

719 E Moore Ave, Terrell, TX



2,920 SF Warehouse for Sale
Zoned for Future Retail Use
Front/Rear Dual Entrances
Frontage Along Highway 80
Just Outside of Downtown Terrell

Main Contact

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Property Overview

M&D CRE is pleased to present this 2,920 SF warehouse-flex property for sale in the heart of Terrell, TX.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D CRE is pleased to present this 2,920 SF warehouse–flex property for sale in the heart of Terrell, TX. Originally built in 1974, the asset offers strong structural integrity and a clear value-add opportunity for investors seeking retail/automotive conversion or repositioning potential. The building features four grade-level doors, one restroom, and generous storage areas, providing functional space for a variety of future uses.

Positioned directly on Highway 80 with dual access from Moore Ave and Nash St, the property benefits from excellent visibility, convenient ingress/egress, and gravel parking. The site is located just outside Downtown Terrell, capturing more than 14,000 VPD and designated for future retail use—making it an ideal candidate for an owner-user retail operation or future lease-up strategy. Its proximity to State Highway 34 (11,141 VPD) further enhances long-term growth and traffic exposure.

Contact Shane Hendrix for more information: 214.460.8926

Size	2,920 SF
Acres	0.33 Acres
Zoning	Retail
Year Built	1974
Restrooms	One
Overhead Doors	Four
Man Doors	Two
Parcel ID	31848



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Highlights

2,920 SF

One Restroom

Four Overhead Doors

Ample Storage

Gravel Parking

Dual Access Points

Highway Frontage



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Location Overview

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

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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.

63%

Labor Force
Participation
Rate
(Terrell EDC)

17,378

Total
Population
(Terrell EDC)

14,012

Population
Expected
by 2029
(15-Min)

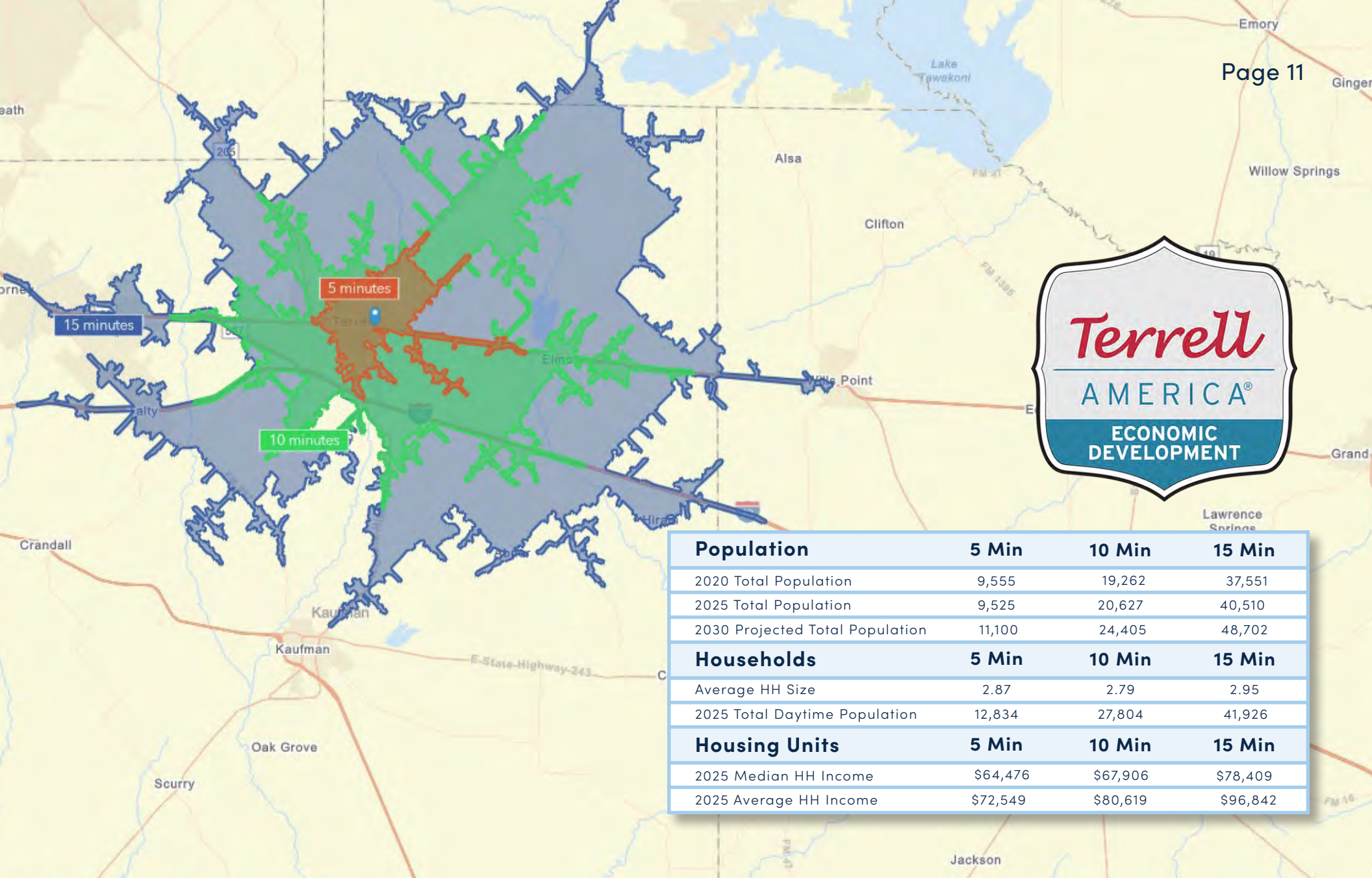
15,319

2024 Total
Daytime
Population
(15-Min)



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Population	5 Min	10 Min	15 Min
2020 Total Population	9,555	19,262	37,551
2025 Total Population	9,525	20,627	40,510
2030 Projected Total Population	11,100	24,405	48,702
Households	5 Min	10 Min	15 Min
Average HH Size	2.87	2.79	2.95
2025 Total Daytime Population	12,834	27,804	41,926
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$64,476	\$67,906	\$78,409
2025 Average HH Income	\$72,549	\$80,619	\$96,842

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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.

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<div></div> <div></div> <div></div> <div></div>	Date		
Buyer/Tenant/Seller/Landlord Initials			