

Office/Retail Opportunity Near Downtown Terrell



DOWNTOWN TERRELL

STATE HIGHWAY 34 19,284 VPD

HIGHWAY 80 33,250 VPD

VIRGINIA ST 10,553 VPD

±1,066 Square Foot Building
±0.16-Acre Lot
Investor Special / Value Add
Downtown Terrell Location
2nd Fastest Growing County in U.S.
High Traffic Area | Over 60K+ VPD

405 N Virginia | Terrell, Texas 75160

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Property Overview

Positioned on one of Terrell's busiest commercial corridors, this 1,066-square-foot office/retail property presents an exceptional value-add opportunity for investors or owner-users seeking a highly visible location. Renovate, customize, and grow your business or investment portfolio.

Listed By:
Shane Hendrix | 469.460.8926



Property Overview

INVESTOR SPECIAL | VALUE ADD OPPORTUNITY | DOWNTOWN TERRELL

This 1,066 square-foot commercial investor special is available for sale. The property sits on 0.16-acres, fully fenced, and features two private offices, one full bathroom, and complete kitchen. Located directly on one of Terrell's main traffic ways, Virginia Street, the building is a value-add special that is in an excellent location. Less than one mile from U.S. Highway 80 and State Highway 34, within the Terrell Downtown District, the site is in a high traffic area with easy accessibility for clients and employees alike. Zoned Office/Retail, do not miss out on this rare opportunity to customize your own space in the heart of Terrell, Texas.

For more information, contact Shane Hendrix at **469.460.8926** or shane.hendrix@mdcregroup.com

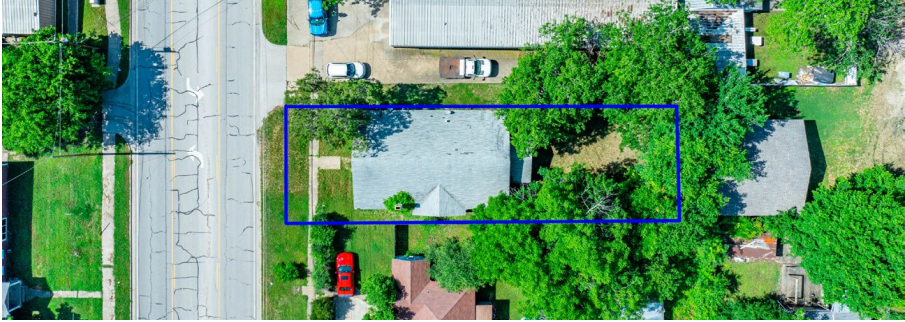
Property Size	±1.066 SF ±0.16 Acres
Parcel ID / APN	40148
County	Kaufman County
Frontage	N. Virginia Street
Utilities On-Site	Electric, City Sewer & City Water, Ind. Gas Meter
Potential Use	Office or Retail
Layout	2 Private Offices, 1 Full Bath, & Kitchen



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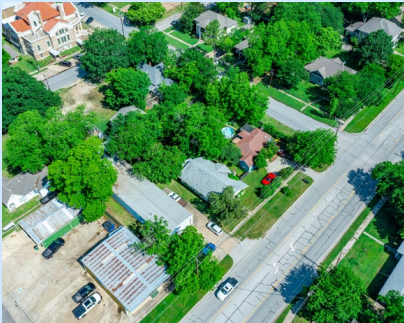
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Location Overview

Terrell serves as a growing Kaufman County trade area with local-serving retail demand, household growth, and access to an expanding east-of-Dallas population base.

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Terrell, TX— Established Corridor With Expanding Demand

Terrell, TX Overview

Terrell's Hwy 80 corridor supports a range of local-serving commercial users, from neighborhood retail and service businesses to appointment-based operators. For 815 E Moore Ave, the location story is not about one narrow use; it is about a flexible building positioned for businesses that rely on nearby households, repeat customer patterns, and convenient access.

The surrounding trade area continues to show growth across population and households. Within 15 minutes, Esri projects population growth from 40,573 in 2025 to 48,749 by 2030, while households are projected to increase from 13,484 to 16,155. Those fundamentals support the property's positioning for beauty, wellness, specialty retail, grocery, and service office users seeking an established commercial footprint in a growing Terrell market.

40,573

Population Increase

15 MIN—ESRI

3.74%

Projected Annual Pop Growth

15 MIN—ESRI

\$77,916

2025 Median HH Income

15 MIN—ESRI

13,484

2025 Households

15 MIN—ESRI





DOWNTOWN TERRELL

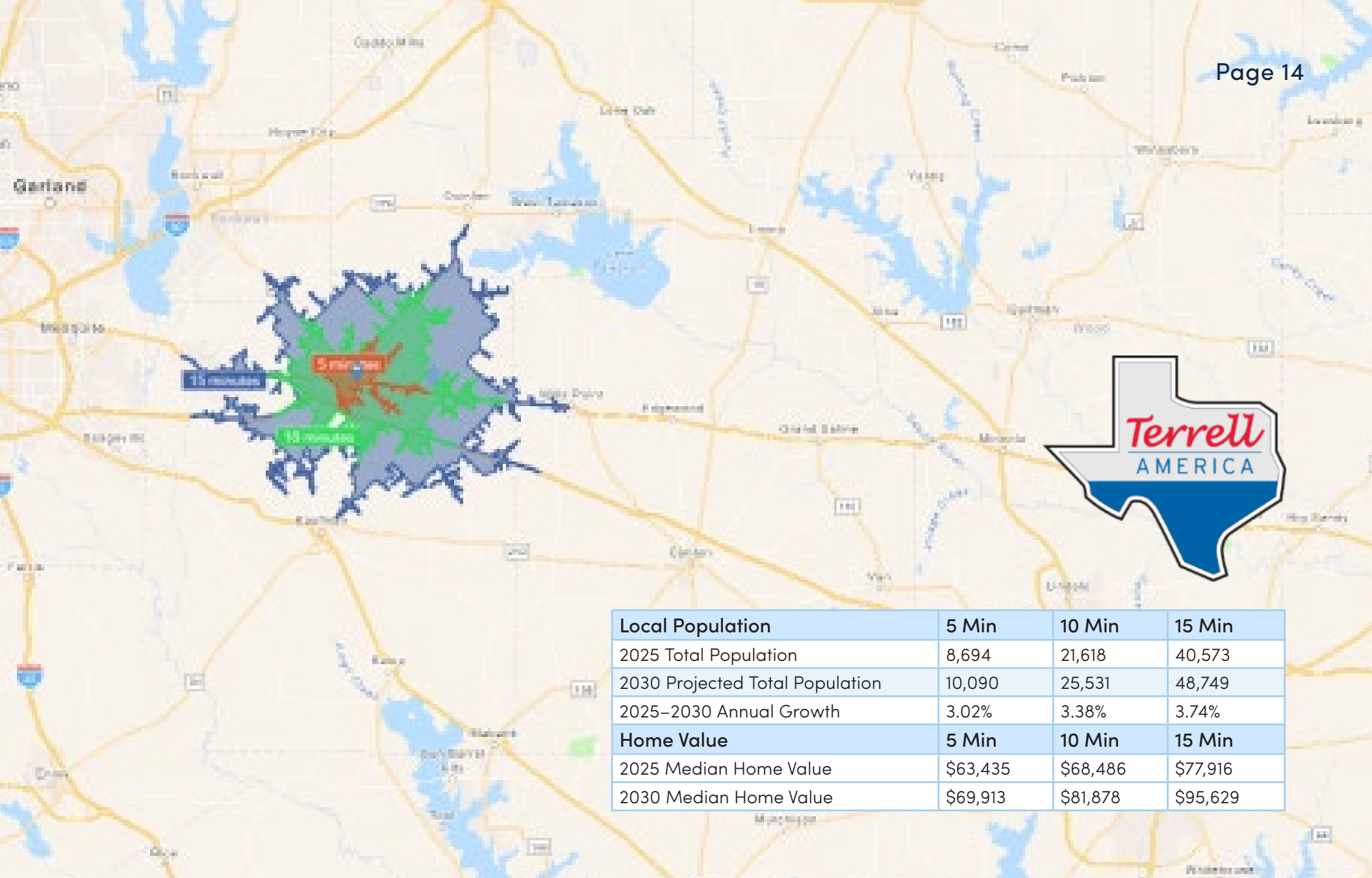
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Information About Brokerage Services

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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Buyer/Tenant/Seller/Landlord Initials			Date