

FOR LEASE: FORMER RESTAURANT

Value-Add Retail Opportunity



DENSE, REGIONAL RETAIL CORRIDOR | LOCATED ALONG MAJOR THOROUGHFARE (70,100 VPD)



341 Tanger Drive | Terrell, Texas

DALLAS / FORT WORTH MSA

ACTUAL SITE





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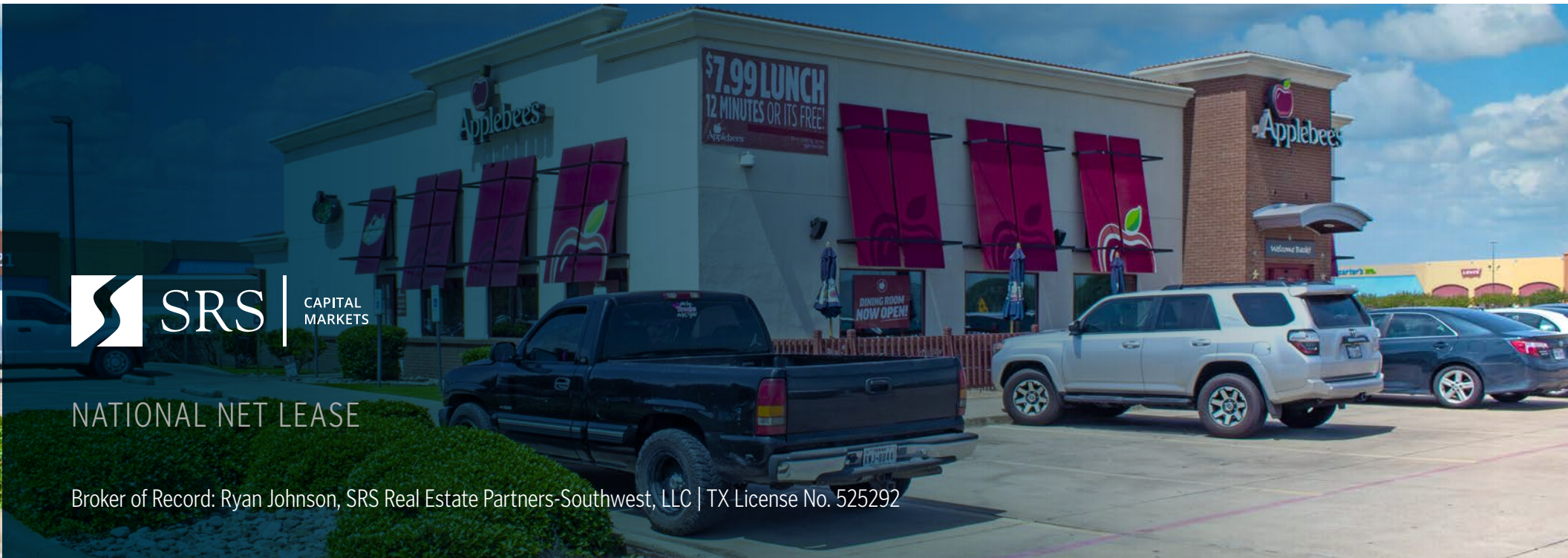
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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292





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INVESTMENT SUMMARY

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PROPERTY OVERVIEW

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AREA OVERVIEW

Demographics

PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to lease a freestanding, former Applebee's investment property located in Terrell, Texas (Dallas / Fort Worth MSA).

The property is strategically located along Interstate 20 (70,100 VPD), a major east/west commuter highway traveling through Terrell and serves as a gateway to major markets throughout the Southeast. The site is equipped with a large pylon sign, creating excellent visibility along Interstate 20. The asset is ideally situated as an outparcel to the Tanger Outlets Terrell, a 193,600 SF outlet center featuring a variety of brand-name stores including Nike, Old Navy, Levi's, and more. Furthermore, the site is positioned across from a Home Depot anchored shopping center (119,000 SF), significantly increasing consumer draw to the immediate trade area and promoting crossover store exposure for the restaurant. Other nearby national/credit tenants include Walmart Supercenter, Tractor Supply Co., Harbor Freight Tools, Starbucks, QuikTrip, and more, further increasing exposure and crossover synergy for the asset. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. Moreover, the site is surrounded by several housing communities including Meadowview Townhomes (76 units), Terrell Senior Terraces (252 units), and Terrell Crossing (200 units), providing a direct residential consumer base from which to draw. The 5-mile trade area is supported by a population of over 24,900 with an average household income of \$86,412.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

For Lease	Best Offer
Tenant	Former Applebee's
Zoning	C = Commercial

PROPERTY SPECIFICATIONS

Rentable Area	4,800 SF
Land Area	1.09 Acres
Property Address	341 Tanger Drive, Terrell, TX 75160
Year Built / Remodeled	2005 / 2014
Parcel Number	00.3609.0001.0004.00.06.06
Ownership	Fee Simple (Land & Building)

INVESTMENT HIGHLIGHTS



Dense, Regional Retail Corridor | Tanger Outlet Mall Outparcel | Strong National/Credit Tenant Presence

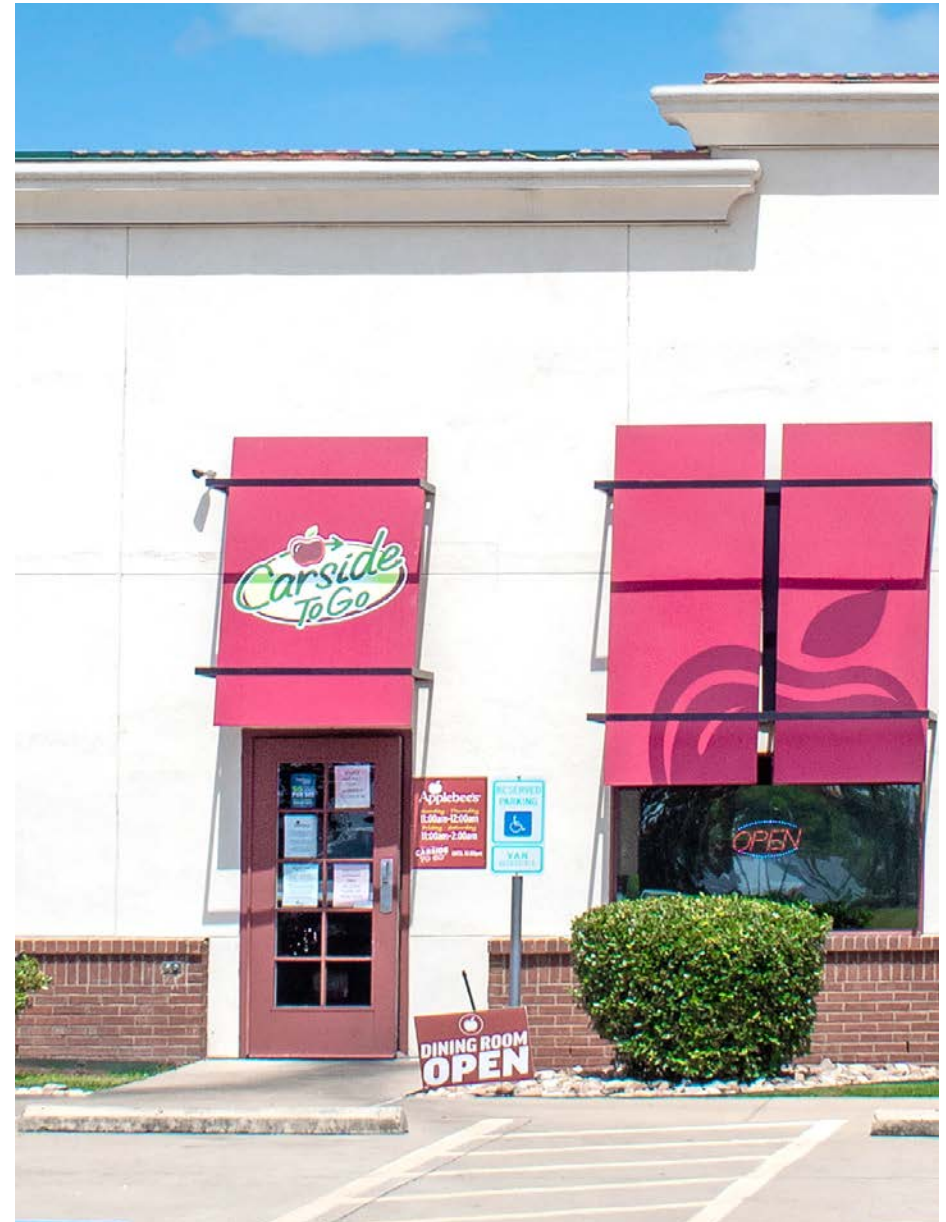
- The asset is ideally situated as an outparcel to the Tanger Outlets Terrell, a 193,600 SF outlet center featuring a variety of brand-name stores including Nike, Old Navy, Levi's, and more
- Furthermore, the site is positioned across from a Home Depot anchored shopping center (119,000 SF), significantly increasing consumer draw to the immediate trade area and promoting crossover store exposure for the restaurant
- The site is in the center of a primary retail corridor with other nearby national/credit tenants including Academy Sports + Outdoors, Hobby Lobby, Ross, Petco, Starbucks, Whataburger, and many more

Interstate 20 (70,100 VPD) | Excellent Visibility | Significant Street Frontage

- The property is strategically located along Interstate 20 (70,100 VPD), a major east/west commuter highway traveling through Terrell and serves as a gateway to major markets throughout the Southeast
- The subject property is equipped with a large pylon sign, creating excellent visibility along I-20

Direct Residential Consumer Base | Strong Demographics

- Nearby housing communities include Meadowview Townhomes (76 units), Terrell Senior Terraces (252 units), and Terrell Crossing (200 units)
- The 5-mile trade area is supported by approximately 24,900 residents and 14,000 employees, providing a direct consumer base from which to draw
- Residents within 5 miles of the subject property boast an affluent average household income of \$86,412



PROPERTY OVERVIEW



LOCATION



Terrell, Texas
Kaufman County
Dallas-Fort Worth-Arlington MSA

ACCESS



Tanger Drive: 1 Access Point

TRAFFIC COUNTS



State Highway 34: 22,600 VPD
Interstate 20: 70,100 VPD

IMPROVEMENTS



There is approximately 4,800 SF of existing building area

PARKING



There are approximately 75 parking spaces on the owned parcel.
The parking ratio is approximately 15.63 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 00.3609.0001.0004.00.06.06
Acres: 1.09
Square Feet: 47,393 SF

CONSTRUCTION



Year Built: 2005
Year Renovated: 2014

ZONING



C = Commercial

Brookshire's Since 1928 HARBOR FREIGHT
TSC TRACTOR SUPPLY CO
Aaron's
Easy. Beautiful. Affordable.

Walmart
Supercenter



STORAGE
PLACE

Southwestern Christian College



TERRELL

USPS.COM

madix

Oldcastle BuildingEnvelope

STAR TRANSIT

TVCC Health Science Center

22,600 VPD

Church's
CHICKEN

MCCOY'S
BUILDING SUPPLY

FORMER
Applebee's

THE HOME
DEPOT

20

70,100 VPD

Levi's

NIKE

TORRID

Justice

rue21

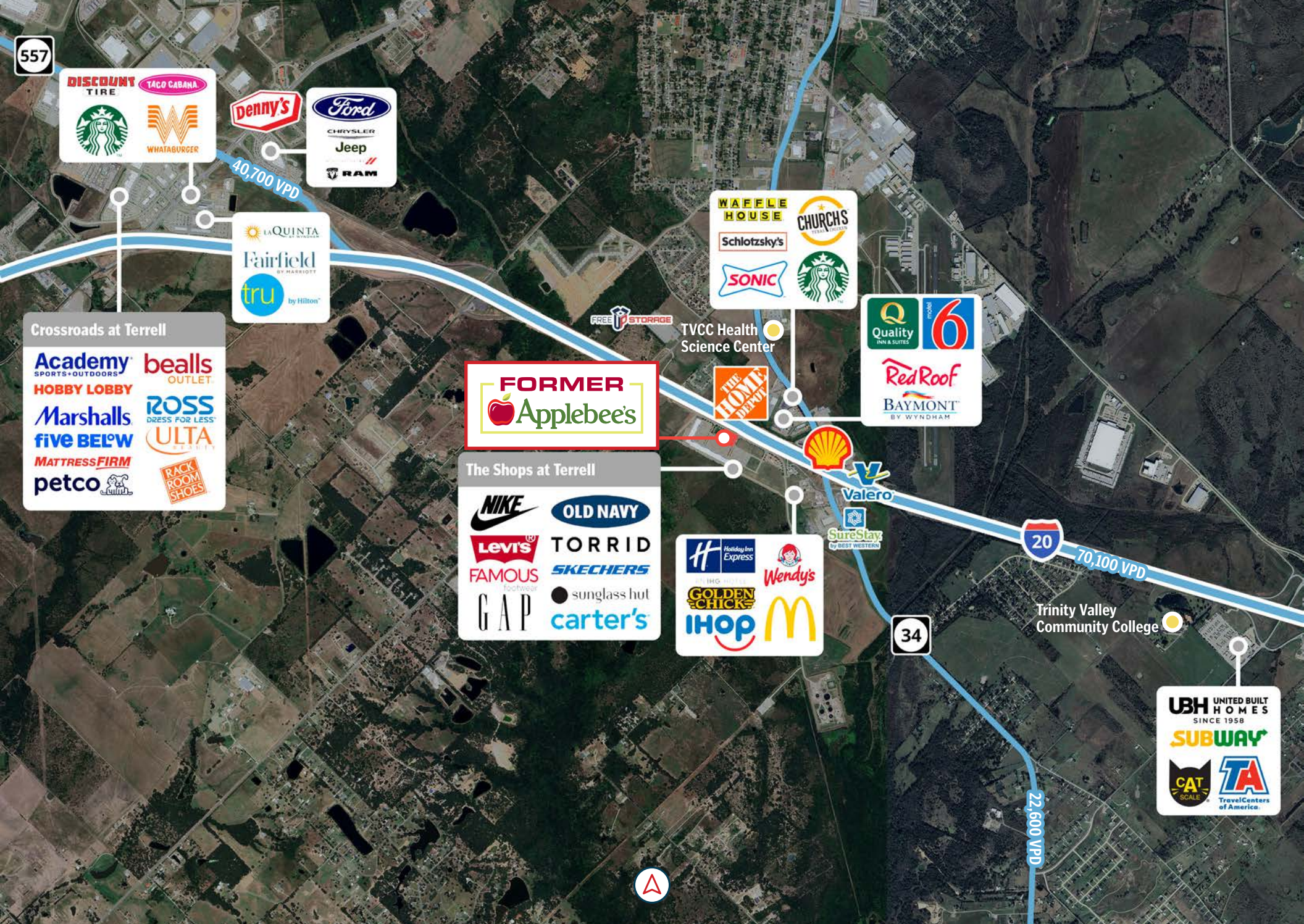
GAP

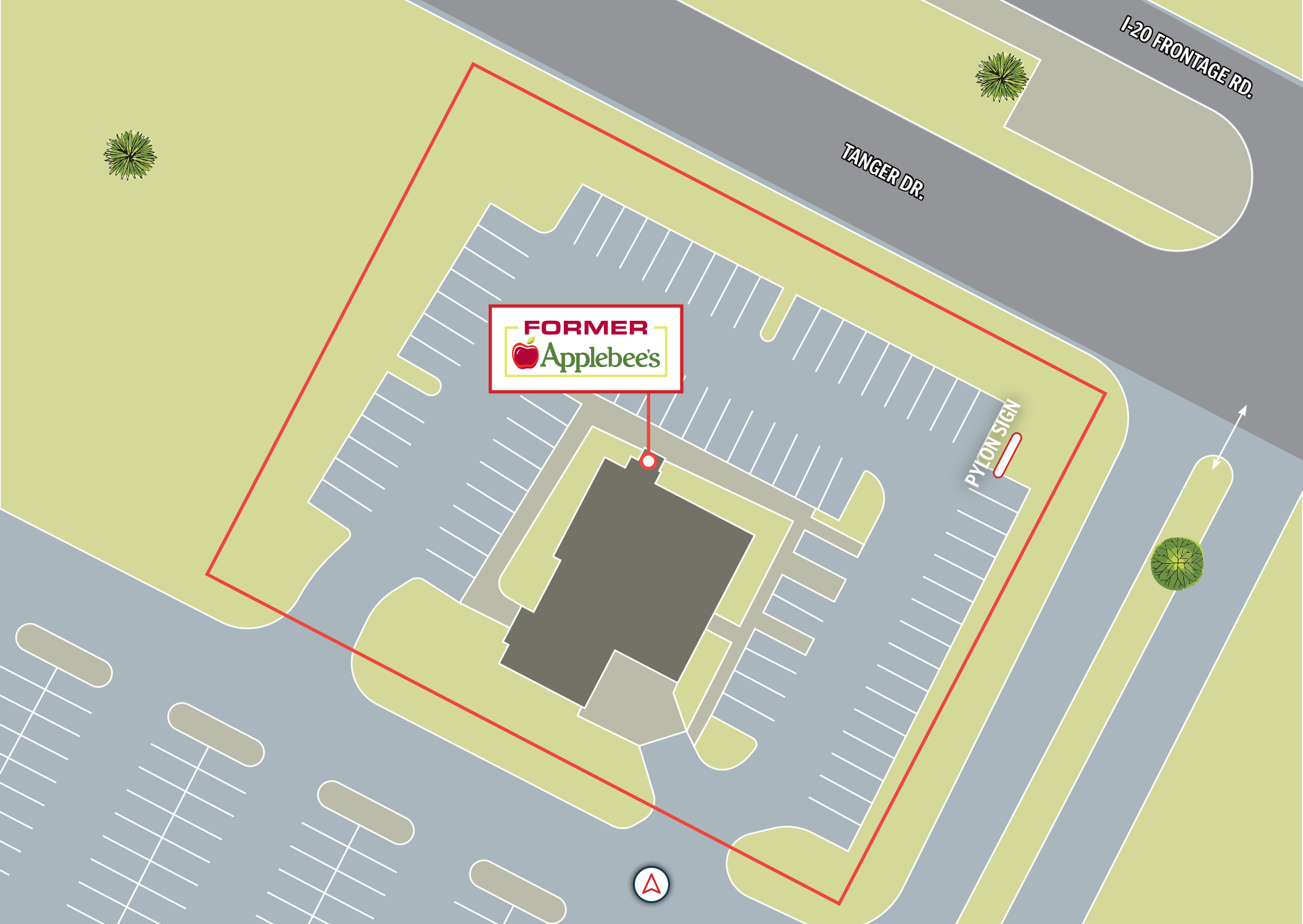
FAMOUS
footwear

Reebok

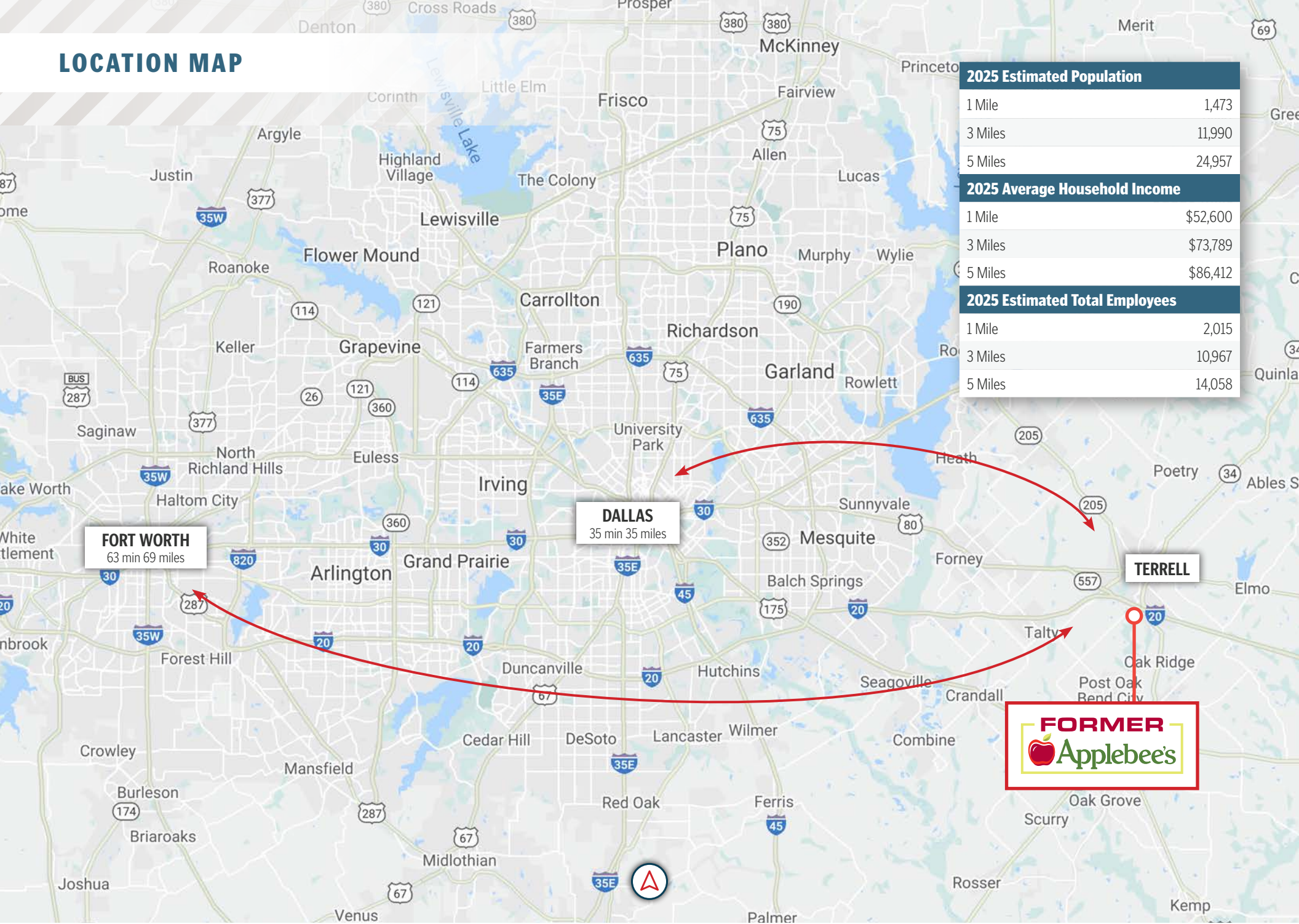
OLD NAVY







LOCATION MAP



2025 Estimated Population	
1 Mile	1,473
3 Miles	11,990
5 Miles	24,957
2025 Average Household Income	
1 Mile	\$52,600
3 Miles	\$73,789
5 Miles	\$86,412
2025 Estimated Total Employees	
1 Mile	2,015
3 Miles	10,967
5 Miles	14,058



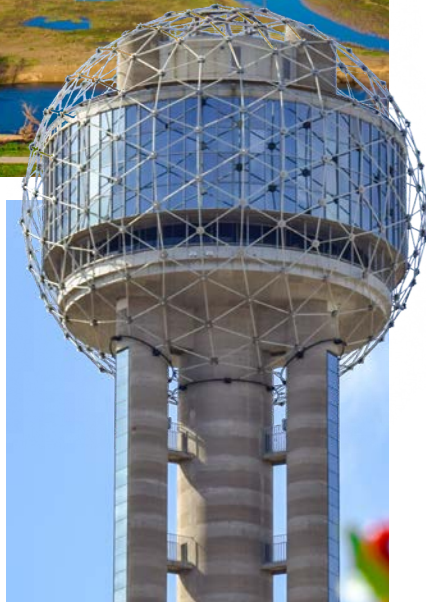


TERRELL, TEXAS

Terrell, Texas, in Kaufman County, is 19 miles E of Mesquite, Texas and 30 miles E of Dallas, Texas. The city is included in the Dallas metropolitan area. Terrell is approximately 25 miles east of Dallas on Interstate Highway 20 and U.S. Highway 80. S.H. 34, S.H. 205 and F.M.148 provide north-south access. The City of Terrell had a population of 18,269 as of July 1, 2024.

Terrell's economy benefits from its strategic location along U.S. Highway 80 and Interstate 20, making it a regional hub for retail, logistics, and light manufacturing. Major employers include Terrell Independent School District, Walmart Distribution Center, and Madix Store Fixtures. The city's economy is also bolstered by its growing retail sector, especially around the Crossroads at Terrell, a major shopping and dining destination. The Airport Industrial Park adjacent to the field is home to a diverse corporate community, including a number of Fortune 500 companies. Lodging, dining, shopping, and recreational activities offer a wide range of amenities for visitors. Terrell has a diversified industrial base consisting of manufacturers, distributors, and processors.

The Lake Tawakoni State Park is spread over 376 acres of land and has a swimming beach, picnic areas, hiking trails, and facilities for camping and boating. The Heritage Jubilee is a local celebration held annually on the third weekend of April at Ben Gill Park. It is a fun-filled event featuring activities for the whole family including arts & crafts exhibition, live music, carnival, BBQ cook-off, museum tours, an auto show, a quilt show, and other special attractions. Terrell and nearby Attractions are Terrell Heritage Museum, Kaufman County Civic Theatre, Lake Tawakoni State Park, Oak Grove Country Club and Warren-Crowell House. Key attractions include the No. 1 British Flying Training School Museum, which honors the city's WWII aviation history, and the Terrell Heritage Museum. For shopping, residents and visitors frequent the Tanger Outlets. Terrell's historic downtown offers boutique shopping, dining, and cultural events.



DALLAS, TEXAS

Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The City of Dallas is the 3rd largest city in Texas with a population of 1,310,845 as of July 1, 2023.

The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn. Professional and Business services were the largest employment industry within the City, marking a change from the last two years where the Trade, Transportation and Utilities sector was the largest. The Dallas–Fort Worth area has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. Fortune Magazine's 2022 annual list of the Fortune 500 in America indicates the city of Dallas had 11 Fortune 500 companies, and the DFW region as a whole had 23. As of 2022, Dallas–Fort Worth represents the second-largest concentration of Fortune 500 headquarters in Texas and fourth-largest in the United States, behind the metropolitan areas of Houston, Chicago and New York .

Dallas has attractions too numerous to do justice in a simple list. Some of Dallas' more notable and unique attractions include: The Cotton Bowl, The Dallas World Aquarium, The Dallas Zoo, The John F. Kennedy Memorial, The Mesquite Rodeo, The State Fair of Texas, the largest fair of its kind in the country, The Stockyards National Historic District in nearby Fort Worth, The Will Rogers Memorial Center in nearby Fort Worth.



FORT WORTH, TEXAS

Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise and Johnson Counties. The city of Fort Worth has a population of 927,810 as of July 1, 2021.

Fort Worth is located in North Texas, and has a generally humid subtropical climate. It is part of the Cross Timbers region; this region is a boundary between the more heavily forested eastern parts and the rolling hills and prairies of the central part. Specifically, the city is part of the Grand Prairie ecoregion within the Cross Timbers.

Fort Worth is a Sunbelt city marked by its steady growth and diverse economy. Relocation of major firms to the greater Fort Worth area, renovation of many historical landmarks, shopping areas, and a host of public-private cooperative development ventures comprise Fort Worth's economic past.

Major companies based in Fort Worth include American Airlines Group (and subsidiaries American Airlines and Envoy Air), D. R. Horton, the John Peter Smith Hospital, Pier 1 Imports, RadioShack, and the BNSF Railway. In 2013, Fort Worth-Arlington ranked 15th on Forbes' list of the Best Places for Business and Careers.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. The city's industries range from clothing and food products to jet fighters, helicopters, computers, pharmaceuticals, and plastics. Fort Worth is a national leader in aviation products, electronic equipment, and refrigeration equipment. It is home to a multitude of major corporate headquarters, offices, and distribution centers.



DALLAS/FORT WORTH MSA

HOME TO 7.69 MILLION

Dallas is proud of its big city vibe. At 68 acres in size, the Dallas Arts District is the largest self-contained urban arts district in the USA. This area includes the Museum of Art, Crow Collection of Asian Art, Nasher Sculpture Center, Morton H. Meyerson Symphony center and the AT&T Performing Arts Center. Popular Dallas attractions also include the Dallas Zoo, the Dallas Arboretum, the Texas Discovery Gardens, several historical sites and a bunch of top-rated restaurants.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. Fort Worth sights are an interesting combination of sophistication and earthiness. Locals often brag that Fort Worth is, “Where the West begins,” and rightfully so. This city was founded on wealth from cattle and hardworking cowboys.



Dallas Cattle Drive Sculptures



Reunion Tower



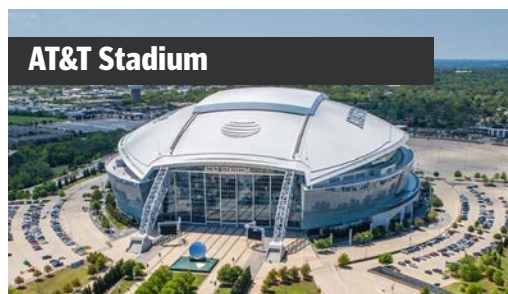
Dallas Museum of Art



Zero Gravity Amusement Park



AT&T Stadium



Fair Park





#1 HIGHEST
AMONG ALL U.S. METROS



**NET
EMPLOYMENT
GROWTH**

Company	Employees
Lockheed Martin Corp.	18,700
Dallas Fort Worth International Airport	14,000
General Motors Arlington Assembly Plant	10,512
Naval Air Station Joint Reserve	10,500
Burlington Northern Santa Fe Rail	4,900
University of Texas at Arlington	4,383
John Peter Smith Hospital	4,600
Alcon Laboratories	4,500
GM Financial Corporate HQ	4,371



**LARGEST CONCENTRATION
OF CORPORATE HQs IN THE US**

DFW EMPLOYS 4.34 MILLION PEOPLE

2023 MEDIAN
HOUSEHOLD
INCOME
\$86,860



2023 MEDIAN
DFW MSA
AGE
35.8



2023 MEDIAN
HOME
VALUE
\$373,900



MEAN TRAVEL
TIME TO
WORK
28.4 minutes



Three Research 1 Universities



Carnegie Classification of Institutes of Higher Education R-1: Doctoral Universities

The Dallas-Fort Worth (DFW) area is forecasted to be the
top US real estate market for investment and development in 2025
Washington Post (11.24)



**GDP
\$688.9 B**
(2023 up 3% from 2022)

Industrial Market
Inventory

1.1 B SF

Industrial Market
Vacancy Rate:

12.3%

188.1

SAN FRANCISCO

153.4

NEW YORK

100.0

US AVG

100.0

DALLAS

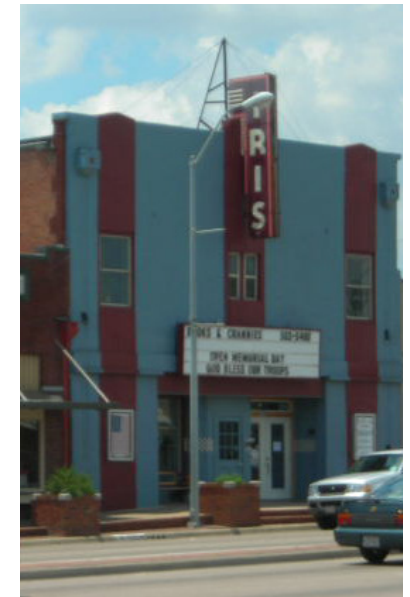
**THE COST OF
DOING BUSINESS**
EQUAL TO THE
NATIONAL AVERAGE

Moody's

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	1,473	11,990	24,957
2030 Projected Population	1,660	14,160	30,113
2010 Census Population	940	9,859	20,324
Projected Annual Growth 2025 to 2030	2.42%	3.38%	3.83%
Historical Annual Growth 2010 to 2020	1.98%	1.02%	1.27%
Households & Growth			
2025 Estimated Households	589	4,162	8,634
2030 Projected Households	668	4,918	10,405
2010 Census Households	382	3,365	7,085
Projected Annual Growth 2025 to 2030	2.55%	3.39%	3.80%
Historical Annual Growth 2010 to 2020	1.72%	1.09%	1.20%
Race & Ethnicity			
2025 Estimated White	33.33%	39.61%	54.18%
2025 Estimated Black or African American	52.75%	36.82%	25.10%
2025 Estimated Asian or Pacific Islander	1.29%	0.68%	0.91%
2025 Estimated American Indian or Native Alaskan	0.27%	0.75%	1.01%
2025 Estimated Other Races	4.62%	14.38%	15.97%
2025 Estimated Hispanic	16.70%	33.34%	35.59%
Income			
2025 Estimated Average Household Income	\$52,600	\$73,789	\$86,412
2025 Estimated Median Household Income	\$52,158	\$62,577	\$71,277
2025 Estimated Per Capita Income	\$21,516	\$25,632	\$29,854
Businesses & Employees			
2025 Estimated Total Businesses	104	848	1,078
2025 Estimated Total Employees	2,015	10,967	14,058





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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