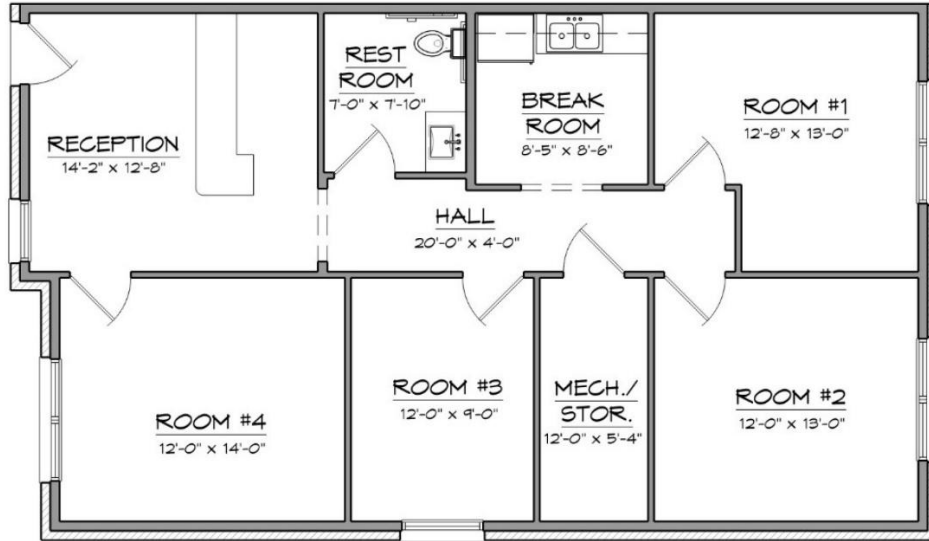
- 1173 HVAC space,
- 1249 under roof

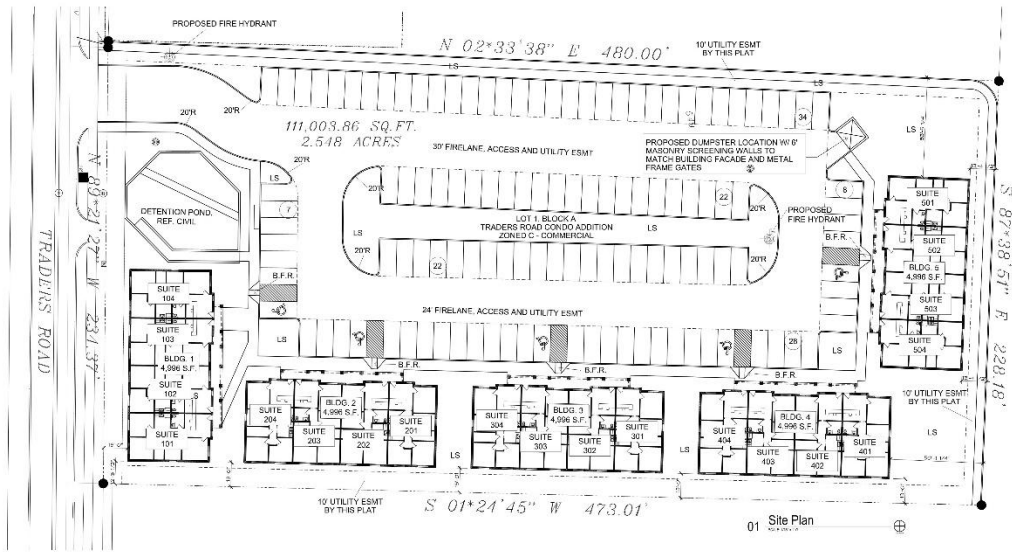
Features

- Each unit has appr. 1,249 SF under roof, including 4 offices and porch
- Reception, Kitchenette, Storage, and an ADA-compliant restroom.
- Luxury vinyl tile throughout.
- 200 Amp Panel, can lights throughout
- Each Suite has its own 4 Ton HVAC unit- all electric/heat pump
- Fiber -High Speed internet available.
- Build-out may be customized at buyer expense.
- Surrounded by new and established residential and commercial communities
- 600 new house permits within quarter mile
- Walking distance to Walmart
- One block from I30 and Hwy 34
- SE of I30 where all the NEW GROWTH is for Greenville, Texas

Traders Office Park Materials- Refer to approved and Permitted Building Plans.

- 2x6 walls, increased insulation, energy efficient.
- Low E , Single Light Commercial grade Windows– Energy efficient





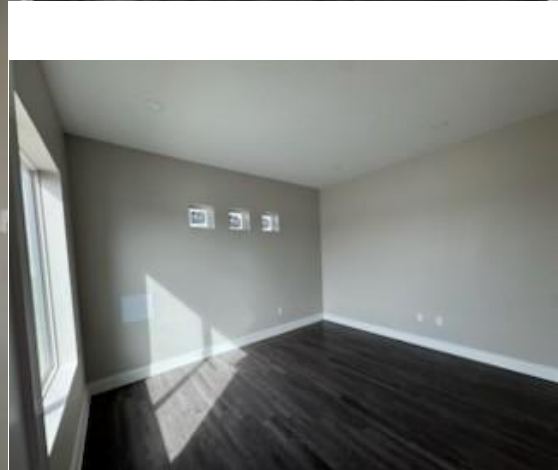
**Traders Road
Office Condos**
Greenville, Texas

Rev.	Date	Description
Site Plan		
A101		
Mar. 21, 2025		

Interior spaces will have larger porches for outdoor seating.



MARSH
DEVELOPMENT & CONSTRUCTION





Lueders Chop Stone, Gray Exterior, Metal and Asphalt Roofing.



Selection Specifications

Interior

Cabinets: Laminate- Professional grade- hypoallergenic

Countertop: Carrara Bianco – LG Viatera

Front Door: Fiberglass with 3-0 x 8-0 Lite

Flooring Luxury Commercial grade Vinyl Plank

Hardware Satin Nickel – Lever Style

Electrical Recessed Can Lighting

Trim/Doors – White

Walls/Ceilings – Agreeable Gray/White

Restrooms

ADA Approved Toilet/Sink/Grab Bar

Vinyl Plank Flooring

Exterior

30-Year Composition Shingles & Seamless Metal
Stone, Brick, Siding with Wood Accents per plan



Energy Features

Insulation: Thermal Batt Insulation
Windows: Insulated Double Pane, Low E
HVAC: High Efficiency 14+ SEER
2x6 Walls

Common Area Flooring

LVT- Luxury Vinyl commercial flooring

Cabinets & Counter tops-

LG Hausys – Viatera Carrara Bianco
Carrara Bianco, Wilsonart
Crystal D388-60, Wilsonart
Dove Grey D92-60

Wall Paint Colors

Universal Khaki, SW 6150
Wool Skein, SW 6148
Agreeable Grey, SW 7029
Incredible White, SW 7028

Ceilings

Incredible White, SW 7028

Doors / Trim

Incredible White, SW 7028