

FREESTANDING BUILDING FOR SALE

4800 Joe Ramsey Blvd E, Greenville, Texas 75401



AVAILABLE:

±5,156 SF Building on 1 Acre Lot

YEAR BUILT:

2013

OCCUPANCY:

100% - Anytime Fitness

SALE PRICE:

Contact Broker

Proforma NOI is ±\$43,645

TRAFFIC COUNTS:

US-380: 28,967 VPD east of site

US-380: 21,994 VPD west of site
(TXDOT 2024)

PROPERTY INFORMATION:

Located in the heart of Greenville, across from Hunt Regional Medical Center

Excellent visibility with frontage on Joe Ramsey, the main east/west thoroughfare in Greenville

Surrounded by multifamily developments and industrial/commercial businesses

Close proximity to downtown Greenville

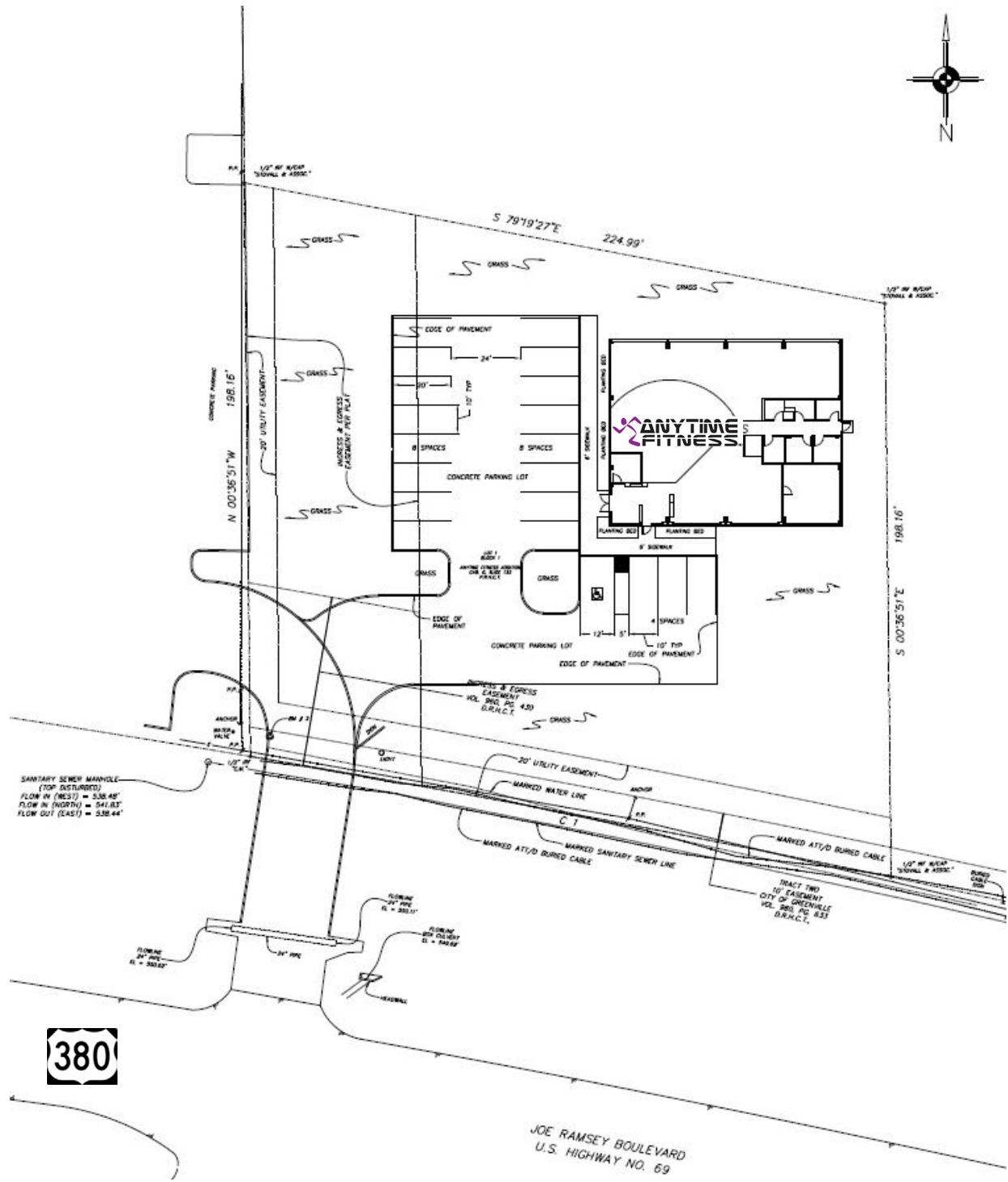
Easy access to US-380, SH-69, SH-34 & I-30

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2025 Population	5,555	24,859	33,049
Households	2,102	9,514	12,586
Daytime Pop.	7,527	30,174	45,194
Avg. HH Income	\$67,445	\$78,832	\$86,905

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ridgepc.com

For more information, please contact David English

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

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

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TENANT PROFILE

DBA: **Anytime Fitness**

Locations: **±5,000**

Corporate/Franchise: **Franchise**

Website: anytimefitness.com



Chuck Runyon and Dave Mortensen opened their first Anytime Fitness gym in 2002. Their concept was an alternative to big box gyms: A no-frills space with little supervision...just workout equipment that was available literally any time. Seventeen years later, Anytime Fitness is the **world's largest fitness franchise** company with **\$2 billion in annual revenue** and nearly **5,000 locations on all seven continents**.

Ranked the **#1 Top Global Franchise** by Entrepreneur Magazine.



Largest presence of any fitness franchise

Anytime Fitness is the first franchise on all 7 continents, with over 4,700 territories sold and 4 million members worldwide.



Our franchisee's success continues to grow

60% of our existing franchisees own more than one club because they've experienced the success of our business model.



A new member every minute

At Anytime Fitness, we have a new member join one of our clubs every minute of every day.



The best culture around for you and your members

Our culture is defined by People, Purpose, Profits, Play®. We look for hard working people with a purpose, who yearn for financial success and find the fun in everything they do.

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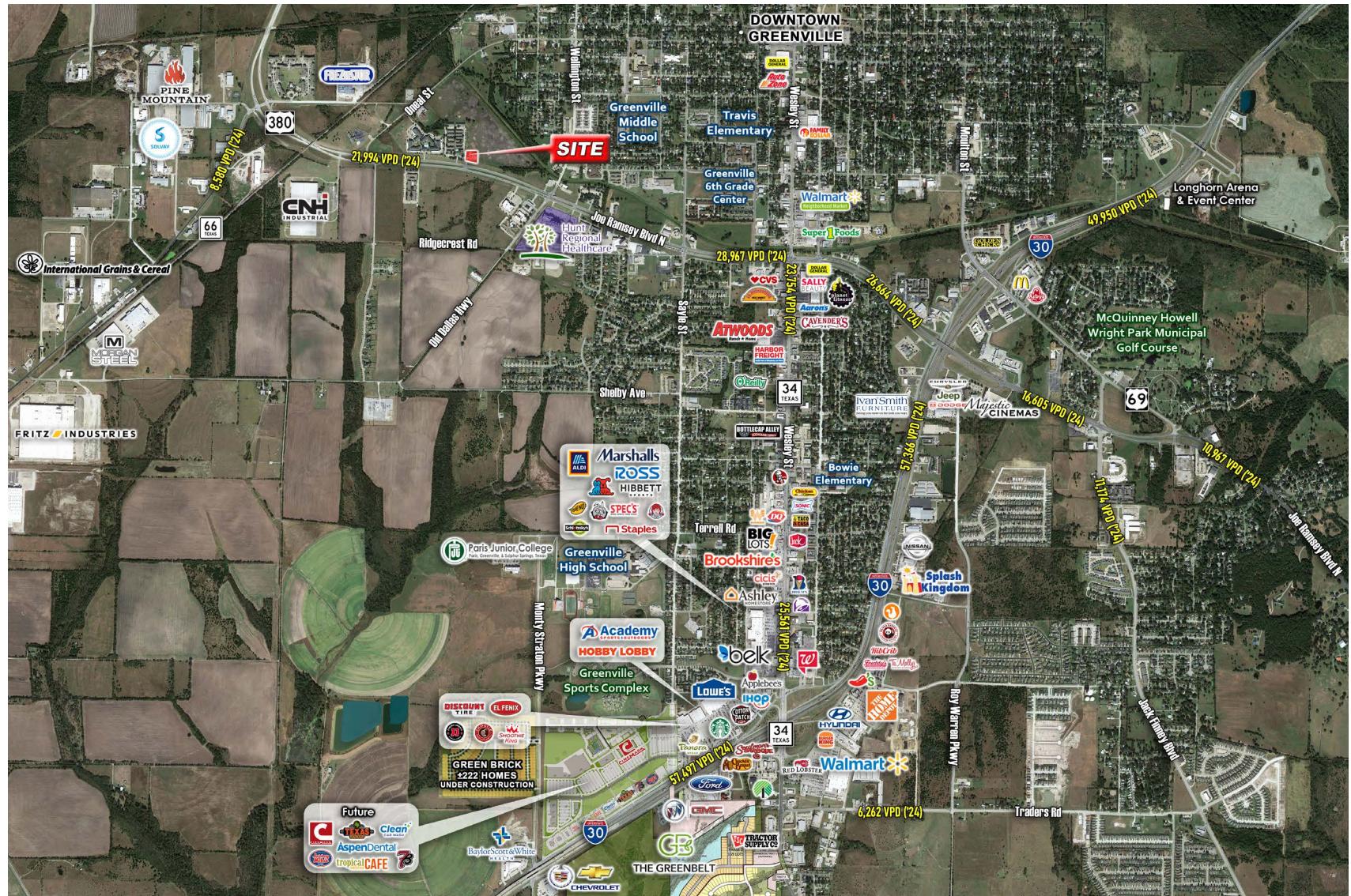
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2-10-2025



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. **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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David English	370006	denglish@ridgepcrc.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	