

Restaurant-Ready Drive-Thru Opportunity

FULLY BUILT-OUT QUICK-SERVICE RESTAURANT



3,377 SF on 0.71 Acres
33K Vehicles Per Day Exposure
Dining & Service Layout in Place
Commercial Kitchen Infrastructure
Restaurant MEP Infrastructure
Completed

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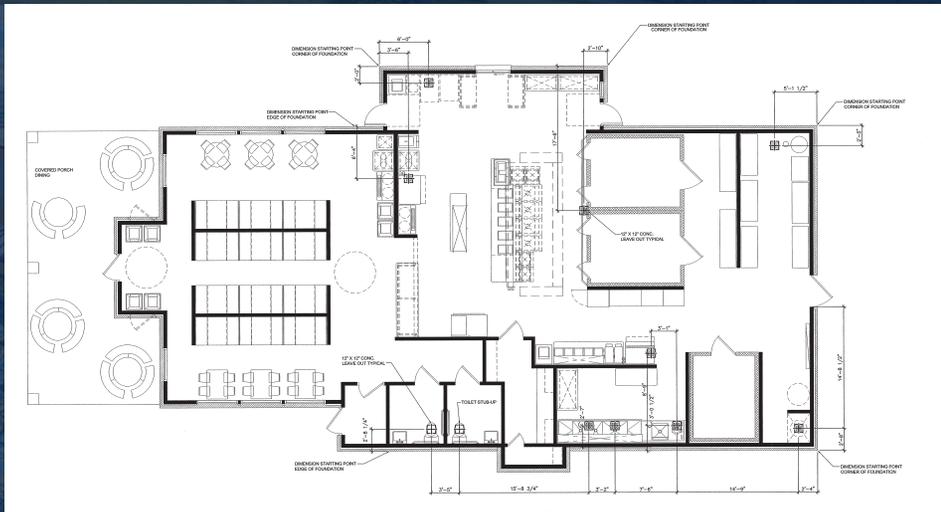
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Executive Summary

M&D CRE is pleased to present a 3,377 SF second-generation restaurant property featuring a fully built-out commercial kitchen, exhaust hood system, walk-in refrigeration, and finished dining layout. The existing infrastructure materially reduces startup costs and accelerates opening timelines compared to shell conversion or new construction.



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EXECUTIVE HIGHLIGHTS

- 3,377 SF on 0.71 Acres
- Restaurant-Ready Infrastructure
- Drive-Thru Capability
- Existing Kitchen Improvements
- Conversion-Ready Layout

INVESTMENT HIGHLIGHTS

- Existing Commercial Exhaust Hood System
- Walk-in Refrigeration in Place
- Dining Room Established
- Reduced Tenant Improvement Costs
- Accelerated Operator Opening Timeline
- Conversion-Ready for Multiple Concepts
- High-Visibility Hwy 80 Corridor



Existing Infrastructure

- Commercial Hood & Suppression System
- Stainless Cookline Configuration
- Prep and Assembly Workflow
- Beverage Service Infrastructure
- Operational Kitchen Layout

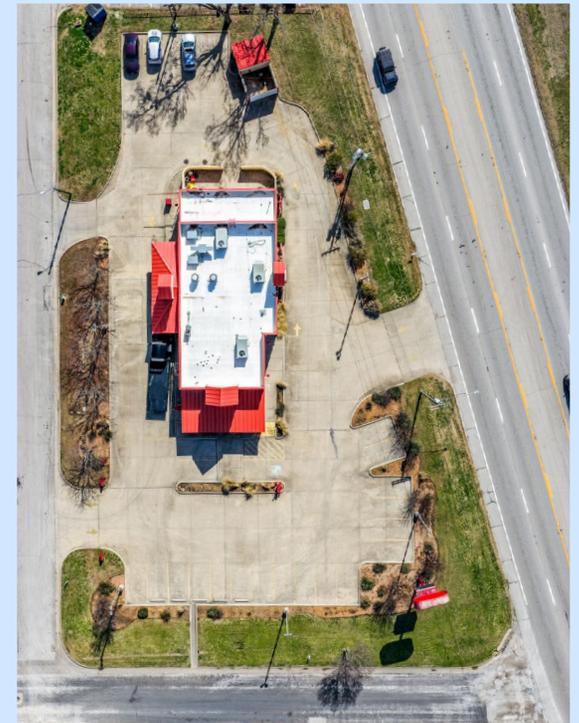
ESTIMATED NEW BUILDOUT COSTS

| Restaurant Component | Est. Cost |
|--|---------------|
| Commercial Exhaust Hood + Fire Suppression | \$45K – \$80K |
| Cookline Equip & Install | \$35K – \$70K |
| Walk-In Cooler/Freezer | \$25K – \$45K |
| Grease Trap & Plumbing Infrastructure | \$15K – \$35K |
| Electrical Upgrades for Kitchen Loads | \$10K – \$25K |
| HVAC Modifications for Restaurant Use | \$15K – \$40K |
| Dining Area Buildout & Seating | \$20K – \$40K |
| Beverage & Ice Systems | \$8K – \$18K |
| Permitting & Inspections | \$5K – \$15K |

Estimated Infrastructure Replacement Value: \$175K – \$350K+

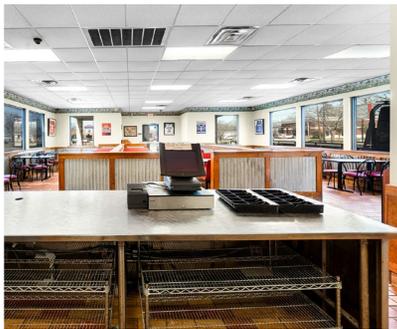
COST ADVANTAGES

- Avoid six-figure buildout costs
- Reduce permitting timeline
- Infrastructure already installed
- Faster revenue ramp-up



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Highlights

3,377 SF Existing Restaurant Building

±0.71 Acre | 33K VPD Exposure

Existing Drive-Thru Configuration

Fully Built Commercial Kitchen Installed

Walk-In Refrigeration in Place

Commercial Hood & Fire Suppression Installed

Accelerated Path to Cash Flow

Reduced Development Execution Risk

Plug-and-Play Operator Opportunity

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Location Overview

The property is located within the thriving community of Terrell, TX within Kaufman County.



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MORE

One of The Fastest Growing Counties in Texas.

Terrell, TX Overview

Located just 25 miles east of downtown Dallas at the intersection of US 80 and IH 20, Terrell offers a strategic location with unmatched connectivity for business growth. This prime location provides seamless access to the Dallas-Fort Worth metroplex, including proximity to Love Field and DFW International Airports, while also offering the benefits of big-city amenities. Terrell is renowned for its pro-business environment, with strong leadership from Kaufman County, Terrell ISD, the Chamber of Commerce, the Economic Development Corporation, and major local corporations working in unison to foster community and economic growth. For commercial real estate investors seeking a dynamic and growing market, Terrell presents an exceptional opportunity for long-term success.

60.4%

Labor Force Participation Rate
(STDB 15-Min)

71,260

2025 Total Population
(STDB 15-Min)

94,827

Population Expected by 2030
(STDB 15-Min)

70,521

2025 Total Daytime Population
(STDB 15-Min)





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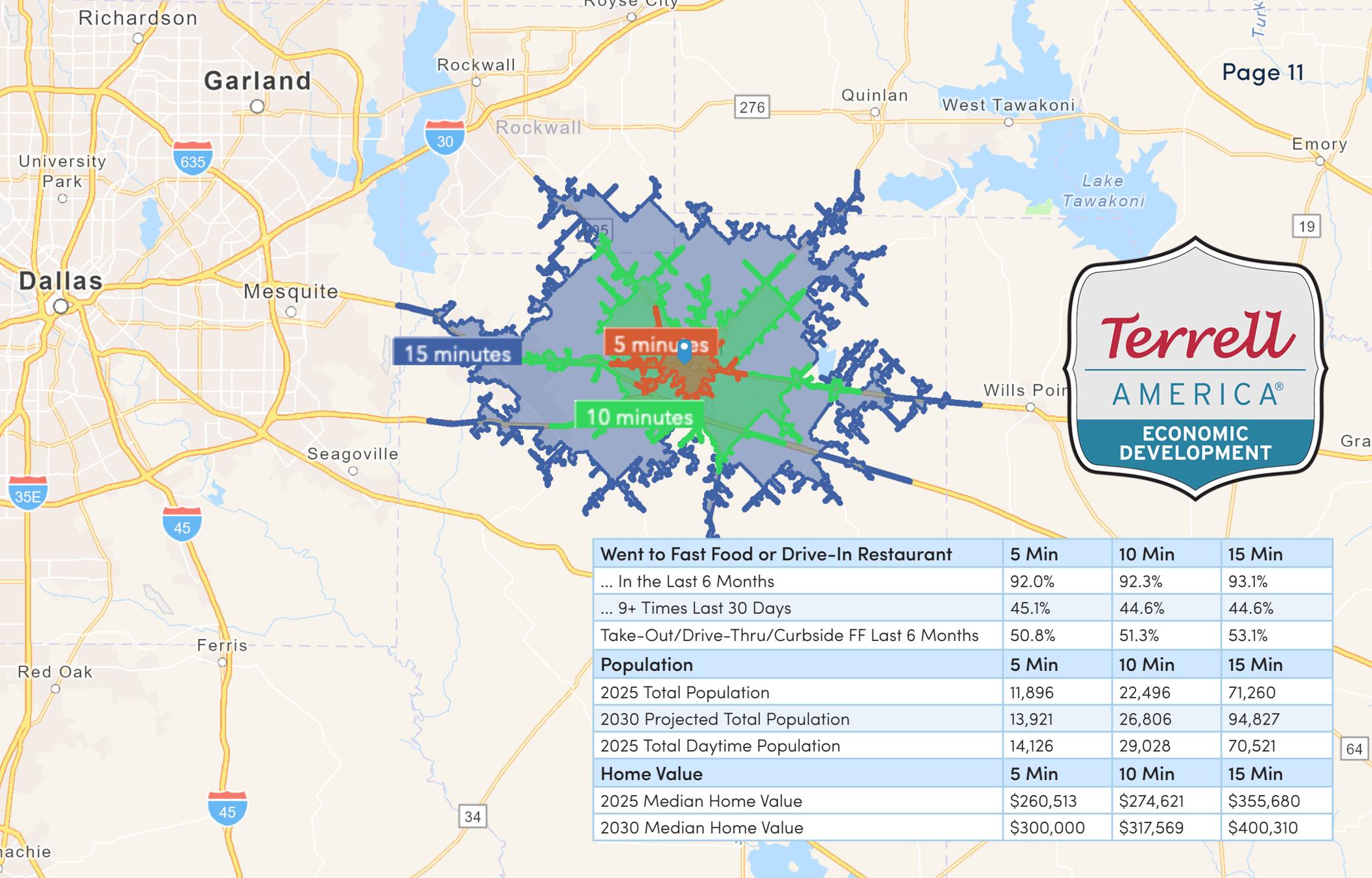
TERRELL URGENT CARE

80

SHELL

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