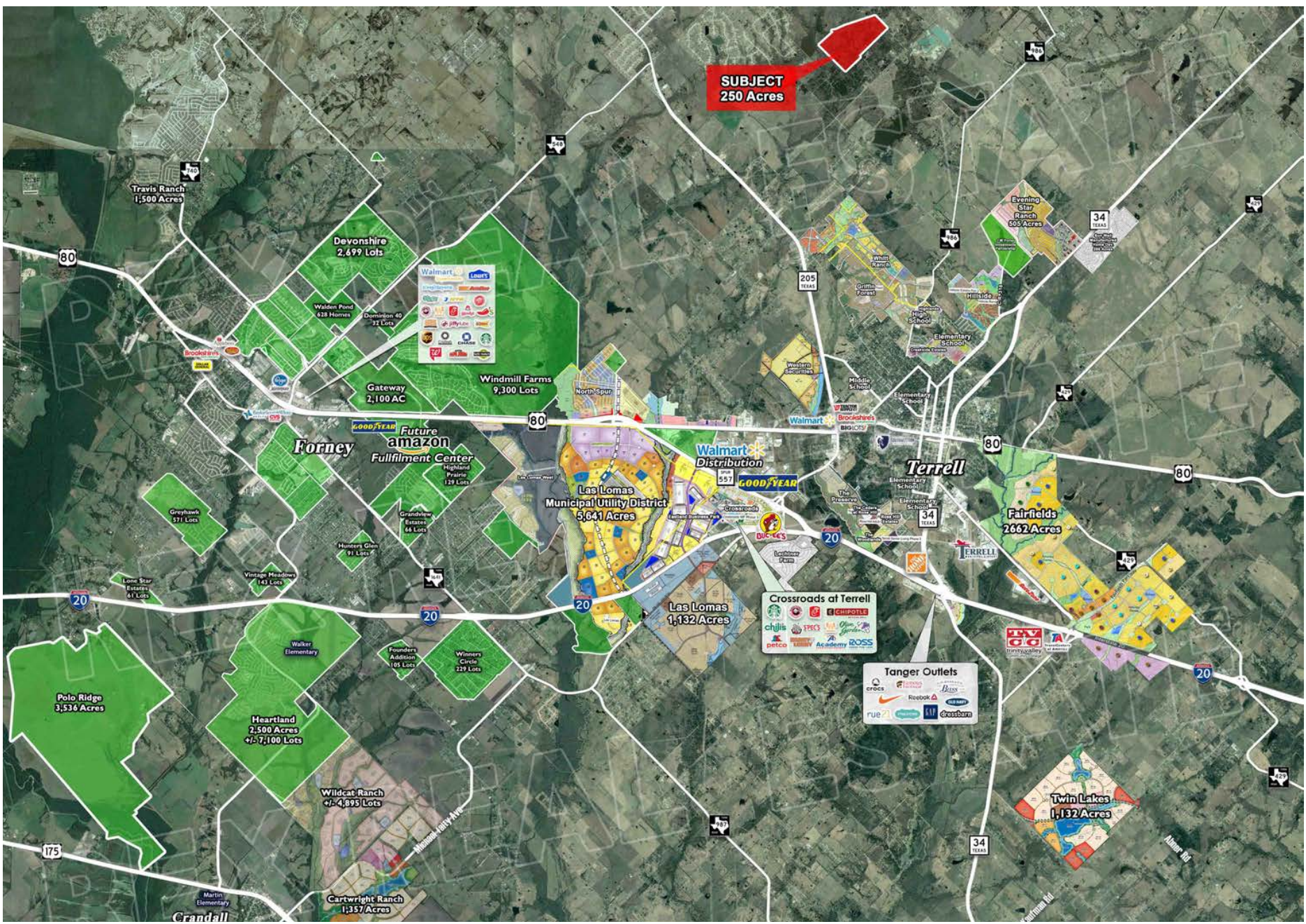


250 ACRES • TERRELL



REX GLENDENNING
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972-250-1263
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The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW



LOCATION

Northwest Quadrant of County Road 255 & County Road 243 in Terrell ,TX



HIGHLIGHTS

- Approximately 250 Acres available with frontage along County Road 255
- Easy Access to Highway 205 and U.S. 80
- Easy Access to Terrell Municipal Airport and Tanger Outlets
- Easy Access to multiple new master-planned developments in Terrell
- +/- 8 miles north of Downtown Terrell
- +/- 36 miles East of Dallas



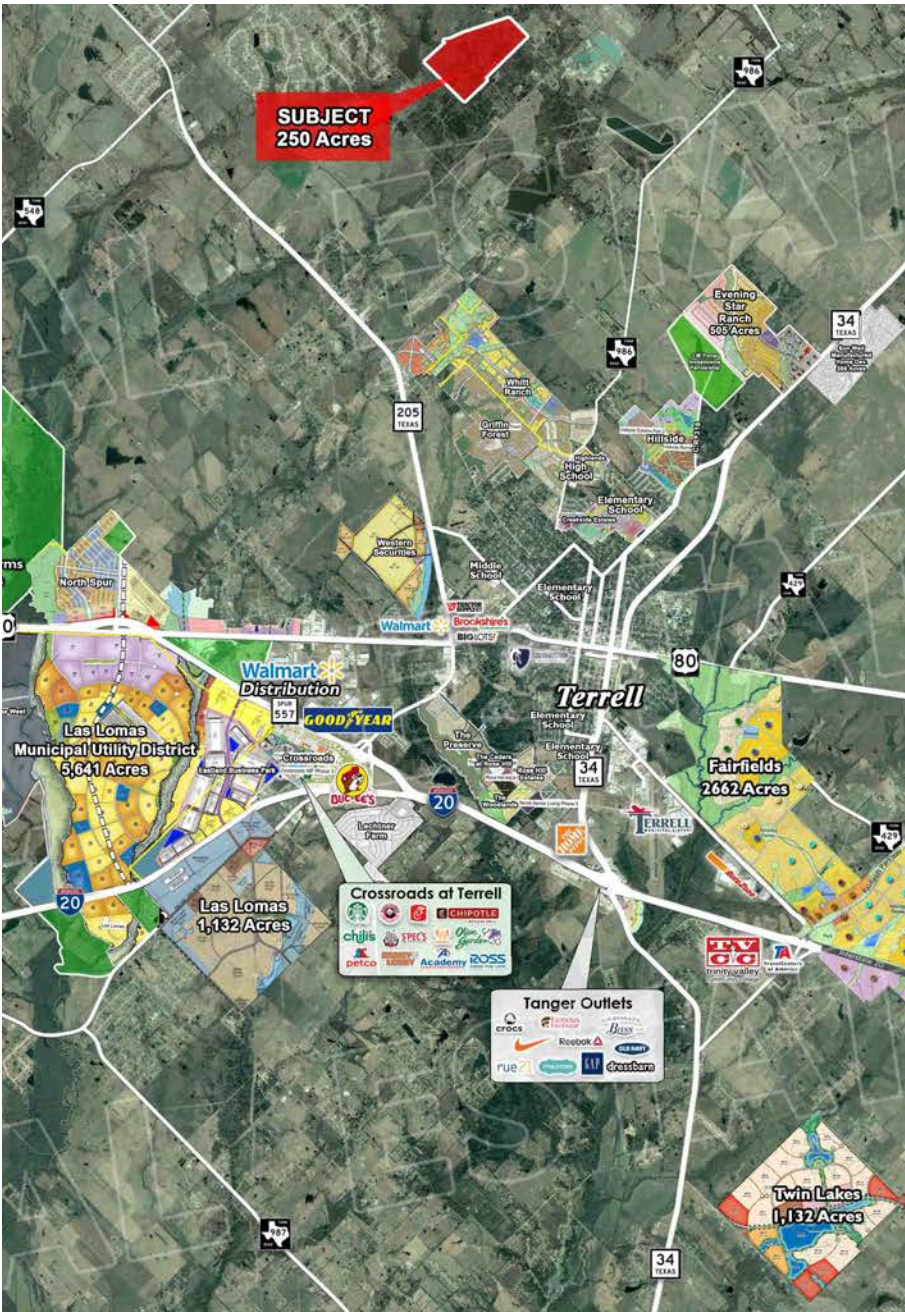
DEMOGRAPHICS

2023 POPULATION	22,977
GROWTH RATE SINCE 2020	30.1 %
NUMBER OF HOUSEHOLDS	6,331
MEDIAN HOUSEHOLD INCOME	\$63,795
MEDIAN AGE	33 Years Old



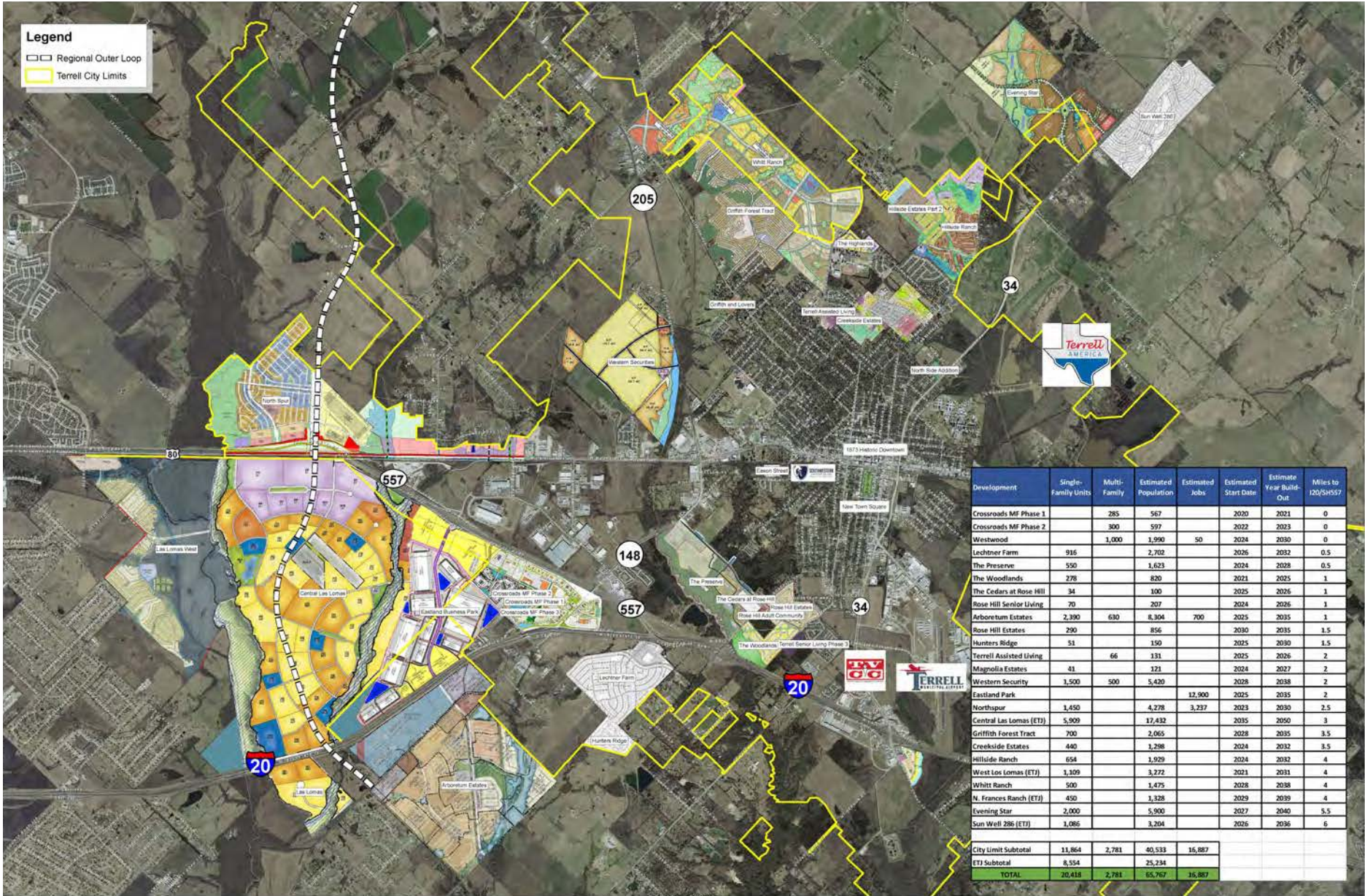
TRAFFIC COUNTS (TXDOT 2020)

US-80: 35,645 VPD ('20)
Hwy 34: 9,049 VPD ('20)





TERRELL DEVELOPMENT MAP

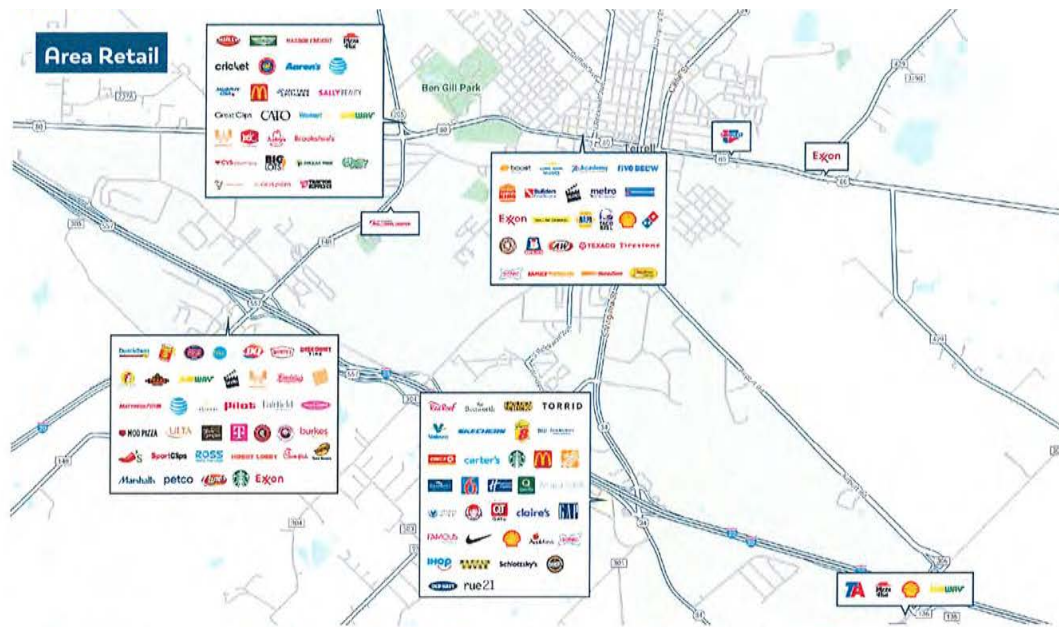
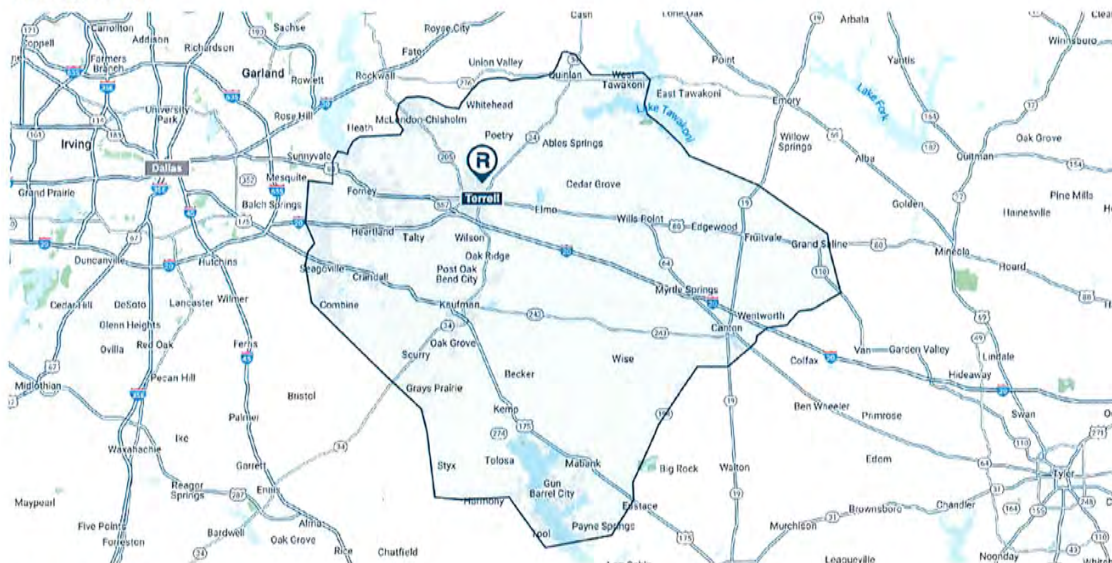


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TERRELL EDC RETAIL MARKET PROFILE

Primary Retail Trade Area • Retail Market Profile

Terrell, Texas



Population

2020	254,723	0 - 9 Years	13.34%
2024	300,333	10 - 17 Years	12.34%
2029	337,450	18 - 24 Years	9.69%

Educational Attainment (%)

Graduate or Professional Degree	6.46%	35 - 44 Years	13.17%
		45 - 54 Years	12.36%
Bachelors Degree	15.99%	55 - 64 Years	12.24%
Associate Degree	8.97%	65 and Older	16.02%
Some College	25.63%	Median Age	37.98
High School Graduate (GED)	29.26%	Average Age	38.42

Some High School, No Degree

Less than 9th Grade	4.45%	White	56.45%
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Income

Average HH	\$97,728	Alaskan	1.04%
Median HH	\$74,529	Asian	1.67%
Per Capita	\$33,503	Native Hawaiian/ Islander	0.06%

The information contained herein was obtained from sources believed to be reliable, however, The Retail Coach, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions, prior sale or lease or withdrawn without notice.

Age

0 - 9 Years	13.34%
10 - 17 Years	12.34%
18 - 24 Years	9.69%
25 - 34 Years	10.84%
35 - 44 Years	13.17%
45 - 54 Years	12.36%
55 - 64 Years	12.24%
65 and Older	16.02%
Median Age	37.98
Average Age	38.42

Race Distribution (%)

White	56.45%
Black/African American	16.88%
American Indian/ Alaskan	1.04%
Asian	1.67%
Native Hawaiian/ Islander	0.06%
Other Race	10.06%
Two or More Races	13.84%
Hispanic	26.82%

TERRELL, TX - OVERVIEW

OVERVIEW

Terrell has the charm of a small town, embracing small town values and a strong Texas work ethic, while still being close enough to the DFW metroplex to provide access to the "big city". Terrell has everything your company needs to grow and prosper.

Located 25 miles east of Dallas, Terrell reaches a market area **population of 311,050**. Its prime position along busy I-20 brings in both local and DFW residents and interstate travelers. Texan-owned business

Buc-ee's and popular shopping destinations at Crossroads at Terrell, Terrell Market Center, and The Shops at Terrell draw in traffic and provide a large variety of retail, dining and entertainment for the community and visitors, along with hotel lodging for travelers.

LIFE IN TERRELL

Established in 1873, Terrell is a progressive community with deep Texas roots and American ideals. Many families have lived here for generations, and businesses have long found prosperity in our community. The community is full of energetic volunteers, as well as service and civic organizations that are here for each other to ensure the continuing legacy of our City. In Terrell, you'll find **friendly neighborhoods**, a **historic downtown**, and a variety of **recreational activities** that add up to a high quality of life for our residents.

WORKFORCE

Job opportunities are abundant in Terrell, with available employment in the **manufacturing, distribution, retail, lodging**, and **food-service sectors**, to name a few. Terrell has the population needed to fill these jobs. To keep our available workforce here at home, the Terrell EDC partners with local colleges like **Trinity Valley Community College** to train our future workforce and build a robust talent pipeline for our businesses.



[Sources: Terrell EDC Website]

NEW 1,500-HOMECOMMUNITY COMING TO TERRELL

BUILDERS WILL BEGIN SELLING THE HOMES IN JUNE.

A new community of some 1,500 single-family homes is slated for Terrell.

Construction on Northspur, a 700-acre master-planned community located approximately 30 minutes east of Dallas, is now underway. The first phase will be roughly 230 lots. Dallas-area builders M/I Homes and Impression Homes will construct the first houses. Builders will begin selling in June, and the homes will be finished in the fall.

Prices will range from the \$300,000s to the \$500,000s. Homes will range from 1.5 to three bathrooms and two to four bedrooms. A variety of lot sizes will be offered, representatives told The Dallas Morning News.

Hines, a Houston real estate investment manager, and Trez Capital, one of North America's largest non-bank commercial real estate lenders, are behind the development. The site is located just north of Highway 80 at Spur 557, between downtown Terrell and downtown Forney.

"In light of the ongoing suburban growth of Dallas and the increasing scarcity of land in nearby areas, Northspur represents a timely and strategic response to high-quality, cost-effective housing," Dustin Davidson, managing director at Hines, said in a statement.

"From the very beginning, our collaboration with the city of Terrell has been integral, & we look forward to delivering a master-planned community that not only offers a diverse range of housing options but also caters to the changing needs of the area's residents."



Hines acquired the land for Northspur in May 2021. Since then, the firm has worked to develop the infrastructure, including the construction of roads and utilities. Since 2005, Hines has completed 26 communities in its southwest region. Another thirteen are under construction.

Projects underway in the Dallas-Fort Worth area include Aster Park, Brookhollow West, Creekside in Royse City, Lakewood in Prosper, Milrany Ranch, Merion at Midtown, Redden Farms, SaddleStar North and Wildflower Ranch.

Terrell is located in Kaufman County. The latest U.S. Census estimates show Kaufman County's population growth rate was 7.6%, the highest in the nation among counties with 20,000 or more people.

Source: Dallas Morning News// Nick Wooten // May 15, 2024

TERRELL IS AIMING TO UPEND THE TRADITIONAL APPROACH TO GROWTH

WHILE SOME TOWNES HOPE NEW HOMES WILL ATTRACT INDUSTRY, ITS CITY OFFICIALS HOPE JOBS AND SHOPPING WILL ATTRACT NEW HOMES.

While some politicians hope new homes will bring jobs and shopping to their cities, Terrell is trying to become living proof that jobs and shopping can attract new homes.

Terrell city leaders have spent the last decade trying to reinvent the Kaufman County city as a commerce destination, with big box national retailers and distribution centers for AutoZone and Walmart, using tax breaks to attract new business while the surrounding region grows.

After snagging a Buc-ee's mega convenience store and gas station in 2015, the city used tax breaks to help Anthony Properties create the Crossroads at Terrell retail district occupied by Academy Sports, Hobby Lobby, Ross, Olive Garden and, most recently, Texas Roadhouse. One of the shopping district's most unique attractions is Film Alley, a combination movie theater, bowling alley and family entertainment complex that caters to children's birthday parties and adults as well.

Those were big gets for Terrell, a community of 18,567 people that competes with other nearby fast-growing suburbs such as Forney and Rockwall.

"We've got in the pipeline over 4,000 single-family homes," said Ray Dunlap, president of the Terrell Economic Development Corp. "And because we built that retail hub, our neighbors won't be able to bring anything like it."

To find Terrell, head east of Dallas on Interstate 20 or Highway 80 and look for the point where the Dallas-Fort Worth Metroplex ends and rural East Texas begins. Dunlap said Terrell isn't trying to position itself as either a bedroom community to Dallas or a rural outpost.

"In our view, we are a self-contained community that just happens to be close to Dallas," he said. Terrell is also one of the most diverse exurbs in the region, with 25.6% of its residents identifying as Black and 28.2% as Hispanic, according to the 2020 Census.

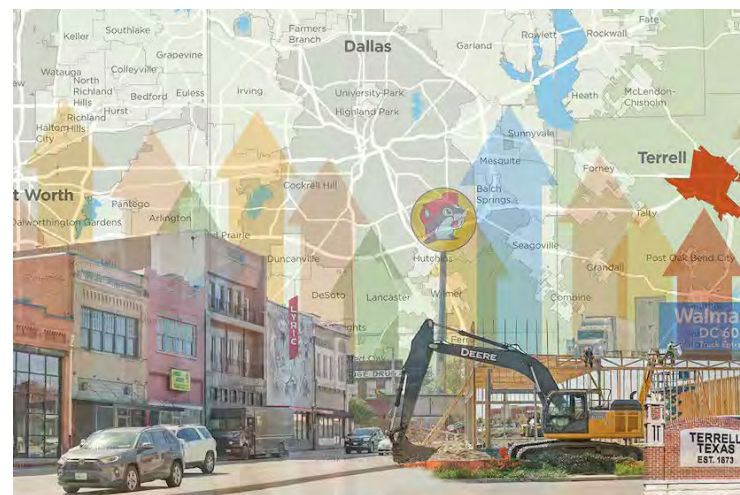
Sitting 30 miles east of downtown Dallas, Terrell's average single-family home sells for about \$260,000, almost 50% cheaper than in Dallas proper.

Developers started construction on 200 new homes over the last two years with an average value of \$200,000. Dunlap thinks the city still has some growing to do in terms of adding homes.

The city's population grew 17% between 2010 and 2021. Kaufman County, which also includes fast-growing Forney, Kaufman and Crandall, grew 40% between 2010 and 2020, making it one of the 10 fastest-growing counties in the nation with more than 100,000 residents, according to U.S. Census Bureau data.

Now Terrell is trying to develop its older central district, with plans for new parks and hopes to revitalize downtown Terrell's historic brick facades with more boutique shopping, restaurants and a handful of upper-floor apartments to give a loft residence feeling to the area.

"We built the jobs, we built the retail. Now it's time to bring the people here," Dunlap said.



Source: Dallas Morning News// Kyle Arnold // October 2022



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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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