



225 Metro Drive
Terrell, TX

Confidentiality Agreement

This Offering Memorandum has been prepared by Mercer Company for use by a limited number of recipients. All information contained herein has been obtained from sources other than Mercer Company, and neither Owner nor Mercer Company, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a presentation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. Mercer Company and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and Mercer Company each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of Mercer Company and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Mercer Company or for any purpose other than use in considering whether to purchase the property. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinues such negotiations, the Recipient will return this Offering Memorandum to Mercer Company.

Our Team



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Mercer Company

Recognized as the leading commercial real estate company in the Dallas-Fort Worth Metroplex, Mercer Company has successfully represented Tenants and Buyers with over 1,000 sale and lease transactions.

2461 N Stemmons Fwy, Dallas, TX 75207
mercer-company.com

Offering Summary

Mercer Company proudly presents the exclusive acquisition opportunity for 225 Metro Dr, Terrell, TX 75160. This comprehensive light industrial property spans 12.2 acres and offers 92,180 square feet of versatile office/warehouse space across five buildings with eight tenants.

Key Property Features:

- **Location:** Conveniently situated less than one mile from both Highway 80 and Interstate 20, ensuring easy access to regional and national markets.
- **Building Size and Layout:** The property spans 92,180 square feet of office/warehouse space between five buildings. It features grade level and dock high loading, outside storage space, improved surface, and fenced yard space.
- **Lot Size:** The lot size is 12.2 acres, providing ample space for parking, maneuvering large vehicles, and potential future expansion.
- **Zoning:** The property is zoned for light industrial use, accommodating a wide range of business types.



Investment Highlights

- **Strong Market Demand:** Terrell is located in Kaufman County which is the fastest-growing county in the U.S.
- **Strategic Location:** Proximity to major highways and transportation networks facilitates efficient distribution and logistics operations.
- **Potential for Value Appreciation:** With ongoing developments in the area, the property offers potential for long-term value appreciation.
- **Flexible Use:** Suitable for a variety of industrial uses, catering to diverse business needs.
- **Stable Revenue Stream:** Fully leased under a Triple Net Lease structure, ensuring a consistent income with minimal overhead responsibilities.

Property Details



Total SF	92,180
Total Land Area	12.2 Acres
Office SF	8,000
Office Ratio	8.68%
Clear Height	16-20'
Grade Level Doors	Yes
Zoning	Light Industrial
Submarket	Forney/Terrell/Kaufman County
County	Kaufman
Parking Surface	Concrete/Asphalt
Construction Year	1994

Rent Roll

SUITE	TENANT	RENTABLE SQ FT	MONTHLY BASE RENT	MONHTLY OPEX	MONTHLY GROSS	LEASE START	LEAST EXPIRATION	ANNUAL RENT INCREASE %
100	Tribe Transportation	4,875	\$7,880.00	\$828.75	\$8,708.75	4/1/2023	3/31/2026	1.5%
200A	NBKR Builders	4,530	\$2,529.25	\$770.10	\$3,299.35	12/1/2022	11/30/2025	4%
200B	Unified Power	2,500	\$1,805.00	\$425.00	\$2,230.00	7/1/2022	6/30/2025	3%
300D	Southern Glass	30,525	\$14,016.10	\$5,189.25	\$19,205.35	3/1/2023	3/30/2026	3%
400A	Padilla Equipment	5,903	\$3,295.84	\$1,003.51	\$4,299.35	5/1/2023	6/30/2026	3%
400 B&C	Michael Hayashi	7,847	\$4,361.62	\$1,333.99	\$5,695.61	2/1/2023	1/31/2027	3%
500	Dreamline	36,000	\$17,160.00	\$6,120.00	\$23,280.00	1/1/2023	12/31/2024	4%
Parking	Hoss Trucking	-	\$100.00	-	-	9/15/2015	by month	-
	Monthly Total	92,180	\$51,147.60	\$15,670.60	\$66,718.41			

Annual Earnings

ANNUAL GROSS	ANNUAL EXPENSE	ANNUAL NET RENT
\$800,620.92	\$188,047.20	\$613,773.72





Terrell, TX Market Overview

Terrell, TX stands out in the commercial real estate landscape, marked by a significant uptick in construction and development. The city has become a focal point for investors, with a cap rate holding steady at 7.28%, indicating a healthy market with potential for growth. The increase in net absorption points to a sustained demand for commercial spaces. New businesses across various sectors are choosing Terrell as their home, adding to the economic diversity and vibrancy of the city. With a forward-looking approach to development, Terrell is poised to continue its trajectory of expansion, offering promising opportunities for businesses and investors alike in the heart of Texas.

Dallas-Fort Worth Highlights

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The Dallas-Fort Worth metro area had the highest numeric increase in population between 2021 and 2022 of any U.S. metro area, with an annual jump of 170,396 people—giving the DFW a population of nearly 8 million people (7,943,685).

Texas boasts numerous competitive advantages that make it stand out among the world's economies. Ranked as the 10th largest economy globally, Texas offers exceptional benefits that no other state can match. These benefits include a business-friendly atmosphere featuring no corporate or personal income tax. In addition, the state provides easy access to global markets, a skilled and diverse workforce, robust infrastructure, and a reasonable regulatory environment.

[https://dallasinnovates.com/census-bureau-fort-worth-had-americas-largest-population-increase-in-2022/#:~:text=In%20other%20top%2Dline%20North,8%20million%20people%20\(7%2C943%2C685\).](https://dallasinnovates.com/census-bureau-fort-worth-had-americas-largest-population-increase-in-2022/#:~:text=In%20other%20top%2Dline%20North,8%20million%20people%20(7%2C943%2C685).)

<https://garlandedp.com/support-new-investments/>



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