

## ±4,375 SF Restaurant / Commercial Building

**For Sale**

6106 Wesley St. Greenville, Texas 75402



*Please do not disturb the business — it is still operating.*

Rare opportunity to own a ±4,375 SF freestanding commercial building on ±0.73 acres along high-traffic Wesley Street (State Highway 34) in Greenville, TX. Currently operating as a well-established restaurant, the property is ideally suited for an owner-operator seeking a turnkey location with strong visibility, ample parking, and a functional layout. The building features a spacious dining area, full commercial kitchen, prep and storage space, and restrooms — offering a practical, move-in-ready footprint for restaurant or other commercial use. Situated on a generous lot with ample on-site parking and excellent street frontage.

Greenville is one of the fastest-growing communities in the country. The U.S. Census Bureau recently recognized it as the 15th fastest-growing city in the nation, reflecting a 7.5% annual growth rate. The Wesley Street corridor sees steady daily traffic and supports a healthy mix of retail, dining, and service businesses, while the city's position minutes from I-30 offers strong connectivity to the greater Dallas–Fort Worth market alongside lower overhead and a business-friendly environment.

**Available:**

±0.73 acres

**Building Size:**

±4,375 SF

**Price:**

Call Broker

**Traffic Counts:**

Wesley Street: 23,754 VPD ('24)

HWY 69: 28,967 VDP ('24)

I-30: 57,497 VDP ('24)

Demographics	1 mile	3 miles	5 miles
2025 Population	8,445	27,852	34,165
2030 Proj. Pop.	9,199	30,393	37,384
Daytime Pop.	12,119	34,987	46,330
Avg. HH Income	\$83,640	\$84,827	\$89,513

**For more information, please contact Jillian Fifield**

(o) 972-961-8532 • (c) 903-905-2909 • [jffield@ridgepcre.com](mailto:jffield@ridgepcre.com)

## ±4,375 SF Restaurant / Commercial Building

### For Sale

6106 Wesley St. Greenville, Texas 75402



#### Key Advantages:

- Freestanding building ideal for owner-operators
- High visibility on Wesley St. (State Hwy 34)
- ±0.73-acre lot with ample on-site parking
- Commercial zoning
- Full commercial kitchen in place
- Spacious dining area with established layout
- Turnkey restaurant configuration
- Strong street frontage and access



#### Ideal Uses:

- Restaurant / food service (owner-operator)
- Catering or commissary kitchen
- Retail or service-based business
- Office or professional use
- Event or banquet space
- Other similar commercial uses

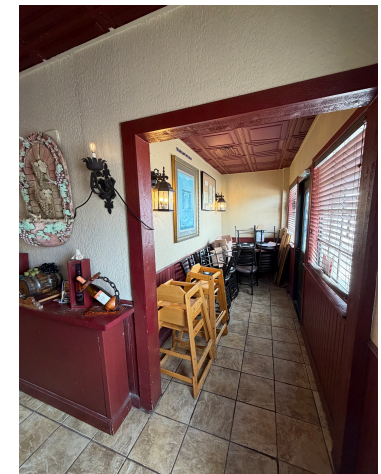
For more information, please contact **Jillian Fifield**

(o) 972-961-8532 • (c) 903-905-2909 • [jfifield@ridgepcr.com](mailto:jfifield@ridgepcr.com)

**±4,375 SF Restaurant / Commercial Building**

**For Sale**

6106 Wesley St. Greenville, Texas 75402



For more information, please contact Jillian Fifield

(o) 972-961-8532 • (c) 903-905-2909 • [jffield@ridgepcr.com](mailto:jffield@ridgepcr.com)



# 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.

2-10-2025



## 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.

## 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. **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>David English</b>	<b>370006</b>	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jillian Fifield</b>	<b>840845</b>	jfifield@ridgepcr.com	214-454-7384
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date