

FOR LEASE · RETAIL & OFFICE

30 Plaza

1118 Interstate Highway 30, Greenville, TX 75402 · Hunt County



AVAILABLE

2,790 SF

Two suites, divisible

LEASE RATE

\$12.00 /SF

NNN

SUITES

101 & 103

Office + end-cap

I-30 FRONTAGE

40k+ / day

Pylon signage

THE OFFERING

30 Plaza is a 5,000 SF retail and flex center with direct frontage on Interstate 30 in Greenville, fully repositioned for 2026 with new ADA restrooms, a new fire-rated demising wall, three separated electrical services for independent metering, and refreshed finishes. Monument pylon signage at the highway and roughly 18 surface parking spaces serve the growing I-30 corridor between Dallas and Northeast Texas. Two suites are available at \$12.00 per SF NNN. Suite 101 is a 1,540 SF turnkey office with a foyer, private offices, break room, and restrooms. Suite 103 is a 1,250 SF end-cap shell, built to the tenant for retail, a quick-service restaurant, or a service use, with a negotiable finish allowance.

HIGHLIGHTS

- Direct Interstate 30 frontage, roughly 40,000+ vehicles per day, with monument pylon signage included
- 2026 renovation: new ADA restrooms, fire-rated demising wall, three separated electrical services, fresh paint
- Suite 101: 1,540 SF turnkey office with private offices, foyer, break room, and restrooms
- Suite 103: 1,250 SF end-cap shell, retail or QSR ready, tenant finish negotiable
- Approximately 18 surface parking spaces; minutes from Walmart Neighborhood Market, Planet Fitness, and Chase Bank

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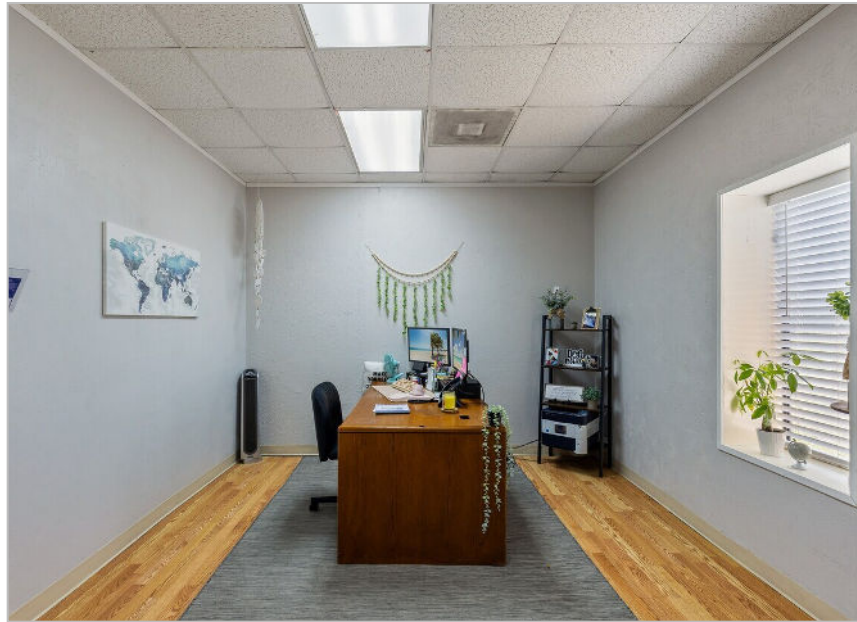


Information deemed reliable but not guaranteed. All figures approximate. Buyer or tenant to verify all information. Broker: Keller Williams Rockwall.

AVAILABLE SUITE

Suite 101 · Turnkey Office

1,540 SF · Move-in ready · \$12.00 / SF / Yr, NNN



Move-in-ready private office (shown furnished)

THE SUITE

Size	1,540 SF
Condition	Full build-out
Layout	Foyer + private offices
Break room	Granite, full kitchen
Restrooms	In-suite
Flooring	Hardwood + tile
Windows	Storefront, faces I-30
Electric	Separate meter
Signage	Pylon + monument
Available	Now

IDEAL FOR

- Insurance / mortgage
- Accounting / tax
- Counseling / therapy
- Clinic, dental, or office



Reception & foyer



Break room



New ADA restroom

Suite 101 is delivered fully built-out and move-in ready: a welcoming foyer, multiple private offices, a large open work area, a full break room with granite counters, and in-suite restrooms. No construction wait and no build-out cost. Storefront windows face Interstate 30, with pylon and monument signage available and a separate electrical meter for independent billing.

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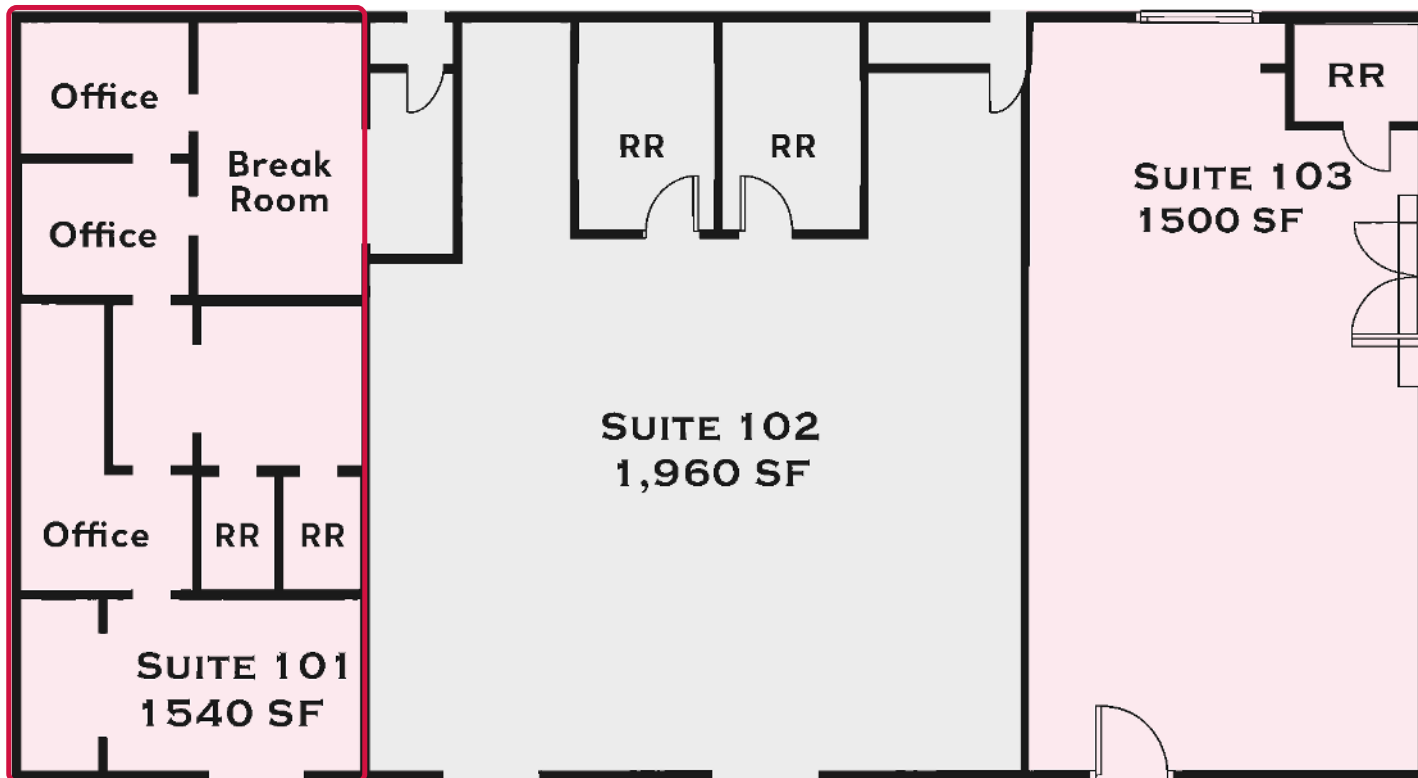


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Suite 101 · Floor Plan · Center Layout

Available (Suites 101 & 103)

Leased (Suite 102)



Floor plan is a general representation of the spaces and is not to exact scale. Dimensions and layout are approximate.

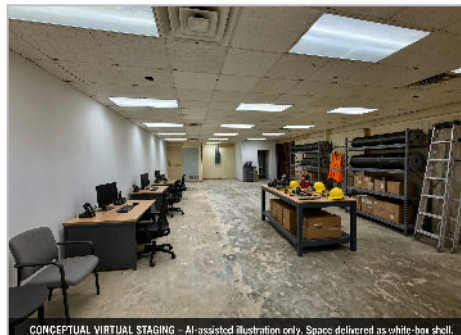
AVAILABLE SUITE

Suite 103 · End-Cap Shell

1,250 SF · Build to suit · \$12.00 / SF / Yr, NNN



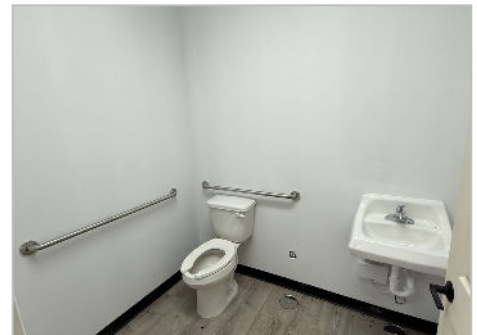
Open end-cap shell, ready to build to the tenant



Contractor / flex use (staged concept)



Rear service access



New ADA restroom

THE SUITE

Size	1,250 SF
Position	End-cap
Condition	Shell / vanilla box
Finish	Allowance negotiable
Plumbing	Positioned for build-out
Restroom	New ADA restroom
Windows	Max end-cap exposure
Electric	Separate meter
Signage	Pylon + monument
Available	Now

IDEAL FOR

- Quick-service restaurant
- Shipping / mailbox
- Phone / device repair
- Salon, med-spa, or retail

LOCATION & TRADE AREA

Greenville anchors Hunt County on the Interstate 30 corridor northeast of Dallas, a trade area of more than 30,000 residents with a median household income near \$63,000 and a large daytime workforce led by L3Harris and area manufacturing. 30 Plaza sits along the Wesley Street retail corridor, minutes from national anchors. Floor plans, demographics, and tours available on request.

POPULATION

~31,000

Greenville, growing

MEDIAN HH INCOME

~\$63,000

Hunt County

MAJOR EMPLOYER

L3Harris

Aerospace / defense

I-30 TRAFFIC

40k+ / day

Direct frontage

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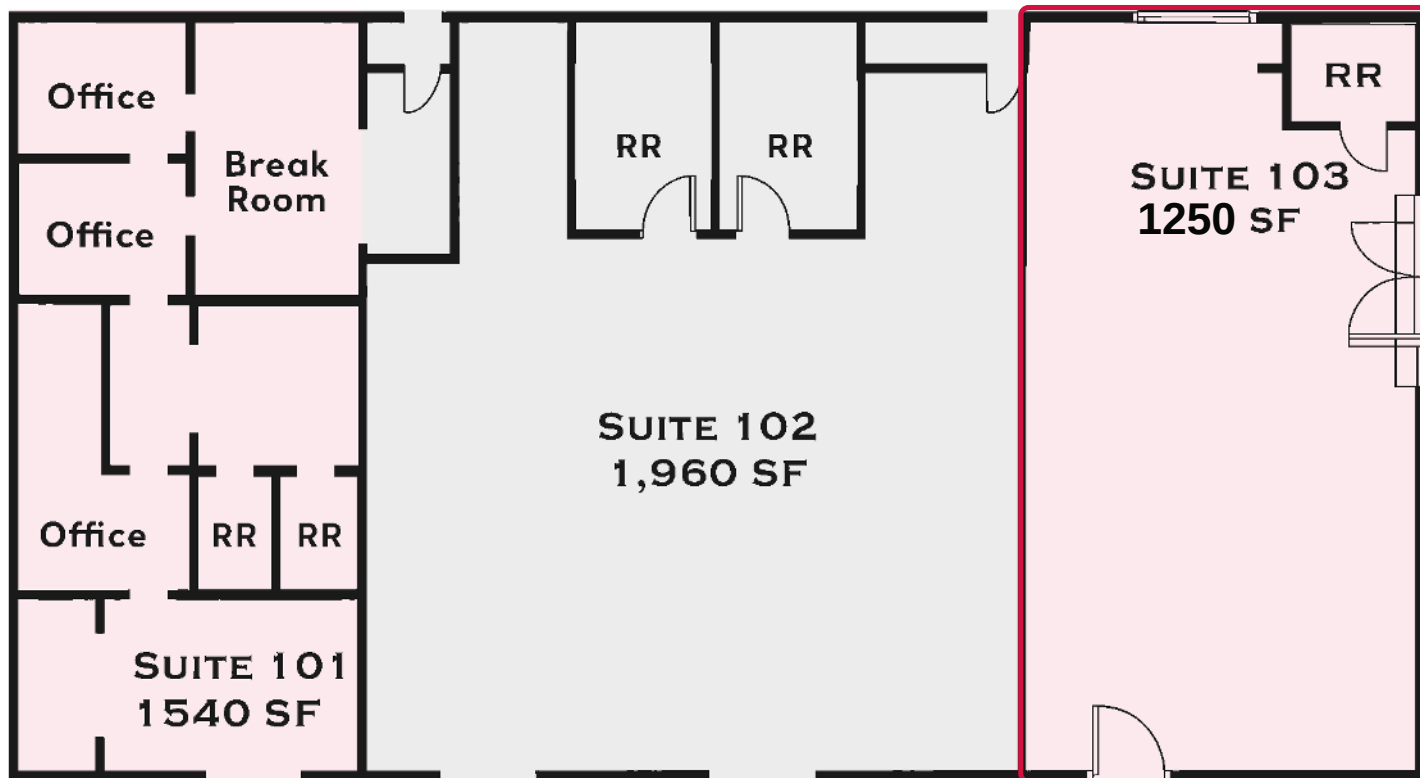


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Suite 103 • Floor Plan • Center Layout

Available (Suites 101 & 103)

Leased (Suite 102)



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date