

0 FM 2728, Terrell, TX



±5 Acres for Ground Lease
Subdivided Corner Lot Available
Outside of City Limits
Ideal Laydown Yard
Just Off Interstate 20

Main Contact

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Table of **Contents**

Pages 3-4 | Property Overview

Page 5 | Retail Map

Pages 6-7 | Demographic Overview

Page 8 | Property Summary

Page 9 | Contacts



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Property Overview

This ±5-acre tract is available for ground lease within Terrell, TX. The property features level, rough-graded land situated on a corner lot, with the flexibility to subdivide as needed. Equipped with City Water and Electric on-site, and located outside the city limits, this site offers excellent potential for a laydown yard, parking/storage, outdoor sales, and more. Its strategic location, just half a mile from Interstate 20 and only four miles from State Highway 34 and Highway 80, provides convenient access for truck traffic. For more information, please contact Shane Hendrix.



Shane Hendrix | 214.460.8926





Terrell, TX Retail Map



Located less than half a mile from I-20 (59,103 VPD) and just 4 miles from SH-34.



0.50 Miles from I-20



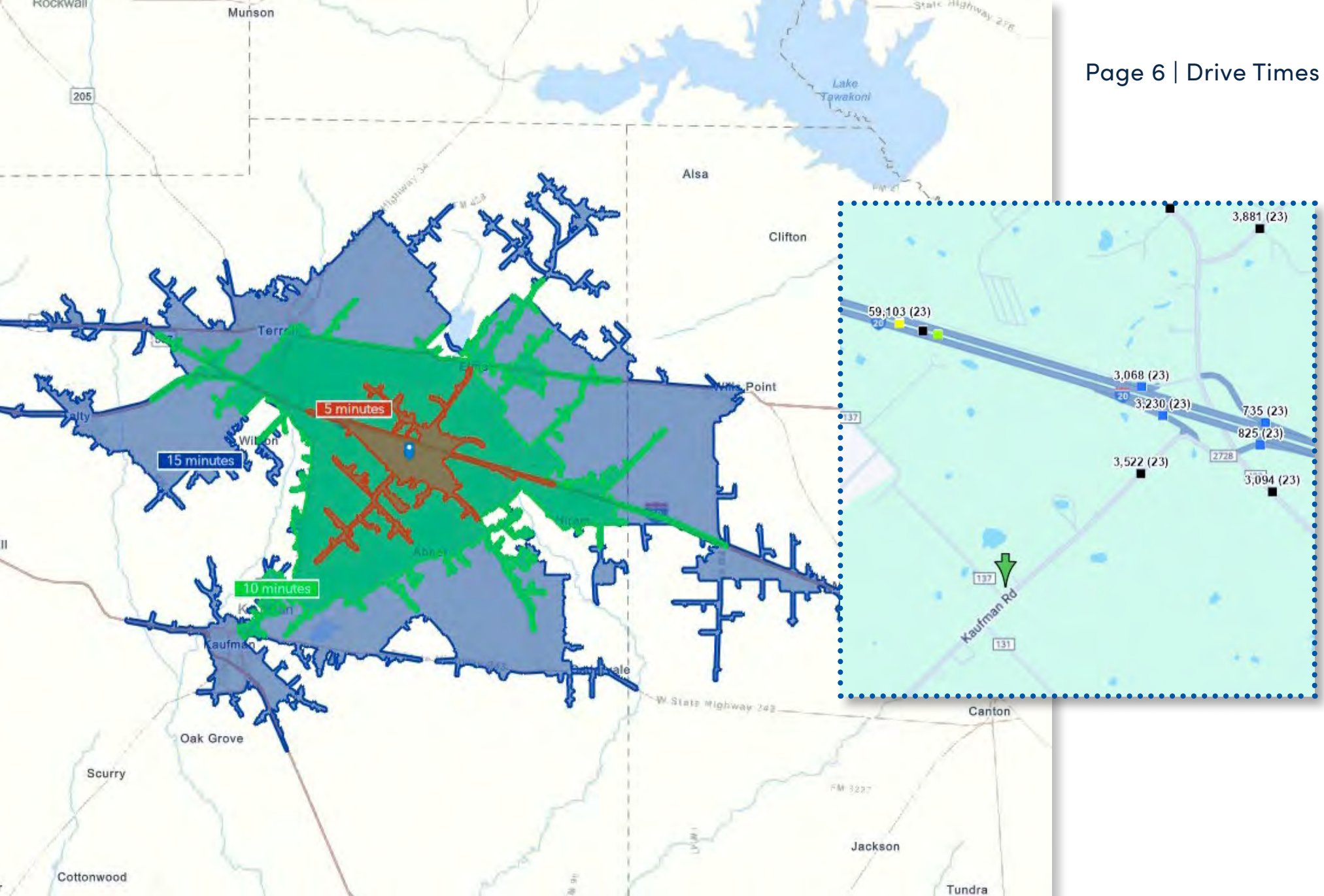
4 Miles from SH-34



4 Miles from US-80



8 Miles from SH-205





Market Profile

75161, Terrell, Texas
Drive time: 5, 10, 15 minute radii

sri
Latitude: 32.67387
Longitude: -96.20357

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	388	9,030	34,890
2020 Total Population	533	11,014	40,073
2020 Group Quarters	0	331	793
2024 Total Population	590	11,428	42,159
2024 Group Quarters	0	334	800
2029 Total Population	602	11,580	43,202
2024-2029 Annual Rate	0.40%	0.26%	0.49%
2024 Total Daytime Population	352	13,190	46,148
Workers	41	6,890	23,514
Residents	311	6,300	22,634
Household Summary			
2010 Households	121	3,100	11,880
2010 Average Household Size	3.21	2.81	2.86
2020 Total Households	156	3,668	13,394
2020 Average Household Size	3.42	2.91	2.93
2024 Households	170	3,863	14,204
2024 Average Household Size	3.47	2.87	2.91
2029 Households	176	3,991	14,706
2029 Average Household Size	3.42	2.82	2.88
2024-2029 Annual Rate	0.70%	0.65%	0.70%
2010 Families	94	2,192	8,745
2010 Average Family Size	3.63	3.37	3.34
2024 Families	131	2,647	10,175
2024 Average Family Size	4.10	3.65	3.50
2029 Families	133	2,639	10,284
2029 Average Family Size	4.10	3.67	3.53
2024-2029 Annual Rate	0.30%	-0.06%	0.21%
Housing Unit Summary			
2000 Housing Units	92	2,829	10,763
Owner Occupied Housing Units	87.0%	67.4%	64.9%
Renter Occupied Housing Units	9.8%	24.6%	27.6%
Vacant Housing Units	3.3%	8.0%	7.5%
2010 Housing Units	133	3,535	13,272
Owner Occupied Housing Units	80.5%	59.3%	59.5%
Renter Occupied Housing Units	10.5%	28.4%	30.0%
Vacant Housing Units	9.0%	12.3%	10.5%
2020 Housing Units	164	3,974	14,427
Owner Occupied Housing Units	83.5%	62.4%	61.7%
Renter Occupied Housing Units	11.6%	29.9%	31.1%
Vacant Housing Units	6.1%	6.9%	7.0%
2024 Housing Units	179	4,306	15,340
Owner Occupied Housing Units	84.9%	60.2%	60.7%
Renter Occupied Housing Units	10.1%	29.5%	31.9%
Vacant Housing Units	5.0%	10.3%	7.4%
2029 Housing Units	186	4,526	16,163
Owner Occupied Housing Units	84.9%	57.8%	60.1%
Renter Occupied Housing Units	9.1%	30.4%	30.9%
Vacant Housing Units	5.4%	11.8%	9.0%



42,159

2024 Population
15 Minutes



\$94,845

2024 Average HH Income
15 Minutes



14,204

2024 Households
15 Minutes

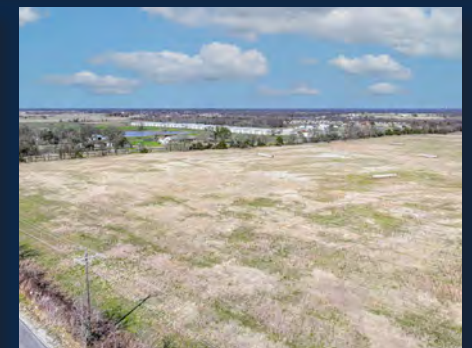


19,840

2024 Employees
15 Minutes

Property Summary

Address	0 FM 2728, Terrell, TX
County	Kaufman County
Zoning	Outside of City Limits
Acres	±5 Acres
Topography	Level
Grading	Rough Land
Utilities	Water & Electric On-Site



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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials Date