

SALE

0 GRIFFITH AVENUE
0 Griffith Avenue Terrell, TX 75160



OFFERING SUMMARY

Sale Price:	\$1,460,000
Available SF:	
Lot Size:	13.398 Acres
Price / Acre:	\$108,971
Zoning:	Residential

PROPERTY OVERVIEW

This is a fully packaged, turnkey development opportunity being offered to a qualified developer ready to capitalize on one of the most strategically advantaged residential projects in Kaufman County. The groundwork has already been done—a signed Development Agreement with the City of Terrell is in place. All necessary approvals have been obtained, and a comprehensive document package is included —so the incoming developer can focus entirely on building and selling. The developer has full flexibility to either build the homes independently or collaborate on the design and construction process, with a minimum home size of 3,000 sq ft A/C. The development consists of 28 lots, each with a minimum lot size of 14,000 sq ft, —designed to attract high-end buyers and command premium price points in the Terrell market. The sale conveys all rights, entitlements, and agreements associated with the project. Fee of \$7,250 applies as a construction Plat fee

PROPERTY HIGHLIGHTS

HEB a \$50 Billion dollar company silently bought 91 acres in Dec.2025 near 1-20 and FM 148 in the same growth corridor as this parcel. Kaufman county 2nd fastest growing county in the US in 2023-2024. Prime access to I-20, Tanger Outlets & local amenities.

Lana Nimri
(832) 404-0412
TX #792356

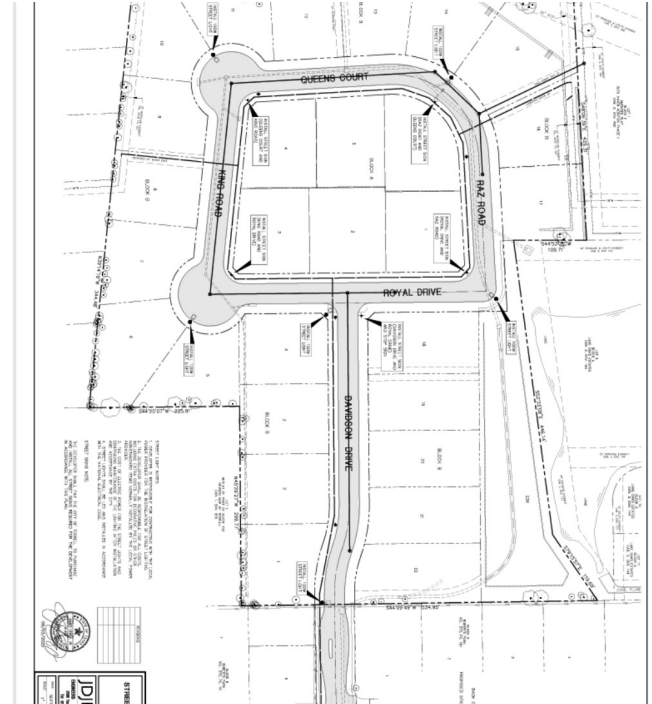
Bridgett Badillo
(832) 760-1733



COLDWELL BANKER
COMMERCIAL
UNIVERSAL

SALE

0 GRIFFITH AVENUE
0 Griffith Avenue Terrell, TX 75160



PROPERTY HIGHLIGHTS

- Fully Entitled & Shovel-Ready — Development Agreement already signed with the City of Terrell.
- All Approvals Secured — No entitlement risk, no delays, no surprises.
- Complete Document Package Included — Civil plans, grading plans, soil test, topo, tree & stakes surveys.
- Final Plans & City Approval Guaranteed — Seller committed to delivering before closing.
- Maximum Flexibility — Build independently or collaborate on home design and construction.
- Significant Fee Savings — \$750,000 in impact fee reductions already negotiated.
- Tax Incentives in Place — 50% property tax exemption for 3 years per home built goes back to developer.
- Zero Competition — Only luxury gated community in Terrell.
- The City assumes full responsibility for long-term street maintenance, removing that burden entirely from the developer.

Lana Nimri
(832) 404-0412
TX #792356

Bridgett Badillo
(832) 760-1733



**COLDWELL BANKER
COMMERCIAL**
UNIVERSAL