

UP TO

45.6 NET AC

FOR SALE

US 80 & Spur 557, Terrell, TX 75160



UNLOCK THE POTENTIAL OF +/- 45.6 NET DEVELOPABLE ACRES

These exceptional properties offer multiple lucrative development opportunities with outstanding commercial visibility along US HWY 80 and Spur 557, one of Terrell's highest-traffic transportation corridors. The strategic location captures maximum exposure from daily commuters and regional travelers, delivering unparalleled visibility for your commercial investment. Positioned to capitalize on Northspur's growing 1,500+ home master-planned community, these commercial sites benefit from an on-site customer base in one of Dallas' fastest-growing suburban corridors. With Tracts 1-3 already zoned commercial and Tract 4 perfectly suited for self-storage (as detailed in a Development Agreement between the City of Terrell and District); this prime real estate represents an exceptional chance to establish your business presence in Terrell's premier commercial corridor. All tracts have utilities available to the site, ensuring immediate development readiness.



HIGHLIGHTS:

Forney Marketplace



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Mike Cronin Business Park

600+ Acre –Development
Ready Industrial Park

1,900 Closings

1,800 Starts

2,000 Vacant Lots

51,000 (VPD '23)

39,150 (VPD '23)

74,275 (VPD '23)

Crossroads at Terrell



Heartland

Talty

Demographics

**Within 5-Mile Radius*



56,701
POPULATION



35.1
MEDIAN AGE



\$121,382
AVERAGE HOUSE-
HOLD INCOME



\$387,868
AVERAGE HOME
VALUE

Prime Highway Location

Strategic positioning along US Highway 80 with easy access to I-20, providing excellent visibility and traffic exposure for commercial establishments

Built-in Customer Base

Access to residents from 1,500+ planned homes within the master-planned community, creating a ready-made customer pool for retail businesses

Growing Market Area

Located in Terrell, Texas, part of the Dallas market, one of the top ten largest US new home markets with significant growth potential

Amenity-Rich Environment

Commercial sites benefit from proximity to community amenities including resort-style pool, parks, and trail systems, creating an attractive destination for shoppers and business patrons

Strong Developer Backing

Acquired by Starwood Land, which has invested \$1.8 billion in residential communities across the US and has a expansive portfolio including the #1 selling community in Texas



Tract 1
18.14 Net AC



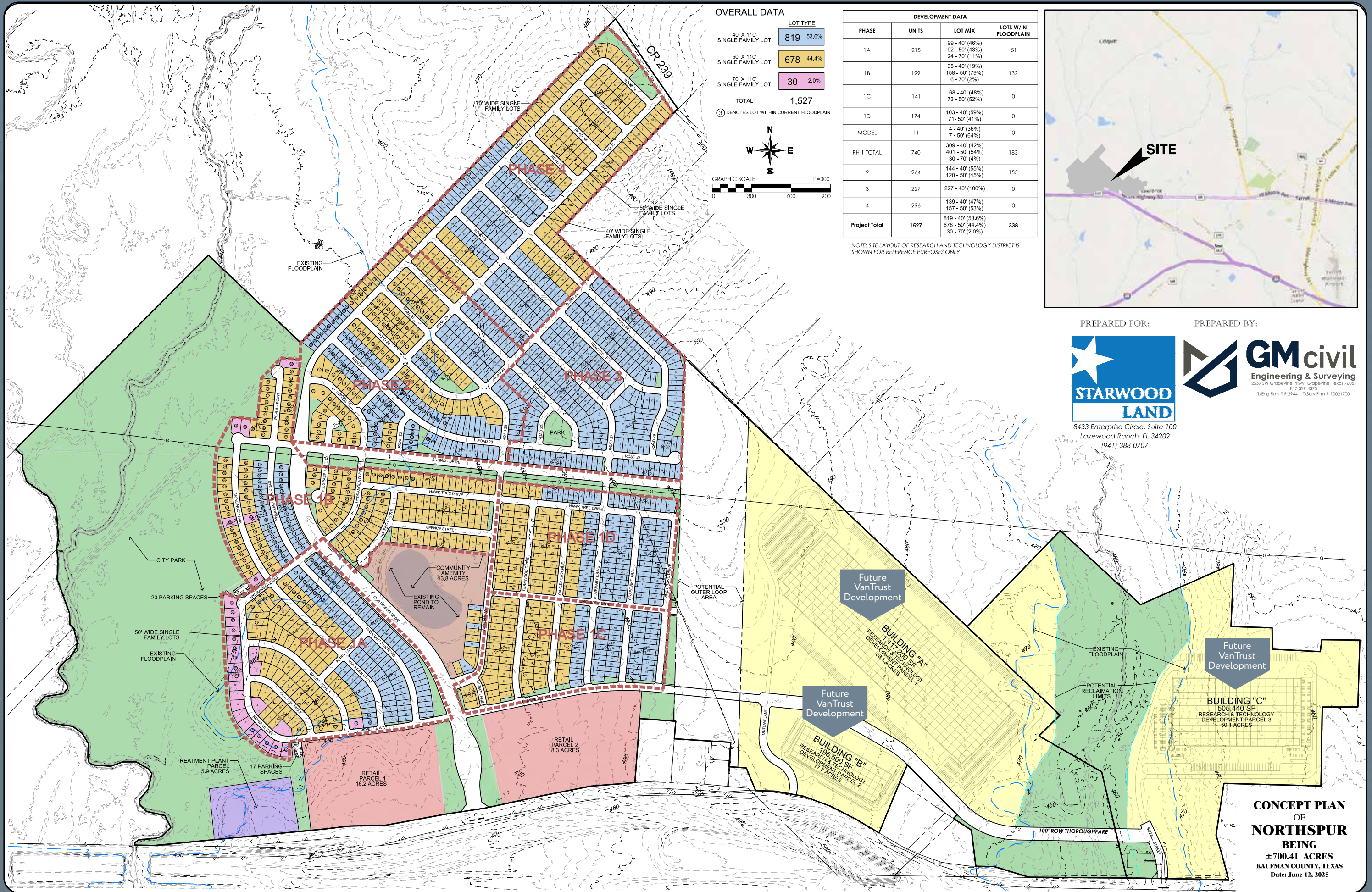
Tract 3
3.2 Net AC



Tract 2
20 Net AC



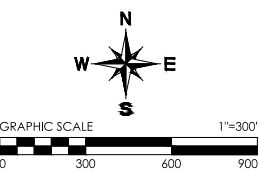
Tract 4
4.25 Net AC



OVERALL DATA

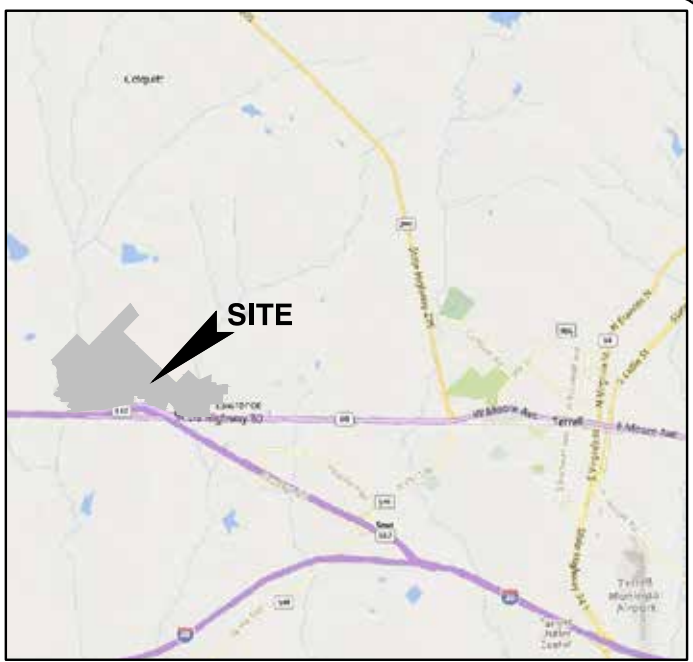
| LOT TYPE | Count | Percentage |
|------------------------------|-------|------------|
| 40' X 110' SINGLE FAMILY LOT | 819 | 53.6% |
| 50' X 110' SINGLE FAMILY LOT | 678 | 44.4% |
| 70' X 110' SINGLE FAMILY LOT | 30 | 2.0% |
| TOTAL | 1,527 | |

③ DENOTES LOT WITHIN CURRENT FLOODPLAIN



| DEVELOPMENT DATA | | | |
|------------------|-------|---|----------------------|
| PHASE | UNITS | LOT MIX | LOTS W/IN FLOODPLAIN |
| 1A | 215 | 99 - 40' (46%) 92 - 50' (43%) 24 - 70' (11%) | 51 |
| 1B | 199 | 35 - 40' (19%) 158 - 50' (79%) 6 - 70' (2%) | 132 |
| 1C | 141 | 68 - 40' (48%) 73 - 50' (52%) | 0 |
| 1D | 174 | 103 - 40' (59%) 71 - 50' (41%) | 0 |
| MODEL | 11 | 4 - 40' (36%) 7 - 50' (64%) | 0 |
| PH 1 TOTAL | 740 | 309 - 40' (42%) 401 - 50' (54%) 30 - 70' (4%) | 183 |
| 2 | 264 | 144 - 40' (55%) 120 - 50' (45%) | 155 |
| 3 | 227 | 227 - 40' (100%) | 0 |
| 4 | 296 | 139 - 40' (47%) 157 - 50' (53%) | 0 |
| Project Total | 1527 | 819 - 40' (53.6%) 678 - 50' (44.4%) 30 - 70' (2.0%) | 338 |

NOTE: SITE LAYOUT OF RESEARCH AND TECHNOLOGY DISTRICT IS SHOWN FOR REFERENCE PURPOSES ONLY



PREPARED FOR:

STARWOOD LAND

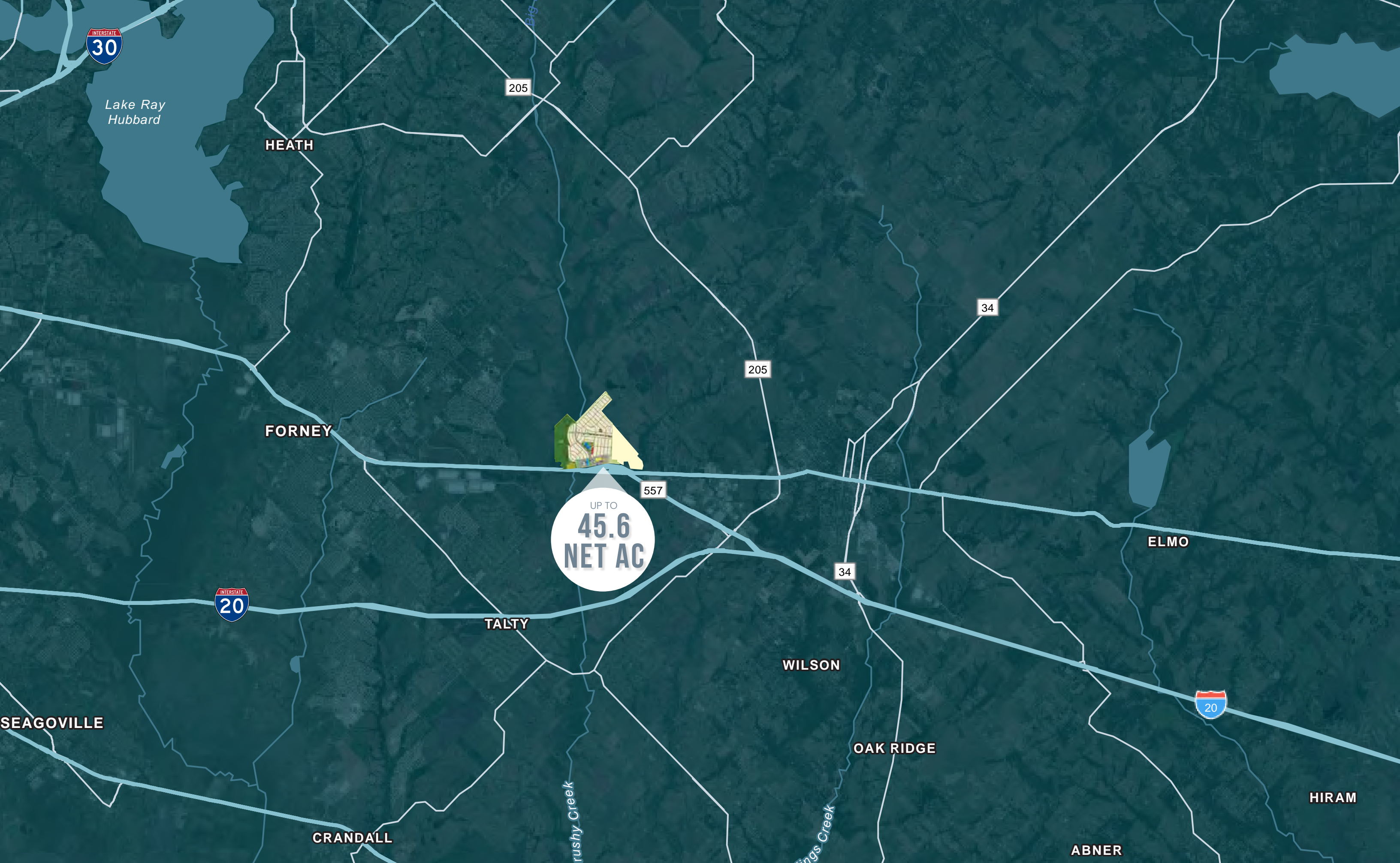
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Lakewood Ranch, FL 34202
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PREPARED BY:

GMcivil

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817-329-4073
TxEng Firm # F-2944 | TxSurv Firm # 10021700

CONCEPT PLAN
OF
NORTHSPUR
BEING
±700.41 ACRES
KAUFMAN COUNTY, TEXAS
Date: June 12, 2025



UP TO 45.6 NET AC FOR SALE

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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.

11-2-2015



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.

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.

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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| Designated Broker of Firm | License No. | Email | Phone |
| | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Michael Wheat | 407274 | michael.wheat@jll.com | +1 214 396 5468 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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