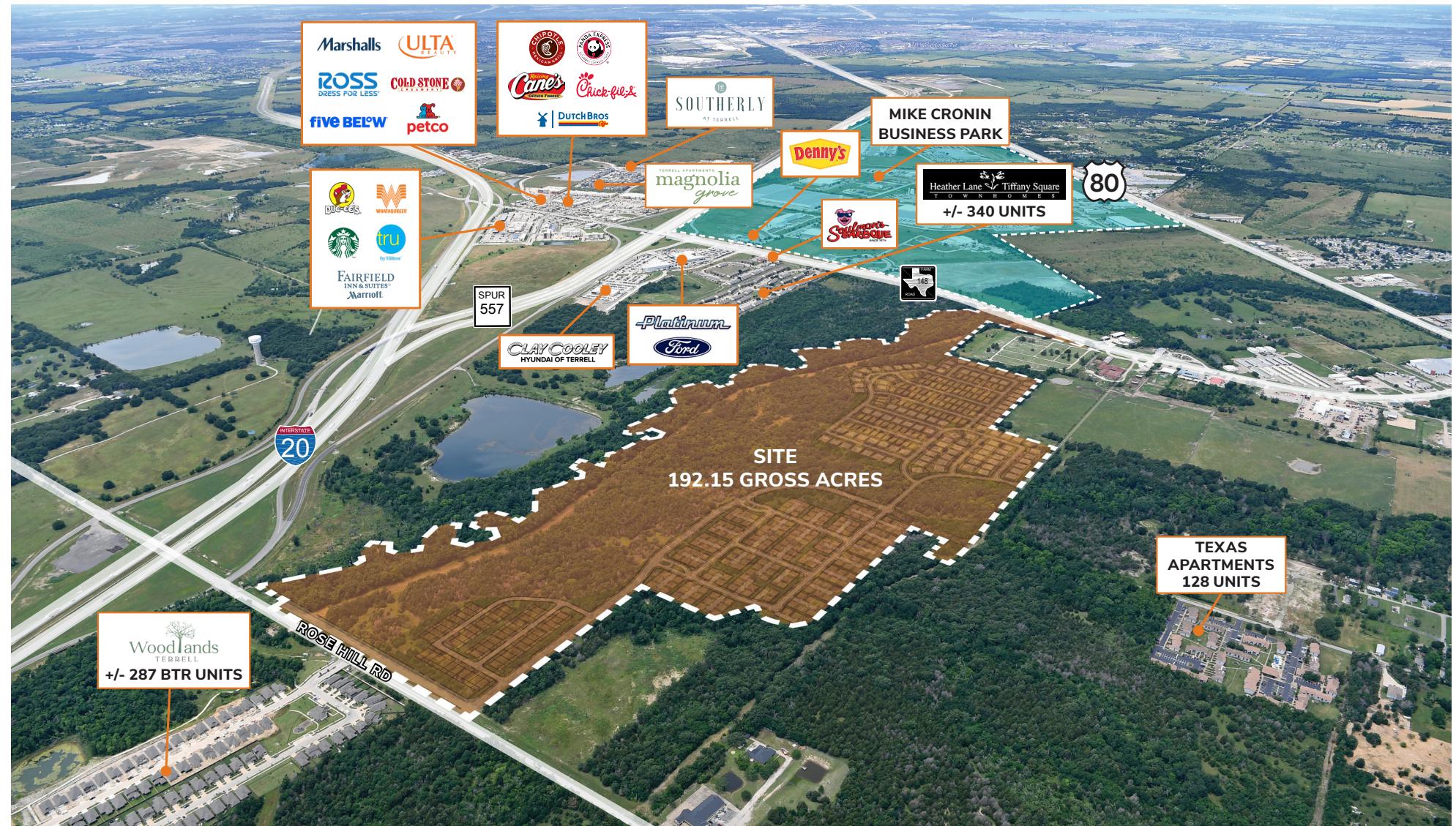


# PRESERVE AT ROSE HILL

TERRELL, TX

# FOR SALE

192.15 GROSS ACRES



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## 2 | Property Overview

### PROPERTY DETAILS

ADDRESS • NEC I-20 & Rose Hill Rd

ACREAGE • 192.15 Gross Acres  
• 81.20 Net Acres

ZONING • Planned Development (PD 21-04); Property is entitled for detached single family, townhomes, and cottages.  
• Property is located in an Opportunity Zone.

UTILITIES • Water & Sewer to site. Provided by the City of Terrell.

TRAFFIC COUNTS • I-20: 34,675 VPD (2023)  
• TX 557: 38,083 VPD (2023)  
• FM 148: 14,239 VPD (2019)  
• Rose Hill Rd: 1,064 VPD (2019)

SCHOOL DISTRICT • Terrell ISD

DISTANCE TO • Downtown Dallas: 30 miles  
• Lovefield: 40 miles  
• DFW Airport: 48 miles



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# 3 | Market Aerial



## DEMOGRAPHICS

3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
Population	16,286	24,321	47,988
Median Age	36.1	36.8	35.7
Households	5,852	8,438	15,612
Median Disposable Income	\$54,139	\$59,953	\$76,083
Median Household Income	\$64,160	\$75,011	\$90,921

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# 4 | Market Overview

TERRELL, TX

KAUFMAN COUNTY

PRESERVE AT ROSE HILL  
TERRELL, TX



## POPULATION

- » Terrell's population surged from 17,658-21,480 in 2023, a **21.6% increase over three years.**
- » **Annual growth rose 6.9%** between 2022-2023, and 7.3% between 2021-2022.
- » **Projected 2025 population of 24,028**, continuing at an estimated 5.6% growth rate.



## EMPLOYMENT

- » **Regional employment hub** with 14,000 jobs locally.
- » **Leading sectors include manufacturing, logistics/distribution, retail and construction.**



## NEW DEVELOPMENTS

- » Northspur - ~1,527 lots
- » Terra Nova
- » 3,400 single-family homes
- » 1,200 apartments
- » 261 attached (four-plex) units
- » Evening Star Ranch
- » Woodlands Terrell - ~287 BTR Lots



## POPULATION

- » Between July 2023-July 2024, the county added about 11,100 residents (6% increase), and was **named the fastest growing county in Texas and second nationally.**
- » **Population grew by 35%** since the 2020 census.
- » **Consistent 6-7% population.**



## EMPLOYMENT

- » Kaufman County **added over 4,500 jobs** over the past five years, nearly **double the national growth rate (13.8% vs. 6.5%).**
- » Employed population **rose by 7.5%** between 2022-2023.
- » Median household income **climbed from \$84,075 (2022) to \$88,606 (2023)**, a 5.4% gain.



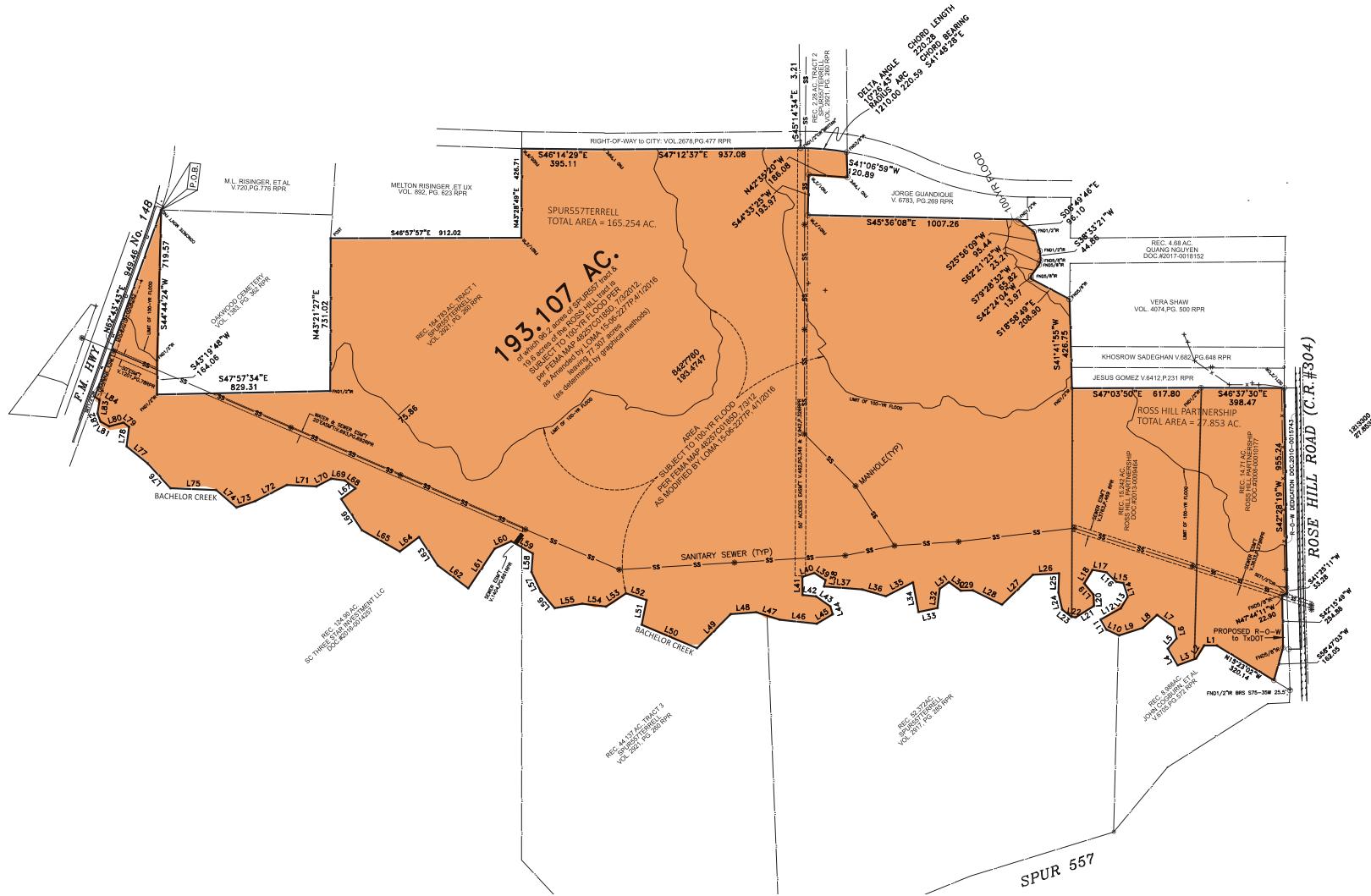
## EDUCATION

- » Terrell ISD
  - » Global Leadership Academy – Opened 2019
  - » College Preparatory Academy – Opening August 2025 within Furlough Middle School
- » Crandall ISD (Wildcat Ranch/Heartland Communities)
  - » Noble Reed Elementary, Crandall Middle School, Opal Smith Elementary School – All Opened 2023

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# 6 | Information About Broker Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to acts as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want to owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as a intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of the party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,**  
You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

**01A TREC No. OP-K**

Date



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