

VANCOE COMMERCIAL



Currently Under Construction



The Shops At Terrell Crossroads

NWQ I-20 & FM-148 | TERRELL, TEXAS 75160

A Development By:



Contact:

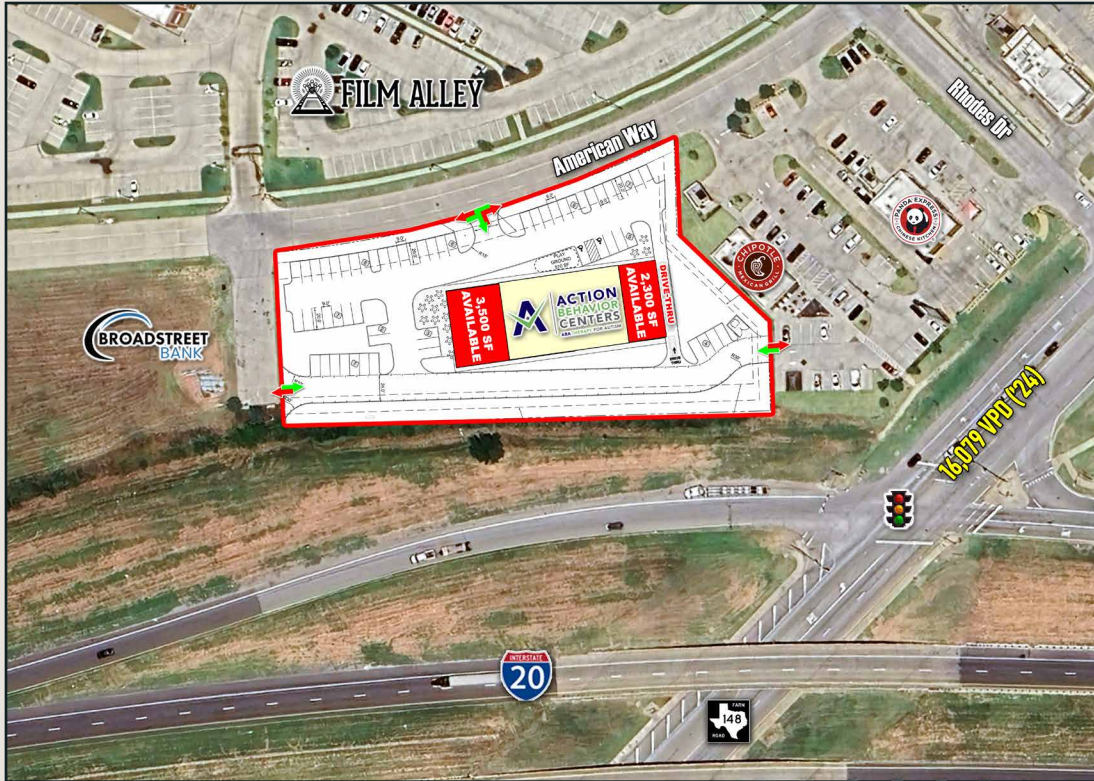
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Property Highlights



LOCATION

NWQ of I-20 & FM-148, Terrell, Texas 75160

AVAILABLE

- +/- 2,300 SF End Cap w/ Patio & Drive-Thru Available
- +/- 3,500 SF End Cap w/ Patio Available

RATE

Call for Info & Price

TRAFFIC COUNTS (TXDOT)

16,079 VPD ('24) FM-148	42,665 VPD ('24) I-20	39,149 VPD ('24) TX Spur 557
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DEMOGRAPHICS (ESRI)

	1-Mile	3-Mile	5-Mile
2025 Population	1,583	11,766	30,003
2030 Population	2,150	14,553	37,467
Daytime Population	2,081	15,735	34,250
Average HH Income	\$77,143	\$79,577	\$99,128

HIGHLIGHTS

- Located in Crossroads at Terrell anchored by Film Alley, Hobby Lobby, Ross, Rack Room Shoes, Ulta, Marshall's, Petco & Academy
- Estimated Delivery: June 2026
- Across from Buc-ee's
- Signalized Intersection
- Excellent Visibility
- [Currently Under Construction - View Here](#)



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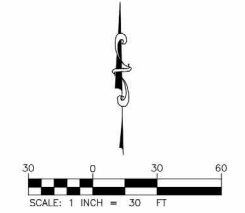
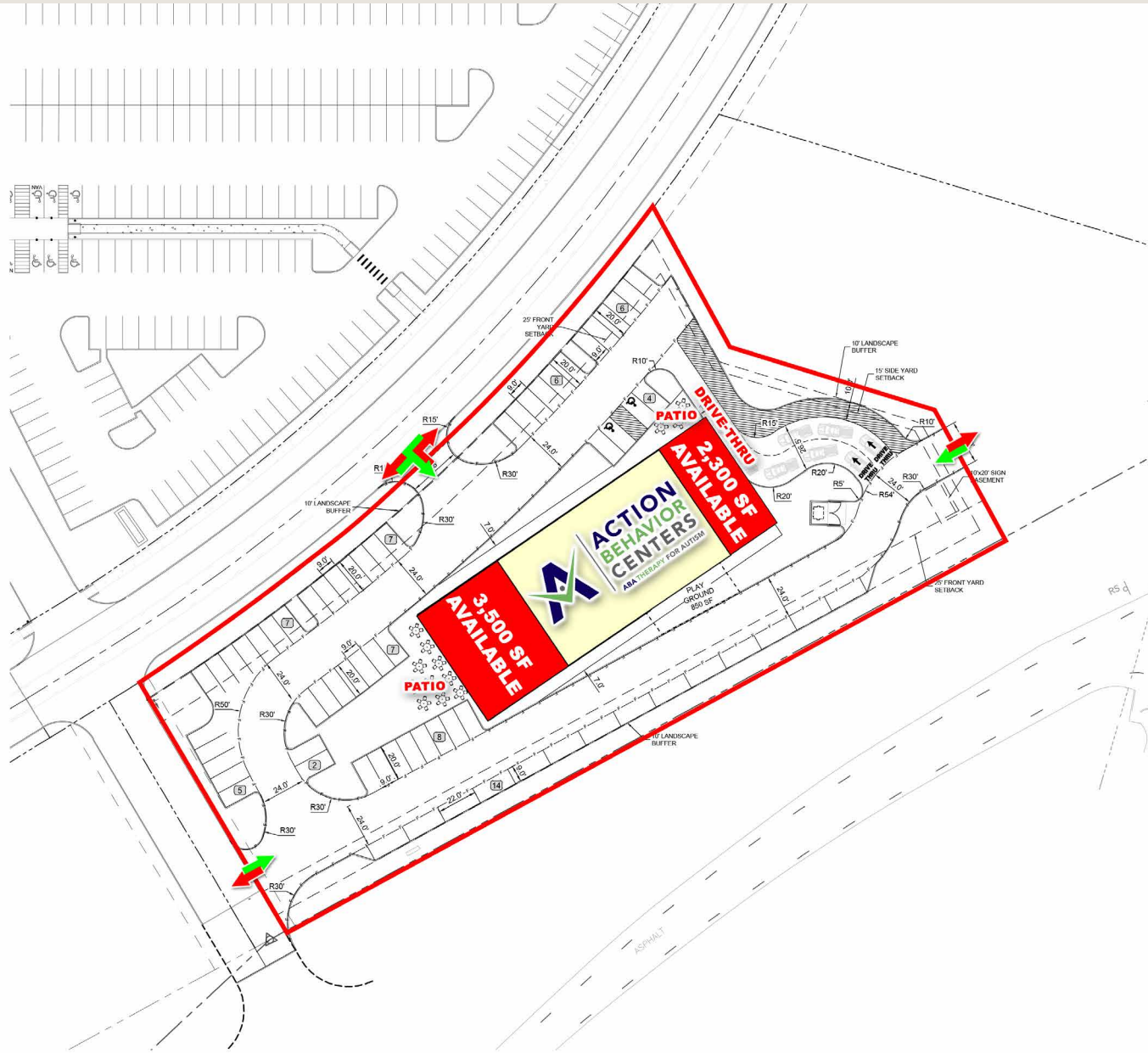
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Site Plan Overview



PROPOSED LEGEND

PROPOSED BUILDING	
PROPERTY LINE	
STD. 6" CONCRETE CURB	
PARKING SPACE COUNT	
CONCRETE SIDEWALK	

SITE

SITE NAME:	BLAZING HOSPITALITY RETAIL
PARCEL NUMBERS:	197537 AND 193131
PARCEL AREA:	123,137 SF 2.827 ACS
ZONING:	R (RETAIL)

RESTAURANT PARKING

REQUIRED SPACES:	1 PER 200 GFA 5,800 SF / 200 = 29 SPACES
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ACTION BEHAVIOR CENTER PARKING

REQUIRED SPACES:	1 PER 300 GFA 7,500 SF / 300 = 25 SPACES
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PARKING

REQUIRED SPACES:	29 + 25 = 54 SPACES
PROPOSED SPACES:	66 SPACES

BUILDING SETBACKS

FRONT YARD SETBACK:	25'
SIDE (E&W) SETBACK:	15'
REAR SETBACK:	15'

CONCEPTUAL PLAN NOTES:

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. BOWMAN DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.



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Site Aerial



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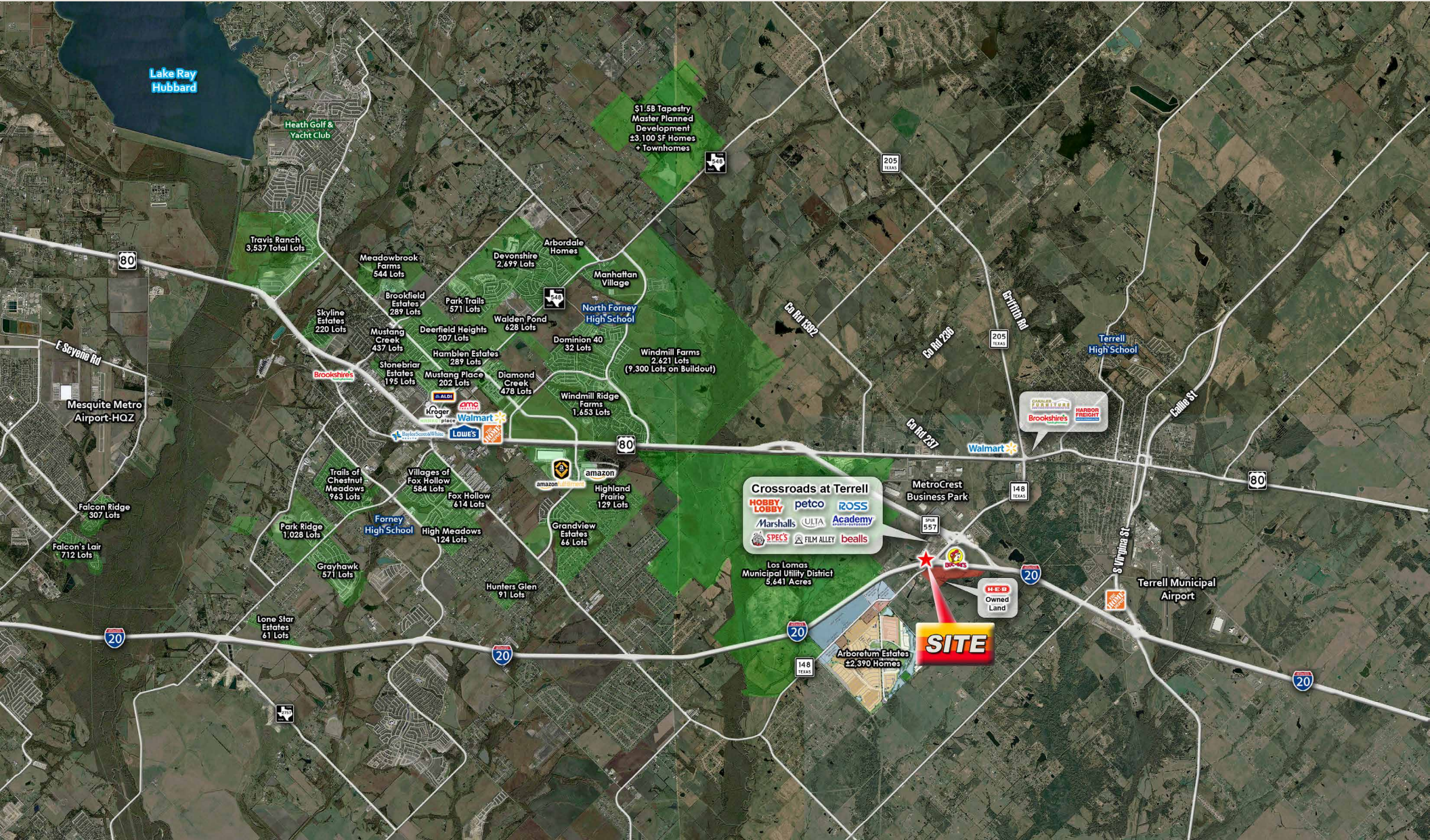
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Market Aerial



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Information About Brokerage Services

2-10-2025



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.

Cal Ryan Fuqua	605847		214-385-2820
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
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

IABS 1-1

