

Town West Shopping Center

Property Information

- + Property is located at the Northeast corner of Moore Rd (Hwy 80) and FM 148 / 205 allowing fluid connectivity to Interstate 20 and into downtown Terrell.
- + Core and shadow anchors include Harbor Freight, Brookshire's, Rent-a- Center, Tractor Supply, Wal-Mart Supercenter, AT&T, nationally assorted fast food and service retail.
- + Ample parking and a latitude of suite options available for incoming occupants.

Available Space

- + Small Shop: 2,100 - 2,511 SF
- + Junior Box: 5,125 SF - 24,484 SF

Traffic Counts (2025)

Street Name	Count
Moore Ave	30,134 vpd
Hwy 205	16,059 vpd

Source(s): TxDOT / CoStar

2024 Demographic Summary

	1-Mile	3-Miles	5-Miles
Total Population	4,712	19,046	23,417
Daytime Population	5,403	25,764	29,790
Average HH Income	\$93,401	\$82,332	\$89,962
Median Age	33.6	35.8	36.7



CONTACT US

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Retail | For Lease

1404 W Moore Ave, Terrell, Texas 75160

UNIT	TENANT	SF
1	Optimum Wireless	3,822
2	Cliff's Check Cashing	860
3	Endo Health & Wellness	1,560
4	Security Finance	600
5	Hair Addiction	1,349
6	CiCi's Pizza	4,777
9	Available	24,484
10	Express Tax Center	1,807
11	Perfect Nail	1,200
12	Yellow Rose Cafe	8,000
13	AVAILABLE	2,316
14	Radio Station	960
15	AVAILABLE	2,511
16	Aaron's	8,400
17	AVAILABLE	9,700
18	AVAILABLE	5,125
19	Harbor Freight	15,400
20	AVAILABLE	9,670
21	Canales Furniture	10,676
21B	Operating but Available	7,885



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3 Mile Aerial



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Close Up Aerial



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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.



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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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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