

INDUSTRIAL- WAREHOUSE FOR SALE

11900 FARM TO MARKET ROAD 1392
TERRELL, TX 75160



FOR LEASE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

GEORGE NDEGWA
Commercial Real Estate Broker
office: (817) 529-2223
george@transworldcre.com
732918

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PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

GEORGE NDEGWA

COMMERCIAL REAL ESTATE BROKER

O: (817) 529-2223

george@transworldcre.com

732918

SECTION I

Property Summary



PROPERTY SUMMARY

Industrial - Warehouse

11900 Farm to Market Road 1392 | Terrell, TX 75160



Design Highlights

Property Type:	Industrial - Warehouse
Lot Size:	1.50 Acres
Sq Ft:	3,200(2 Buildings)
Zoning:	None
Year Built:	2015
Drive-Ins:	2 Total / 14'H
Building Height	16'
Rental Rate:	\$12 PSF NNN

Property Overview

Unlock the potential of this versatile industrial property located just outside Terrell city limits. Situated on over 1 acre, the site features approximately 3,200 SF across three interconnected buildings, offering flexible space configurations to accommodate a wide range of business operations.

With the property positioned in Kaufman County, tenants should confirm allowable uses directly with the County. The location supports light industrial activities, making it ideal for:

- Plumbing companies
- Roofing contractors
- Lawn and landscape businesses
- Other light industrial or service-related operations

Note: Mechanic shop uses are not permitted at this time.

This property presents a valuable opportunity for owner-users or investors seeking functional industrial space with room to grow — all in a convenient, accessible location.

Location Overview

Located just outside the Terrell city limits, 11900 FM 1392 offers convenient access and strong visibility along a lightly traveled but rapidly developing corridor. The area is home to a mix of small businesses, service operators, and rural residential growth, providing steady demand for light industrial and contractor-related uses. Its proximity to HWY 80, I-20, and downtown Terrell ensures easy connectivity for employees, clients, and service routes. With continued expansion across Kaufman County, this location is well-positioned to support long-term business operations and future growth.

SECTION II

Photos



PROPERTY PHOTOS

Industrial - Warehouse

11900 Farm to Market Road 1392 | Terrell, TX 75160



PROPERTY PHOTOS

Industrial - Warehouse

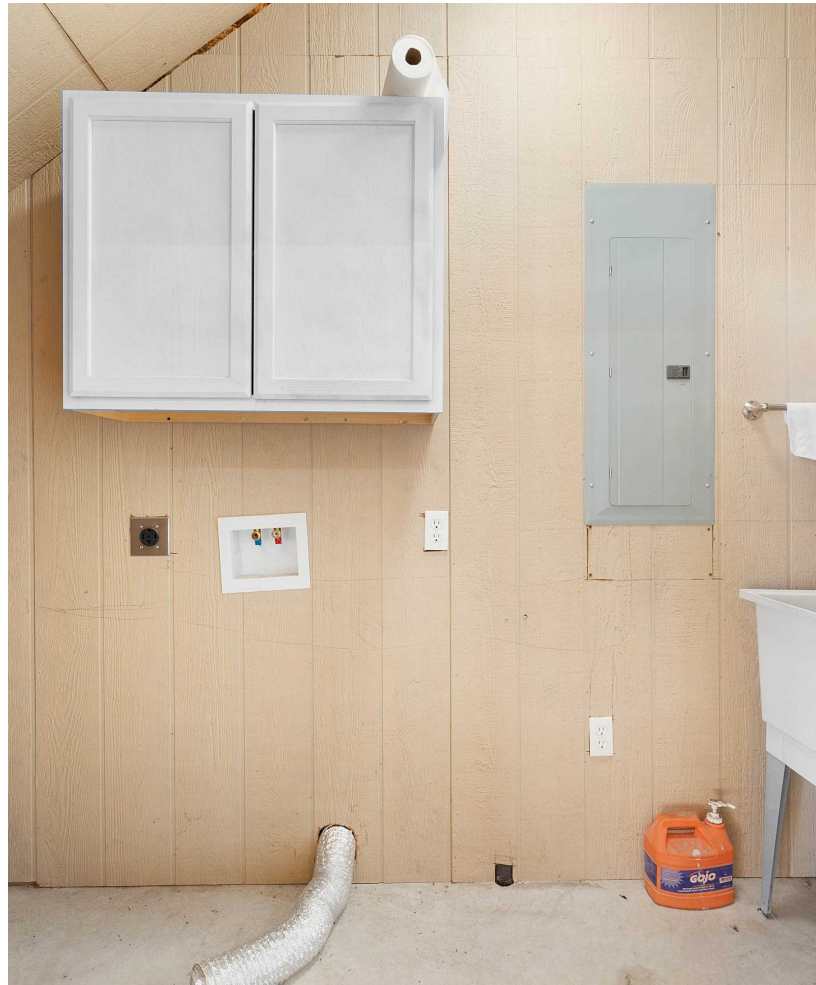
11900 Farm to Market Road 1392 | Terrell, TX 75160



PROPERTY PHOTOS

Industrial - Warehouse

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SECTION III

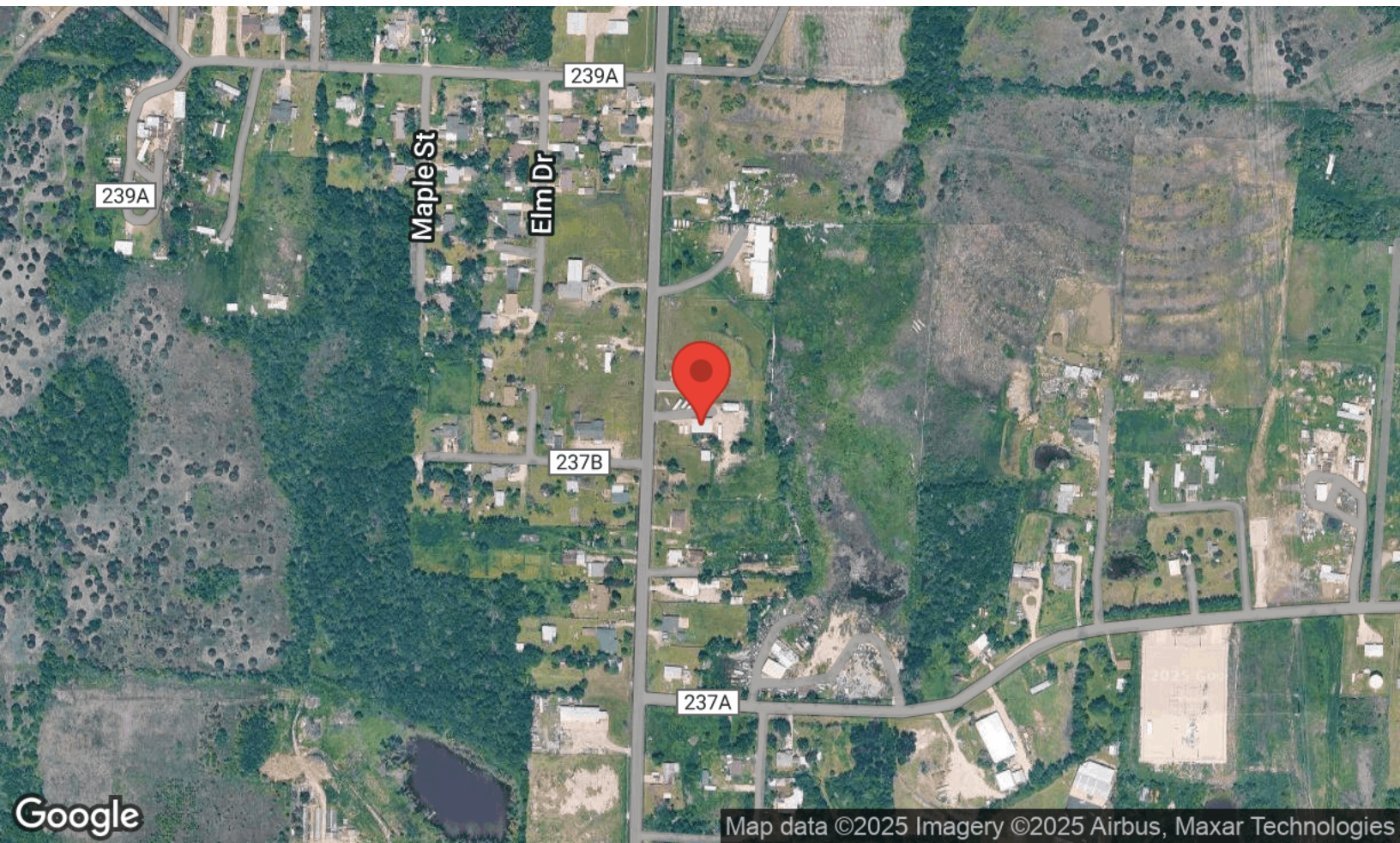
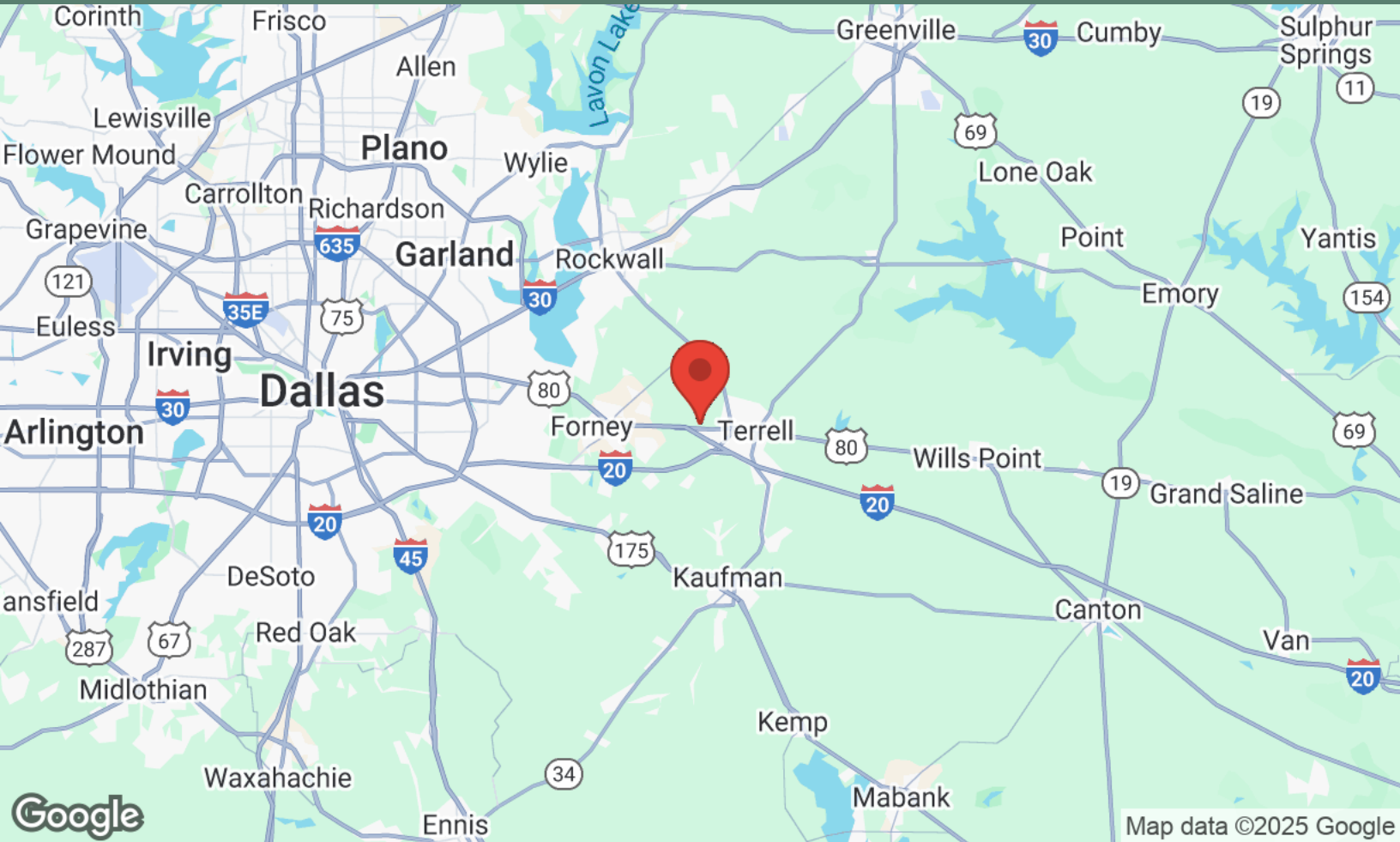
Maps / Demographics



LOCATION MAPS

Industrial - Warehouse

11900 Farm to Market Road 1392 | Terrell, TX 75160



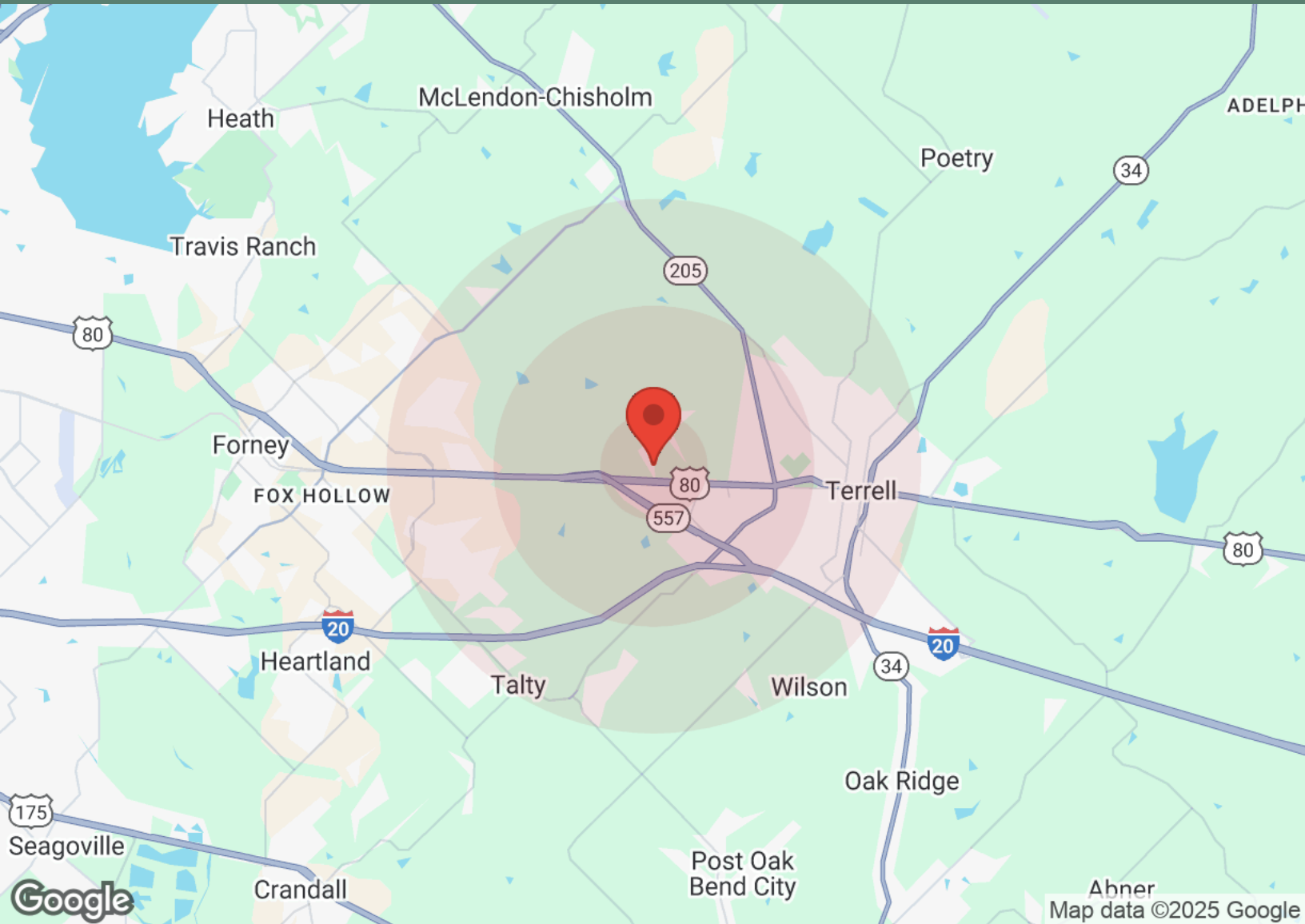
BUSINESS MAP

Industrial - Warehouse
11900 Farm to Market Road 1392 | Terrell, TX 75160



DEMOGRAPHICS

Industrial - Warehouse
11900 Farm to Market Road 1392 | Terrell, TX 75160



Population	1 Mile	3 Miles	5 Miles
Male	337	3,829	21,953
Female	347	4,265	22,893
Total Population	684	8,093	44,846

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	146	1,912	10,611
Ages 15-24	94	1,156	6,712
Ages 25-54	275	3,241	18,827
Ages 55-64	73	836	4,173
Ages 65+	96	949	4,522

Race	1 Mile	3 Miles	5 Miles
White	321	3,185	16,979
Black	73	1,922	13,458
Am In/AK Nat	2	17	94
Hawaiian	N/A	1	4
Hispanic	249	2,648	12,512
Asian	25	151	910
Multi-Racial	13	163	879
Other	N/A	6	18

Income	1 Mile	3 Miles	5 Miles
Median	\$95,353	\$72,206	\$79,760
< \$15,000	16	231	1,189
\$15,000-\$24,999	3	76	512
\$25,000-\$34,999	4	156	707
\$35,000-\$49,999	16	287	1,252
\$50,000-\$74,999	38	545	2,512
\$75,000-\$99,999	27	358	1,961
\$100,000-\$149,999	38	432	2,584
\$150,000-\$199,999	27	246	1,368
> \$200,000	32	190	1,006

Housing	1 Mile	3 Miles	5 Miles
Total Units	204	2,550	13,177
Occupied	201	2,523	13,089
Owner Occupied	153	1,144	7,688
Renter Occupied	48	1,379	5,401
Vacant	2	27	88



George Ndegwa
Commercial Broker
george@transworldcre.com
(469) 267-2667

George began his professional journey in the oil and gas industry before transitioning into real estate, where he discovered his passion for helping people through property and business ownership. Over the past five years, he has built a track record of success across commercial leasing, sales, and investment deals—partnering with entrepreneurs, investors, and organizations to unlock opportunities in the DFW market.

A natural leader and entrepreneur at heart, George has founded multiple businesses and served in executive and advisory roles that have sharpened his ability to problem-solve, lead teams, and serve clients with integrity. His real estate practice is driven by a core belief: business is built on trust, service, and long-term relationships

George is active in the local community, including roles with professional and civic organizations. When he's not negotiating a deal or supporting a client's next chapter, you'll find him giving back through community services or exploring Texas with his family.

Transworld Commercial Real Estate

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.

Transworld Commercial Real Estate	9013356	phil@transworldcre.com	(303)981-1936
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Philip Kubat	759206	phil@transworldcre.com	(303)981-1936
Designated Broker of Firm	License No.	Email	Phone
Stephen Coleman	792728	scoleman@transworldcre.com	(972)684-0135
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
George Ndegwa	0732918	george@transworldcre.com	(469)267-2667
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Transworld Commercial Real Estate, 2124 Parkwood Drive Bedford TX 76021
George Ndegwa

Produced with Lone Wolf Transactions (zlgForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 4692672667

Fax:

www.trec.texas.gov

113 Casalta Drive