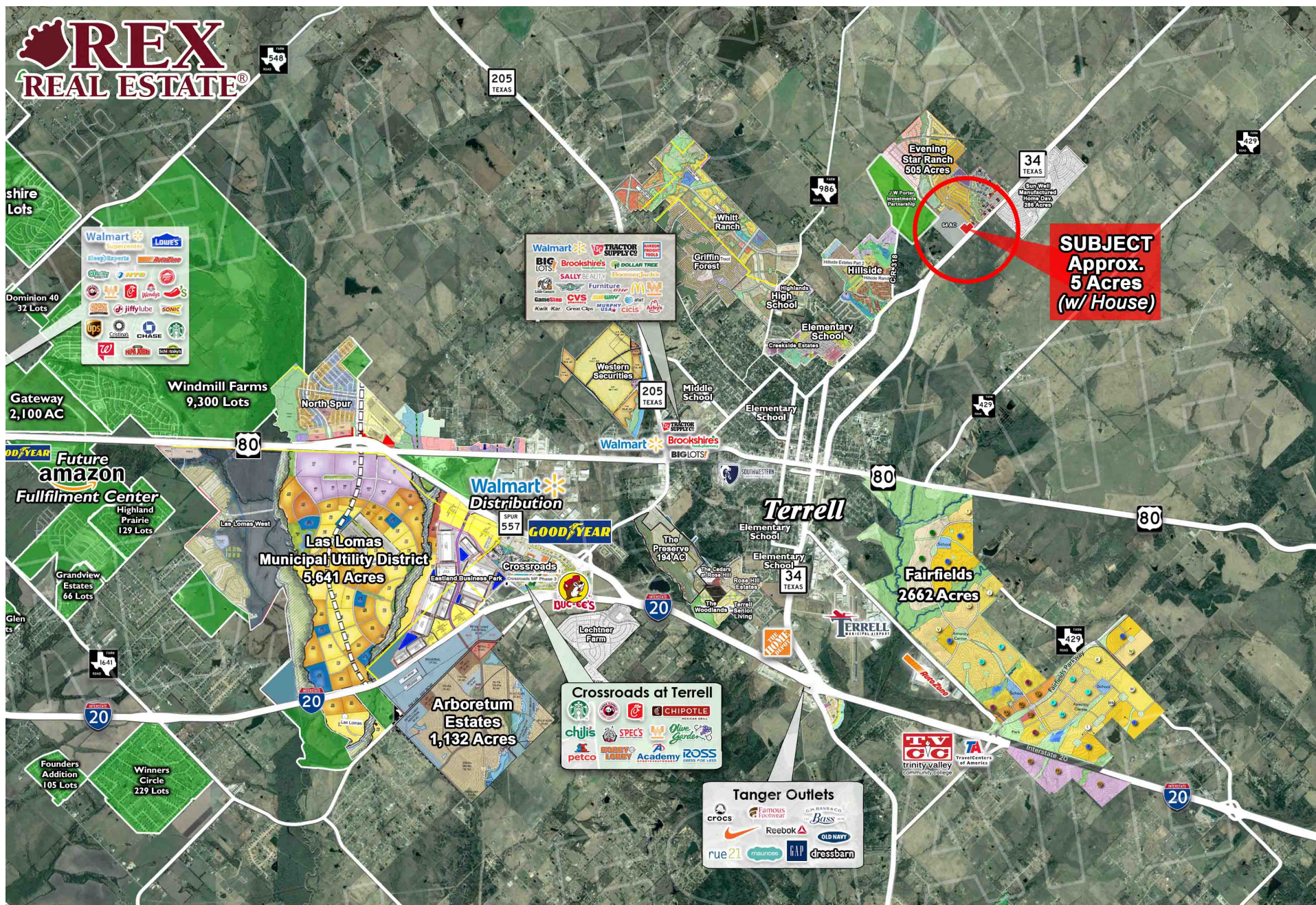


±5 ACRES + HOUSE • TERRELL, TX • INVESTMENT OPPORTUNITY



PROPERTY OVERVIEW



LOCATION

Located along TX-34, Terrell, TX 75160



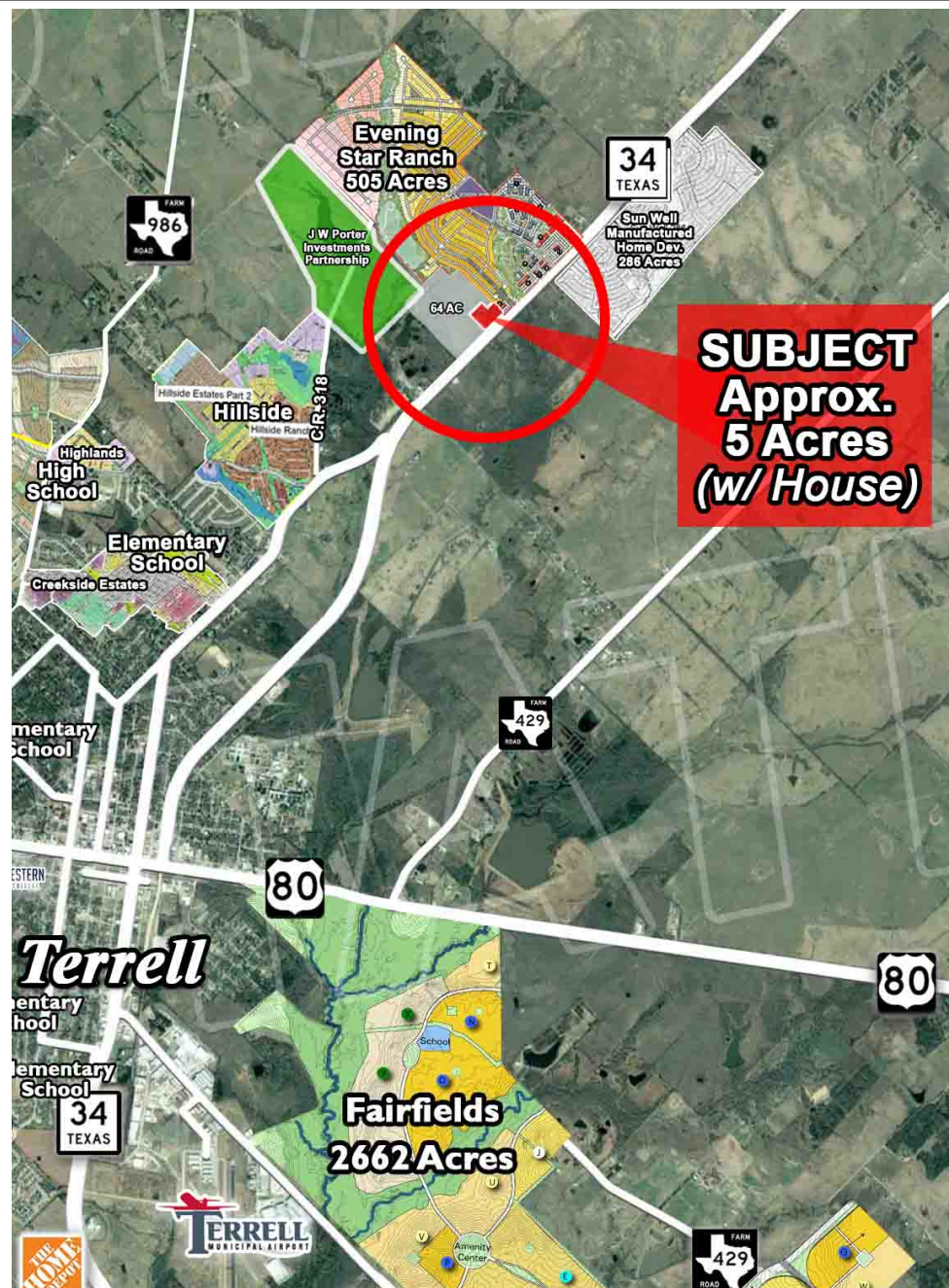
HIGHLIGHTS

- Approx. 64.05 +/- Acres with House Available
- Located off of TX-34, and surrounded by a multitude of Major Residential Developments, including the 505 Acre Evening Star Ranch Mixed-Use development, the Hillside Development, and the 286 Acre Sun Well Home Development
- Located 3 Miles North of US-80 and Downtown Terrell
- Terrell is growing rapidly, with multiple Residential and Industrial Developments popping up in the expanded area with one of the largest being the Fairfields Developments directly south of US-80, which spans up to 2,662 Acres
- Part of Terrell ISD
- Located in Kaufman County



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
2026 POPULATION	9,042	19,966	30,436
2031 PROJ. POP.	10,220	22,779	35,064
AVG HH INCOME	\$80,403	\$78,493	\$95,038



GOOGLE EARTH



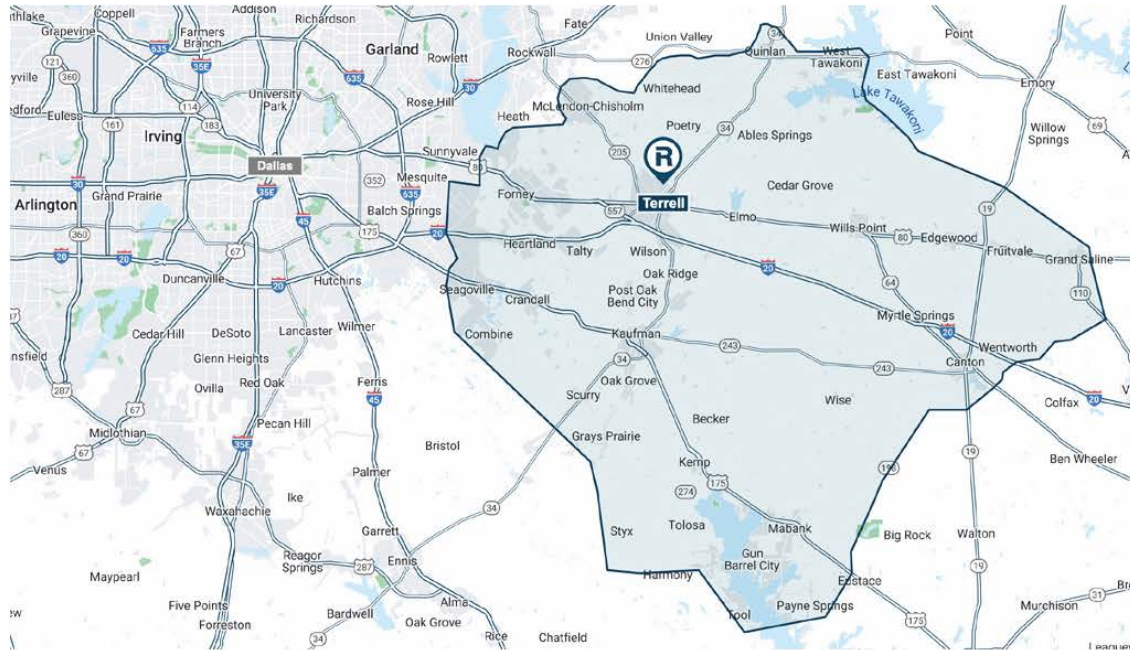
REX GLENDENNING
REX@REXREALESTATE.COM

972-250-1263
REXREALESTATE.COM

REX
REAL ESTATE®

The information contained herein was obtained from sources deemed reliable; however, REX Real Estate, L.P. 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.

PRIMARY RETAIL TRADE AREA - RETAIL MARKET PROFILE



Population

2020	255,063	0 - 9 Years	13.72%
2025	322,274	10 - 17 Years	11.90%
2030	360,559	18 - 24 Years	9.52%

Educational Attainment (%)

Graduate or Professional Degree	6.88%	25 - 34 Years	12.57%
Bachelors Degree	16.76%	35 - 44 Years	14.06%
Associate Degree	8.85%	45 - 54 Years	12.32%
Some College	23.16%	55 - 64 Years	11.54%
High School Graduate (GED)	29.74%	65 and Older	14.37%
Some High School, No Degree	9.25%	Median Age	36.65
Less than 9th Grade	5.36%	Average Age	37.53

Race Distribution (%)

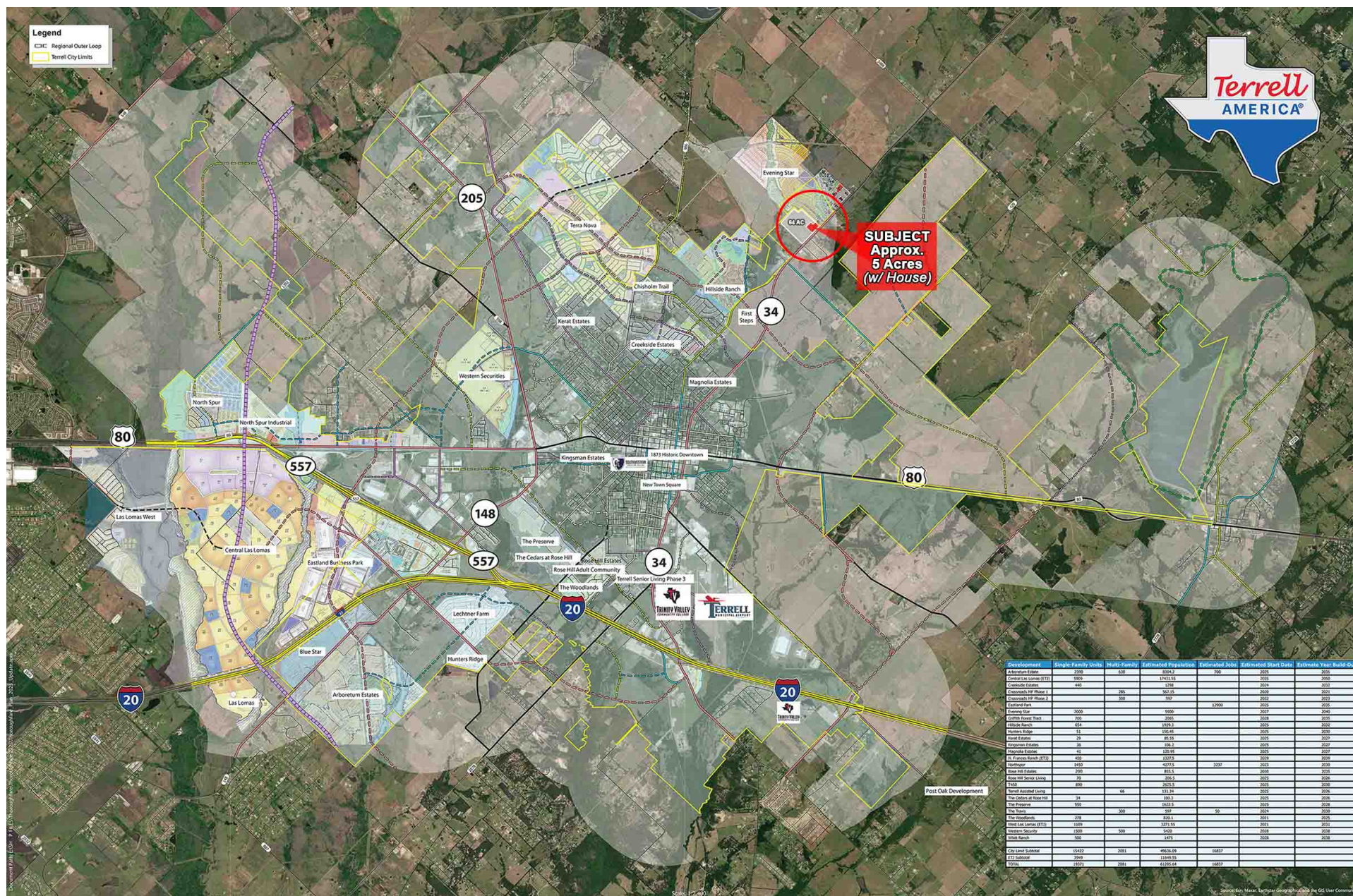
White	53.45%
Black/African American	18.68%
American Indian/Alaskan	1.03%
Asian	1.98%
Native Hawaiian/Islander	0.06%
Other Race	10.51%
Two or More Races	14.29%
Hispanic	28.02%

Income

Average HH	\$111,376
Median HH	\$87,130
Per Capita	\$38,031

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.

TERRELL DEVELOPMENT MAP



TERRELL, TX HIGHLIGHTS

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.

SOURCE: OPPORTUNITYANNATX.COM

ARTICLE - VanTrust Developing 1.8M-SF Terrell Logistics Center

VanTrust Real Estate to develop pair of spec industrial buildings in Terrell

VanTrust Real Estate, LLC will develop two speculative industrial buildings as Phase 1 of its Terrell Logistics Center located along Highway 80 at its intersection with Spur 557 in Terrell, Texas, a rapidly emerging industrial hub.

Construction on Phase 1, a nearly 75-acre site, is slated to begin in the second quarter of 2026 with completion anticipated in the second quarter of 2027. VanTrust also recently acquired nearly 100 acres that will serve as Phase 2 of Terrell Logistics Center.



Phase 1 will include Building 1, a 202,972-square-foot rear-load facility located at the northeast corner of Highway 80 and Outlaw Lane. It will also feature Building 2, a 505,946-square-foot cross-dock facility located at the northeast corner of Bizzell Street and Reveille Way.

Phase 2 will include Building 3, a 1,095,120-square-foot cross-dock facility that will be actively marketed for build-to-suit during Phase 1's construction. The buildings will all be constructed with modern specifications designed to meet the needs of e-commerce and third-party logistics users, while offering flexibility to tailor the site for future tenants. Terrell Logistics Center will also include the completion of additional roadways, improving access for tenants and residents throughout the surrounding community.

Terrell Logistics Center will join a thriving logistics district that includes nearby established industrial tenants such as Goodyear and a site for a future Amazon facility. Terrell Logistics Center, located only three miles east of VanTrust's Forney Distribution Center and completed in 2022, further strengthens the company's dedication to the community.

A popular submarket east of Dallas, Terrell provides direct access to Highway 80, Interstate 635 and Interstate 20, offering industrial tenants convenient rail, air and ground transportation options throughout the Dallas-Fort Worth metroplex. Terrell sits within Kaufman County, ranked the fastest-growing county in Texas and second-fastest in the nation according to 2025 U.S. Census Bureau data, and benefits from proximity to both Dallas-Fort Worth International Airport and Dallas Love Field.

VanTrust has selected Bob Moore Construction alongside Alliance Architects and Claymoore Engineering to assist in the development of Terrell Logistics Center.

Kurt Griffin, Nathan Orbin, Dalton Knipe and Weston King with JLL are serving as the brokers marketing the project.

###

October 9, 2025 - RE Journals

REX GLENDENNING
REX@REXREALESTATE.COM

972-250-1263
REXREALESTATE.COM

REX
 REAL ESTATE®

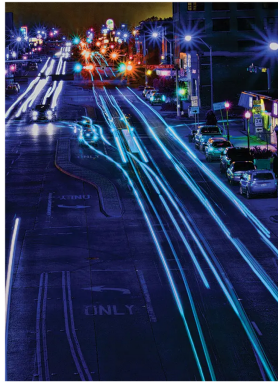
The information contained herein was obtained from sources deemed reliable; however, REX Real Estate, L.P. makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

ARTICLE - HOW TERRELL TURNED A CORNER

SITESELECTION

How Terrell Turned A Corner

by Ron Starner



Dr. Bruce Wood has lived in Terrell, Texas, long enough to see the city grow from sleepy bedroom community to thriving industrial and retail hub.

The arrival of large, big-box distribution centers placed Terrell on the map as a logistics heavyweight on the eastern edge of the Dallas-Fort-Worth-Arlington metroplex; and manufacturers followed with big-time investments of their own.

In early 2020, 1836 Farms announced it had selected Terrell for a new milk-processing plant. The 60-year-old firm plans to hire 50 people by the end of this year. The Arizona-based company picked Terrell after conducting a nationwide search.

Wood says that from his perspective, the growth will not subside anytime soon. "Growth is moving here," says Wood, chairman of the Terrell Economic Development Corp. "Kaufman County is the fastest-growing county in the nation, and all our county benefits from that. Multiple housing projects are going up. Developers are buying large pieces of property. We have nice multi-family projects under construction. We had a Buc-ee's locate in Terrell on Interstate 20. That area has since blossomed. The Crossroads Shopping Center went up, and we are getting several nice restaurants."

None of this happened by accident, notes Wood. Rather, it all came about because the city had a plan and stuck to it.

Located just 25 miles east of downtown Dallas at the intersection of Interstate 20 and U.S. Highway 80, Terrell serves as a major crossroads for the region. Nearly 60,000 motorists drive through town daily, making the city an ideal spot for companies that need to move goods to market quickly and efficiently. In fact, within a two-day truck drive, you can reach 93% of the U.S. market from Terrell.



"We'd love to meet with anybody considering a move. We have a great team that works together. We will make a deal."

— Dr. Bruce Wood, Chair, Terrell Economic Development Corp.

Another selling point is the fact that this city of 18,000 people has 14,000 jobs, meaning that it is a net importer of labor. Within 20 miles is access to a labor pool of 412,946.

The U.S. Census Bureau reported recently that Kaufman County is the fastest-growing county in the nation. Terrell is the county's second-largest city.

Former longtime Chamber of Commerce and Terrell Economic Development Corp. chief executive Danny Booth says that the passage of the 4A sales tax completely changed the landscape of Terrell. "We were the 13th city in the state to pass that funding mechanism for economic development more than 30 years ago, and that enabled us to build our first industrial park," he says. "We landed two Fortune 500 companies, and the rest is history."

Getting Everyone on the Same Page

From his time as school superintendent to county judge to now chairing economic development, Wood has witnessed a transformation of the region.



Downtown Terrell

"We have several things working in our favor," he says. "We have an Interstate highway that runs right through Terrell east and west, I-20, and we have a major U.S. highway, 80, that runs east and west through downtown Terrell. They intersect just south of downtown Terrell. We are the major trade area for the county."

He adds that "we also have a Union Pacific Railroad that goes through our community. We provide rail service to businesses that need it."

Top employers in town include Nucor Steel, Old Castle Building Envelope and Madix Inc. a large manufacturing company that has been based in Terrell for decades. The largest of the big-box warehouses belong to AutoZone and Walmart.

ARTICLE - HOW TERRELL TURNED A CORNER (cont.)

Mayor Rick E. Carmona says that change in Terrell has been largely positive: "The attitudes of our community have greatly improved as evidenced by the growth. As chairman of the TEDC, I watched our community go from little interest to high demand and continue to receive calls on a daily basis on quality developments. We will continue to work with developers and bring quality development to the city. Our business-friendly attitude toward growth has definitely been an asset."

"We are a business-friendly community," says Wood. "We have an informal meeting every Tuesday morning at the Chamber of Commerce building at 7:30. We have business leaders there. We have elected officials there. We have the mayor. We have the county judge. Our county commissioner and school superintendent attend. It is a communication process that started about 40 years ago. That one meeting that we do weekly has helped as much as anything in keeping our communication lines open. It just keeps everybody on the same page."

Case in point was the pandemic and the coordinated response that local leaders rapidly assembled. "Our city and county government led the way in providing access to the vaccines," says Wood. "I must give kudos to the City of Terrell and Kaufman County for providing the vaccines and testing locations and their leadership during that time. We managed that as well as anyone could have during that time."

When workers got displaced, the community went to work helping connect people to jobs and employers to workers. "Our employers were needing employees. We still have a few vacant jobs but not as many as we did," Wood says. "We have a great relationship with Trinity Valley Community College and our Workforce Commission. They provide training opportunities that are now available to our kids in high school."

A New Leader Takes the Reins

Terrell received a boost three years ago when accomplished economic developer Ray Dunlap accepted the position as president of the Terrell EDC. A longtime leader at the state and local levels, Dunlap brought decades of experience and a national reputation for excellence to his post in Terrell. He served on the board of Team Texas and is currently chair-elect of the Texas Economic Development Council's board of directors.

Since coming on board in February 2019, the hiring of Dunlap paid immediate dividends. Several large manufacturers have expanded in Terrell in the last few years. And along with the win of 1836 Farms came a bonus.

"They are a milk processing operation that does organic milk in glass bottles," says Dunlap. "Every bottle says 'Terrell, Texas', on them. They are distributed throughout the state. We are constantly getting recognition statewide."

Terrell landed the dairy company during the pandemic — a remarkable feat given the circumstances. "We worked together to keep as many of our businesses open as possible during COVID-19," says Dunlap. "The chamber and the city executed an agreement where the chamber worked not just on chamber members, but on any business in the city. We used local restaurants to help feed their employees. We helped restaurants stay open by buying from them. We worked to keep businesses open by having them declared essential."



Helwig is one of three major trucking firms in town.

That community commitment carried over into the present. With critical workforce shortages still being experienced by some, Dunlap and the TEDC are working overtime to match businesses with talent.

"Like everyone else, we are experiencing shortages," he says. "We have a strong base of manufacturing and distribution. They are thriving. We are investing to help our local businesses recruit talent. We are trying to get them workers. With 18,000 residents and 14,000 jobs, we are the other side of the coin from bedroom communities."

With 18,000
residents and
14,000 jobs,
Terrell is a
net importer
of labor.

Source: Terrell EDC

Already an established retail hub, Terrell's next priority is becoming a medical hub for the region, says Dunlap. "We are working to recruit medical facilities to Terrell. Our sales tax revenue keeps climbing. We are up 24% year-to-date over last year. We established a hub here so that our neighbors around us would come to us for something. We have Academy Sports, Hobby Lobby, Chick-fil-A and a host of other national retail chains."

What put Terrell on the map? That's easy, says Dunlap: "Buc-ee's drove our retail growth. It was the first piece of the retail puzzle in Terrell. Dr. Wood had a lot to do with that."



ARTICLE - HOW TERRELL TURNED A CORNER (cont.)

Dunlap says he's also focused on carving out more sites for industrial growth. "We are working with three private companies to build new industrial parks," he notes. "We are working with them to convert raw land to industrial. We expect to add 700 to 1,000 acres for industrial, commercial and retail space."

On the housing front, he adds, "there are about 3,000 to 3,500 homes that are in the drawing board stage. They are on land that has agreed to annex into the city, and these new homes will be affordable. There are a variety of price points with the new homes."

Truckers Find a New Port of Call

Carlton Tidwell, president and CEO of the Terrell Chamber of Commerce, says that "quick access to Interstates, intermodal and major airports, along with the luxury of a small-town lifestyle minutes away from the diverse culture of a major metropolitan area" are some of the area's top selling points. He adds that these location factors also serve to attract a talented workforce.

When asked to describe the major selling points of Terrell, Dunlap echoed Wood: "The biggest one is an intangible. We just talk. We communicate and none of us are silos. We make sure that our communication lines are open and stay open. When projects come, we have no trouble lining up the support to get the job done."



"We use the entire incentives toolbox at our disposal."

— Ray Dunlap, President, Terrell Economic Development Corp.

As for location factors, Dunlap noted that "we are located where I-20 and Highway 80 come together. We have easy access through State Highway 34 and I-30 which goes to Little Rock. The major trucking corridor of I-30 to I-40 is a big draw. We also have a rail spur in our industrial park. We have two major distribution centers for Walmart and Auto Zone. We also have three trucking firms that call Terrell their headquarters."

Dunlap adds that the community is willing to get creative with incentives to help employers grow. "We use the entire incentives toolbox at our disposal," he says. "We do job grants. We do infrastructure grants. We do sales tax rebates. We do tax increment finance zones. We do workforce training and workforce funding grants."

And what does the balance of 2022 look like in Terrell? "I am working on five different projects right now," Dunlap says. "I am working to refill a vacant 750,000-sq.-ft. facility next to the rail spur. It is an opportunity."

Wood says that the time to take advantage of this opportunity is now. "Come to Terrell to visit," he says. "We'd love to meet with anybody considering a move. We have a great team that works together. We will make a deal."

This article was prepared under the auspices of the Terrell Economic Development Corporation. For more information please contact Ray Dunlap, Ray@terrelltexas.com; 469-534-2719.



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.

REX Real Estate I, LP	9002487	rex@rexrealestate.com	972-250-1263
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rex Glendenning	248775	rex@rexrealestate.com	972-250-1263
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