

# Industrial / Retail Land Lot - 2AC

FM 148, Terrell, TX 75160



**FOR SALE**



**Prime land lot to develop business' stand alone building or income producing retail, office or flex spaces.**

**Asking Price: \$650,000**

2 acres subject property has excellent visibility on Farm to Market Road 148 and is located near existing commercial retail and light industrial businesses.

Strong traffic counts on FM 148 as it connects to I-20 to the South (approx. 2 miles) and US-80 to the North (less than 1/2 mile) with nearby downtown Terrell.

Adjacent and nearby businesses include an autobody shop, heavy equipment, car wash, distribution, and storage unit complex.

Less than 1/2-mile North are major retailers and restaurant chains including Wal-Mart, Brookshires, Dollar Tree, McDonalds, Pizza Hut, and others.



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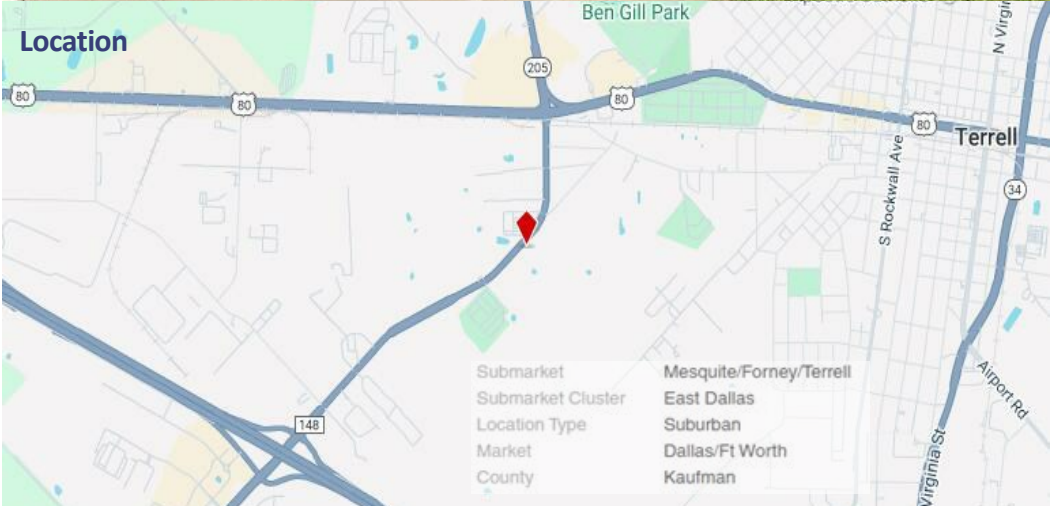
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## Flex/ Light Industrial Concept

- +/- 18,000 SF building
- 5 tenant spaces, +/- 3,500 SF
- 16' Ceiling Height



## Industrial / Office Concept

- +/- 20,000 SF building
- 4 tenant spaces, +/- 4,500 SF
  - Telecom/ Data Center
- 2 tenant spaces, +/- 10,000 SF



## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
FM 148	Talty Rd NE	10,629	2022	0.27 mi
FM 148	Tejas Dr SW	11,100	2017	0.29 mi
FM 148	Mellon St S	11,025	2022	0.37 mi
FM 148	W End St S	12,245	2022	0.43 mi
W Moore Ave	Sam Walton Way W	17,391	2022	0.45 mi
West Moore Avenue	Sam Walton Way W	18,495	2020	0.45 mi
W Moore Ave	Sam Walton Way E	16,100	2017	0.47 mi
W End St	Talty Rd NW	1,847	2022	0.48 mi
W Moore Ave	FM 148 W	26,000	2017	0.50 mi
W Moore Ave	Hwy 205 W	28,826	2022	0.52 mi

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## Retail / Restaurant Concept

- +/- 8,000 - 12,000 SF building
- Restaurant or bank with drive thru
- Urgent care or medical services
- Local boutique or specialty shop



## Demographics >>

	1 mile	3 miles
Population	3,140	21,777
Households	1,099	7,567
Median Age	29.20	34.60
Median HH Income	\$51,432	\$58,078
Daytime Employees	2,404	12,979
Population Growth '24 - '29	▲ 45.38%	▲ 46.10%
Household Growth '24 - '29	▲ 44.77%	▲ 45.57%