RIDGE POINTE commercial real estate

4-Tenant Medical Office NNN Investment

4801-4805 Wesley St, Greenville, Texas 75401

* Financial information available upon request and signed confidentiality agreement *

Location:
NEQ of Wesley St & Joe Ramsey Blvd

Building Size:
12,579 SF GLA

Land Size:
30,800 SF / 0.707 AC NET

Year Built / Renovated:
1985 / 2022

Sale Price:
Contact Broker

Approximate NOI:
$280,000

Traffic Counts:
Wesley St: 15,393 VPD
Joe Ramsey Blvd: 28,013 VPD
(TXDOT 2025)

Property Information:

100% leased to 4 tenants on NNN Leases:

Texas Health Resources, Athletico Physical Therapy, Lake Pointe Spine and Pain Management, and North Star Diagnostic Imaging

Easy access to I-30 - only 30 minutes to Downtown Dallas

Located in the heart of Greenville

Less than one mile from Hunt Regional Medical Center

Demographics:

	1 mile	3 miles	5 miles
2026 Population	8,727	28,729	35,267
2031 Proj. Pop.	9,327	32,072	39,554
Daytime Pop.	10,871	34,392	47,600
Avg. HH Income	$74,896	$94,524	$101,971

ridgepcre.com

For more information, please contact David English

972-961-8532 (o) • 214-676-6424 (m) • denglish@ridgepcre.com

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Texas Health Resources®

Texas Health Resources is one of the largest faith-based, nonprofit health systems in the United States and a leading healthcare provider throughout North Texas. Headquartered in Arlington, Texas, the organization serves communities across the Dallas-Fort Worth region through a broad network of hospitals, physician practices, outpatient facilities, urgent care centers, home health services, wellness centers, and preventive care programs. The system's mission is to improve the health of the people in the communities it serves. Texas Health Resources provides a full continuum of care across all stages of life, ranging from primary and specialty care to acute-care hospitals, trauma centers, outpatient services, rehabilitation, and community-based wellness programs.

North Star Diagnostic Imaging

North Star Diagnostic Imaging offers a promising investment opportunity in the rapidly growing healthcare sector, with an estimated $6.5 million in annual revenue. Renowned for its cutting-edge diagnostic imaging technology and unwavering commitment to patient care, North Star continues to be a standout in the medical community. Located in the heart of Greenville, with easy access to I-30 and just 30 minutes from Downtown Dallas, this facility provides exceptional convenience for both patients and staff. This is your chance to secure a state-of-the-art medical property with a reliable and reputable tenant.

Athletico Physical Therapy

Athletico Management, LLC stands as a leader in the healthcare and rehabilitation fields, with an estimated $12 million in annual revenue. With more than 30 years of experience, Athletico has earned the trust of physicians and patients alike for its exceptional physical and occupational therapy services. Specializing in sports medicine, injury prevention, and rehabilitation, Athletico's proven track record of success makes it an invaluable asset in the healthcare landscape. Strategically located with prominent visibility and access, this facility is perfectly positioned to serve its community. Take advantage of this prime investment opportunity with a respected healthcare provider that has built a strong foundation over decades.

LPO Lake Pointe Orthopaedics & Sports Medicine

Lake Pointe Orthopedics is a leading provider of orthopedic care, delivering exceptional outcomes through high-quality, compassionate services. Specializing in joint replacements, sports injuries, and spinal care, the practice combines advanced technology with a patient-centered approach. With a mission focused on fostering a supportive and professional environment, Lake Pointe Orthopedics collaborates with patients to achieve their goals and improve their quality of life. Their long-standing commitment to excellence makes them a trusted provider in the community. Conveniently located with easy access, this facility is well-positioned to continue serving its patient base. This is an excellent opportunity to invest in a respected practice with a proven track record and a mission of patient success.

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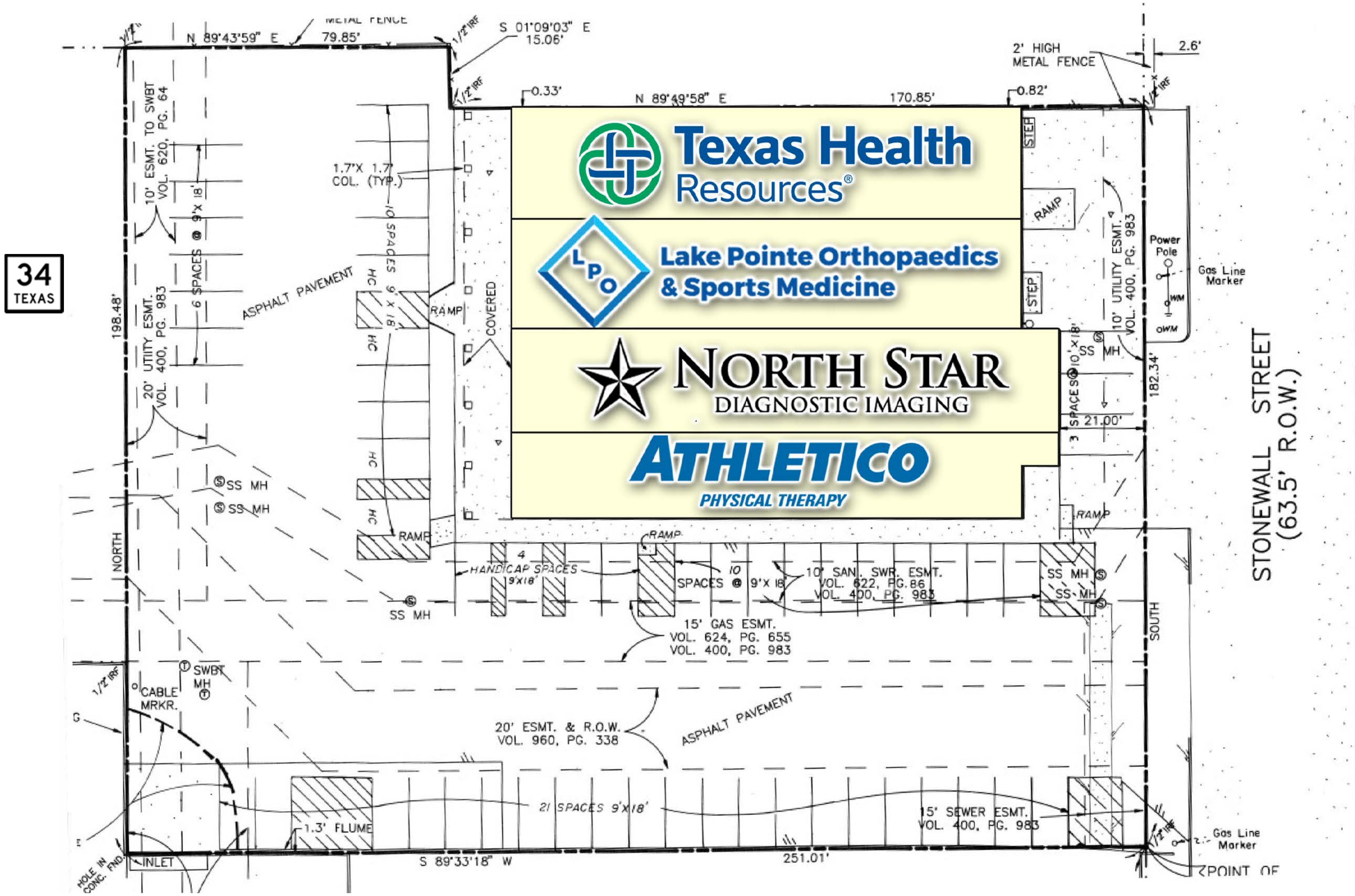

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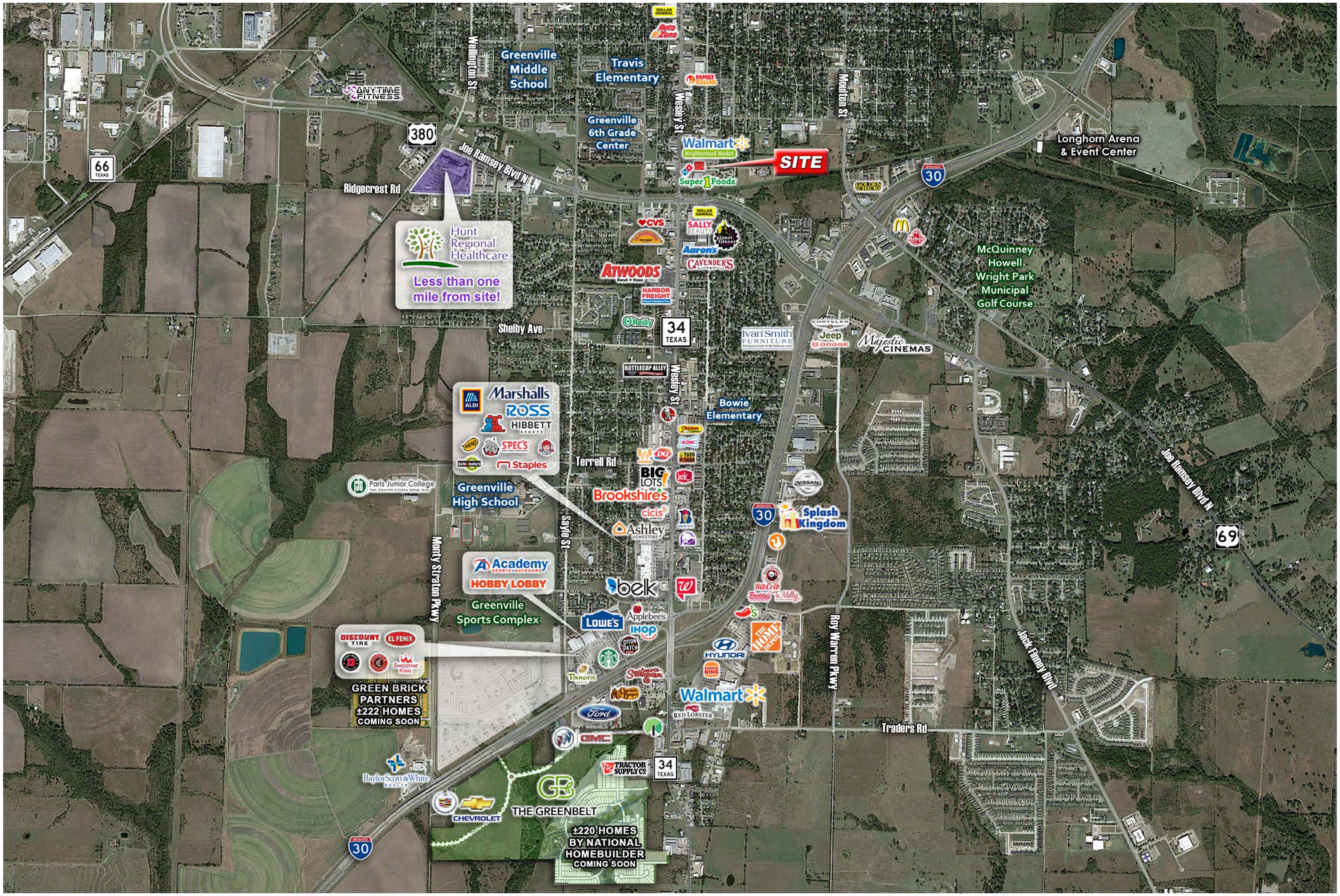

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11-03-2025

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcre.com	972-961-8532
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
David English	370006	denglish@ridgepcre.com	214-676-6424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date