
MERCER COMPANY
COMMERCIAL REAL ESTATE
225 Metro Drive
Terrell, TX

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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and Mercer Company each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of Mercer Company and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Mercer Company or for any purpose other than use in considering whether to purchase the property. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to Mercer Company.

Our Team

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Mercer Company

Recognized as the leading commercial real estate company in the Dallas-Fort Worth Metroplex, Mercer Company has successfully represented Tenants and Buyers with over 1,000 sale and lease transactions.

2461 N Stemmons Fwy, Dallas, TX 75207
mercer-company.com

Offering Summary

Mercer Company proudly presents the exclusive acquisition opportunity for 225 Metro Dr, Terrell, TX 75160. This comprehensive light industrial property spans 12.2 acres and offers 92,180 square feet of versatile office/warehouse space across five buildings with four tenants.

Key Property Features:

- Location: Conveniently situated less than one mile from both Highway 80 and Interstate 20, ensuring easy access to regional and national markets.
- Building Size and Layout: The property spans 92,180 square feet of office/warehouse space between five buildings. It features grade level and dock high loading, outside storage space, improved surface, and fenced yard space.
- Lot Size: The lot size is 12.2 acres, providing ample space for parking, maneuvering large vehicles, and potential future expansion.
- Zoning: The property is zoned for light industrial use, accommodating a wide range of business types.

Investment Highlights

- Strong Market Demand: Terrell is located in Kaufman County which is the fastest-growing county in the U.S.
- Strategic Location: Proximity to major highways and transportation networks facilitates efficient distribution and logistics operations.
- Potential for Value Appreciation: With ongoing developments in the area, the property offers potential for long-term value appreciation.
- Flexible Use: Suitable for a variety of industrial uses, catering to diverse business needs.
- Stable Revenue Stream: Fully leased under a Triple Net Lease structure, ensuring a consistent income with minimal overhead responsibilities.

Property Details

Total SF	92,180
Total Land Area	12.2 Acres
Office SF	8,000
Office Ratio	8.68%
Clear Height	16-20'
Grade Level Doors	Yes
Zoning	Light Industrial
Submarket	Forney/Terrell/Kaufman County
County	Kaufman
Parking Surface	Concrete/Asphalt
Construction Year	1994
Comments	Land that is leased can be relocated as needed per lease


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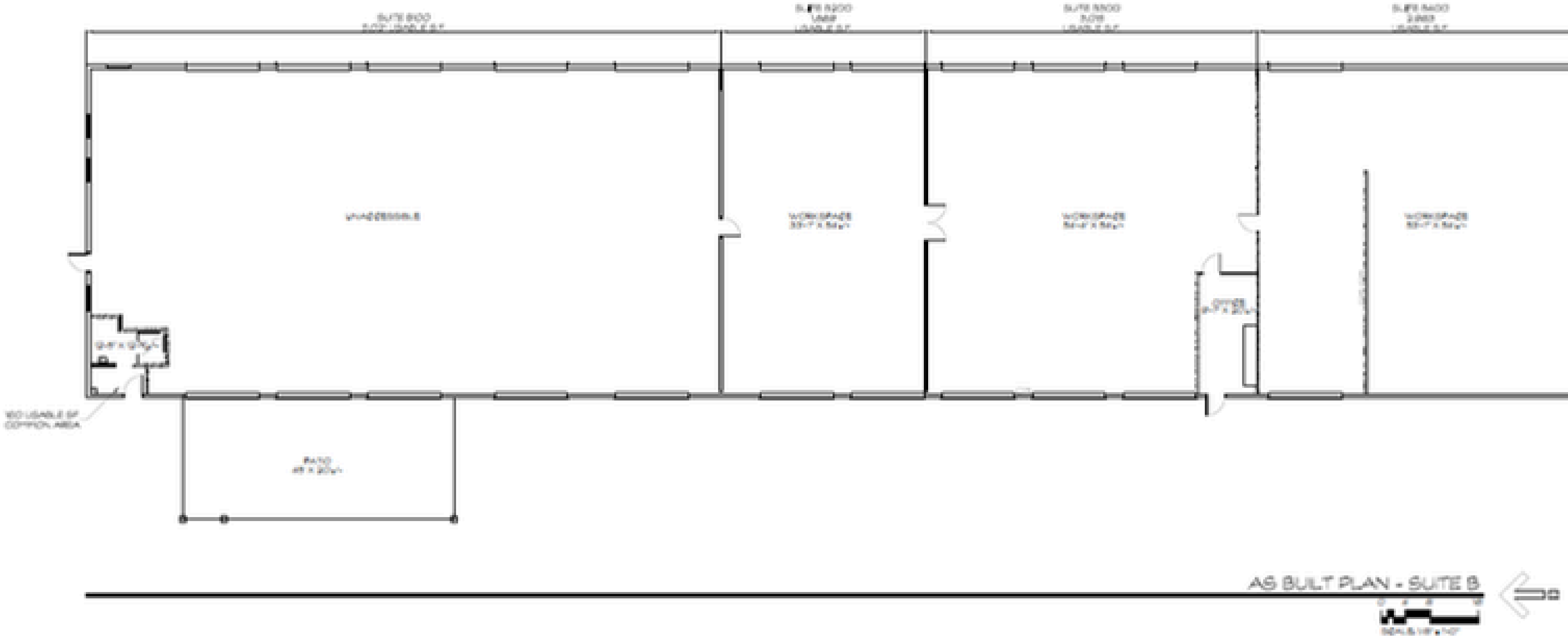
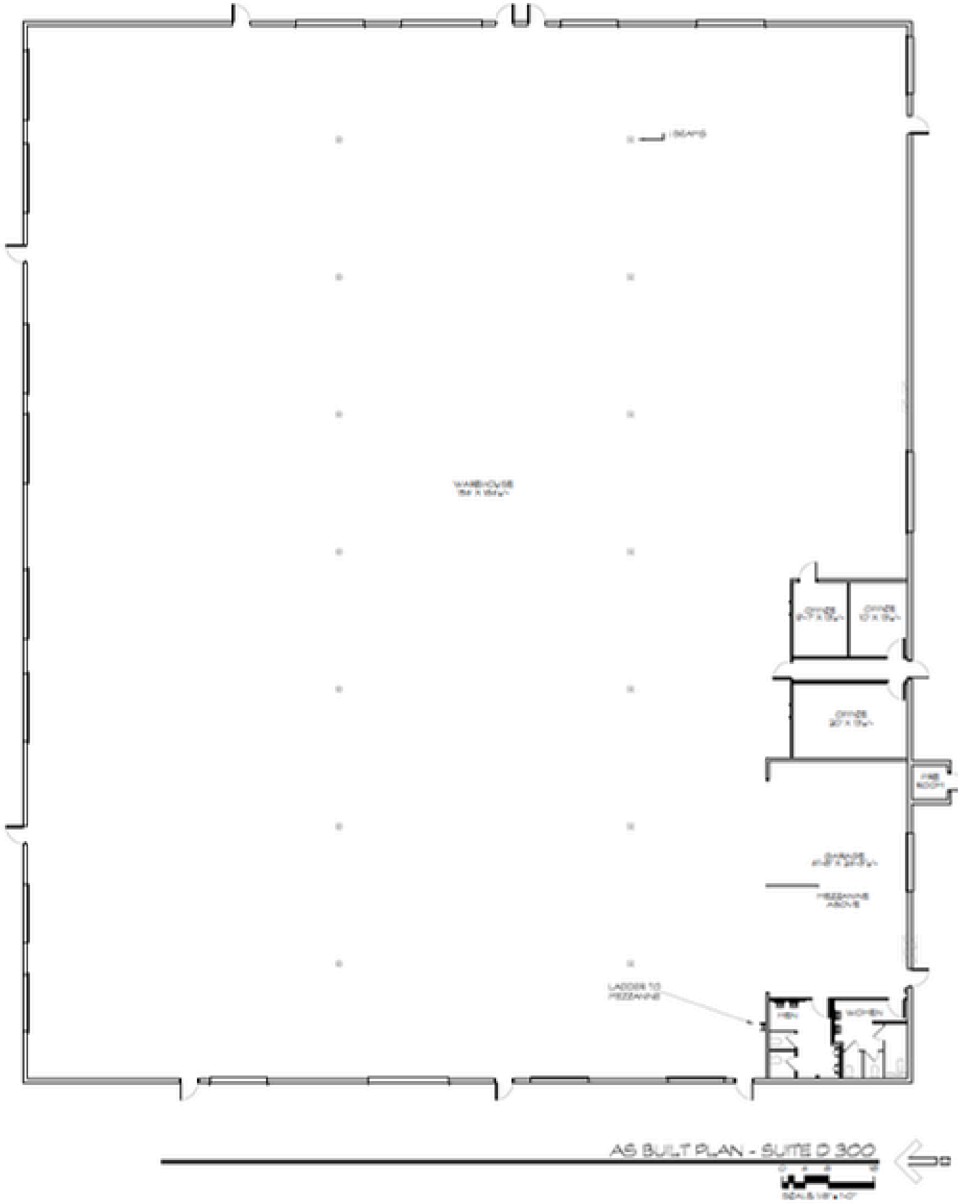
K LINE

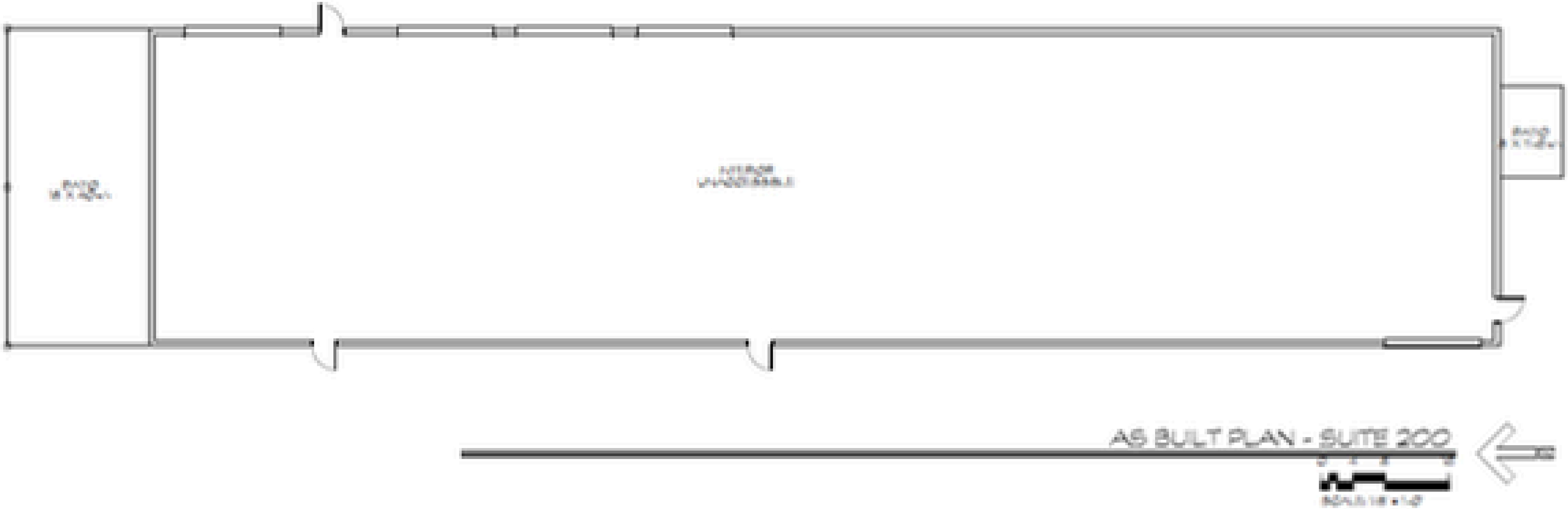
Floor Plan - Suite 400B



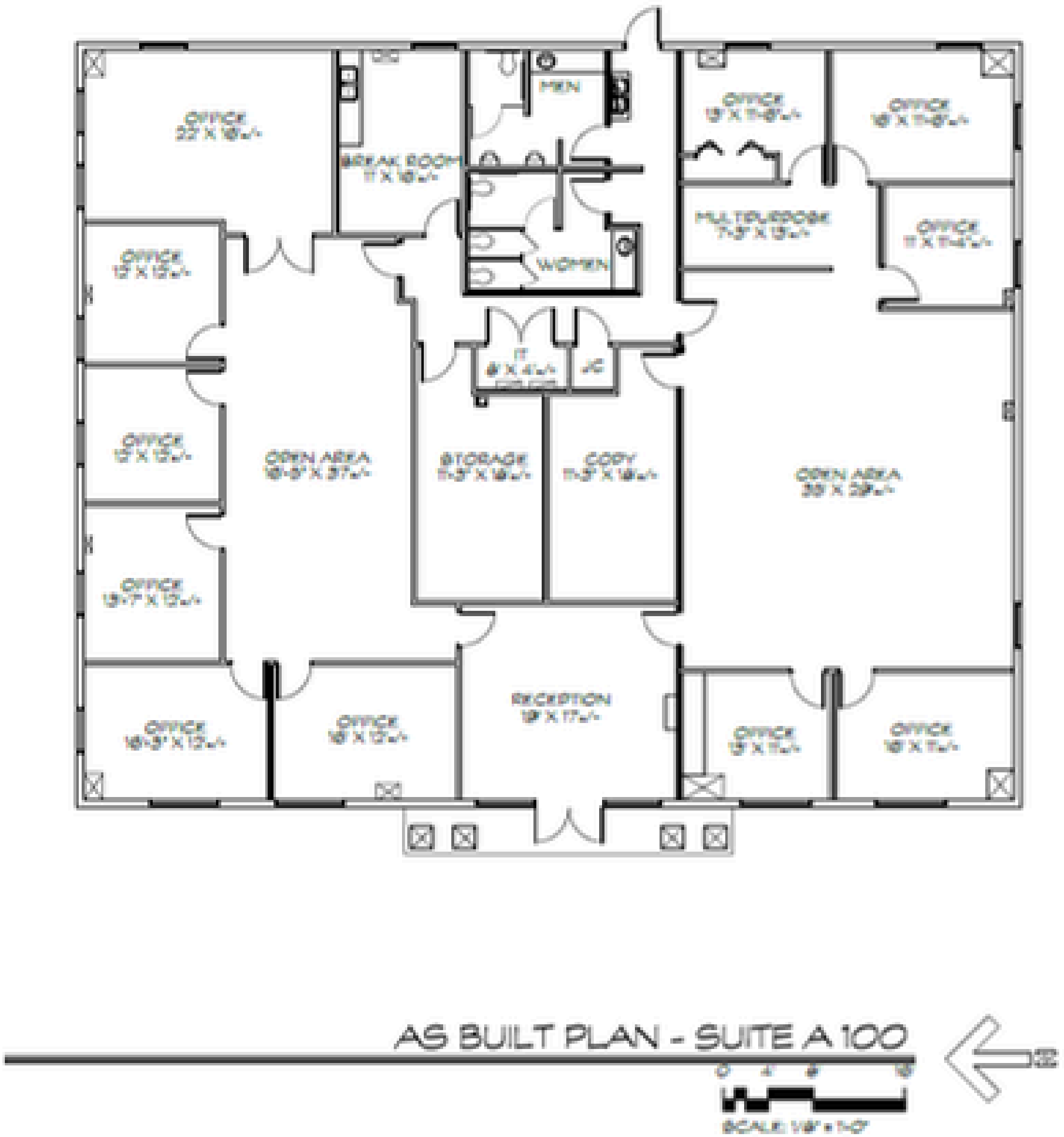
Floor Plan - Suite 300



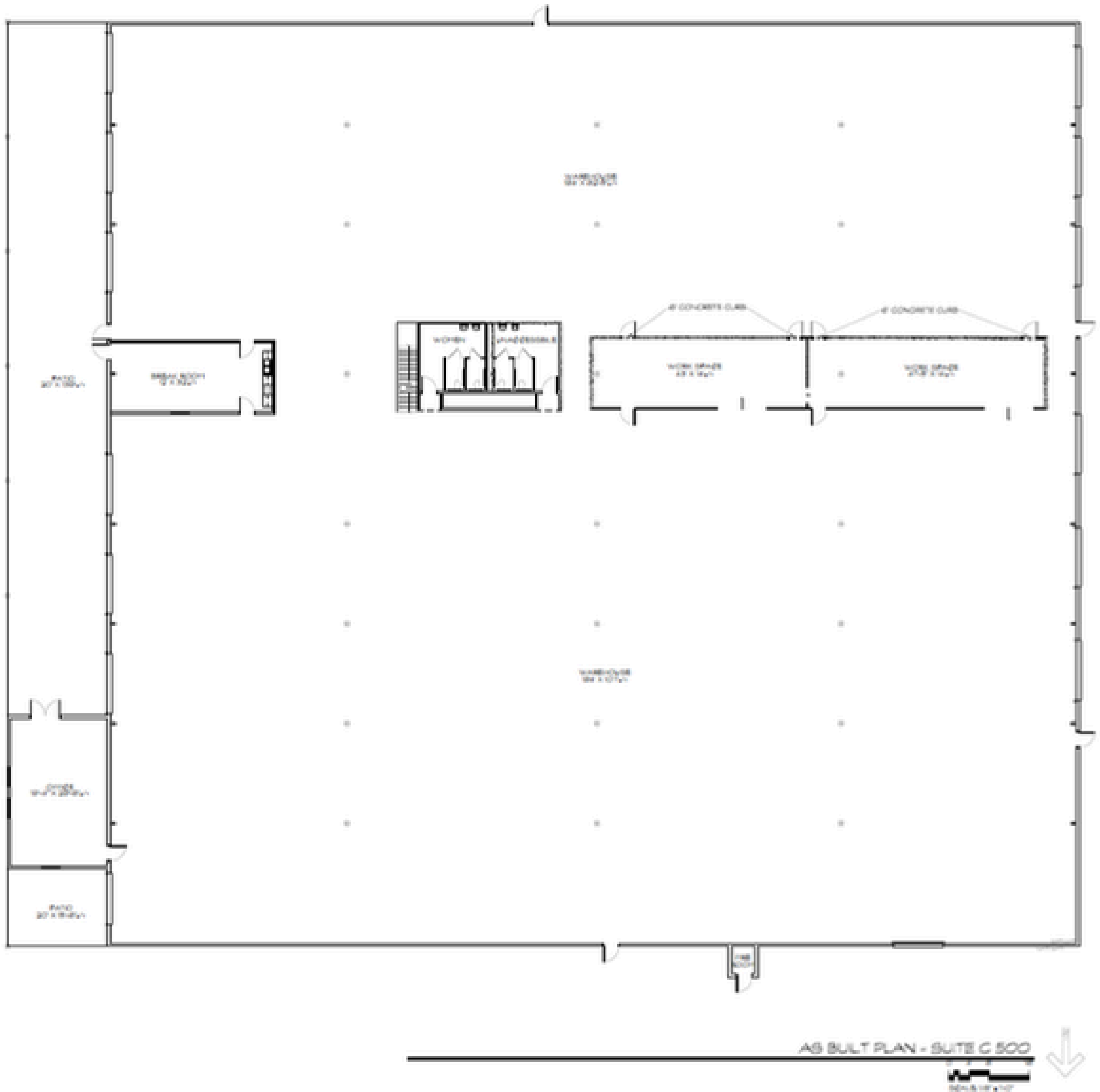
Floor Plan - Suite 200



Floor Plan - Suite 100



Floor Plan - Suite 500



Terrell, TX Market Overview

Terrell, TX stands out in the commercial real estate landscape, marked by a significant uptick in construction and development. The city has become a focal point for investors, with a cap rate holding steady at 6.8%, indicating a healthy market with potential for growth. The increase in net absorption points to a sustained demand for commercial spaces. New businesses across various sectors are choosing Terrell as their home, adding to the economic diversity and vibrancy of the city. With a forward-looking approach to development, Terrell is poised to continue its trajectory of expansion, offering promising opportunities for businesses and investors alike in the heart of Texas.

Dallas-Fort Worth Highlights [1]

The Dallas-Fort Worth metro area experienced the largest numeric increase in population between 2023 and 2024, adding approximately 177,922 residents, bringing the total population to over 8 million people (8,344,032).

Texas boasts numerous competitive advantages that make it stand out among the world's economies. Ranked as the 10th largest economy globally, Texas offers exceptional benefits that no other state can match. These benefits include a business-friendly atmosphere featuring no corporate or personal income tax. In addition, the state provides easy access to global markets, a skilled and diverse workforce, robust infrastructure, and a reasonable regulatory environment.

[1] https://www.bizjournals.com/dallas/news/2024/03/14/dfw-metroplex-largest-metro-growth-census-data.html?utm_source=st&utm_medium=en&utm_campaign=BN&utm_content=DA&ana=e_DA_BN&j=34686048&senddate=2024-03-14

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