

RESTAURANT OPPORTUNITY

115 W MOORE AVE -
TERRELL, TX 75160



FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
Lpina@accentcre.com

SEBASTIAN RODRIQUEZ
817-226-5765
Sebastian@accentcre.com

TOM HUYNH
682-554-0856
Tom@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

TABLE OF CONTENTS

115 W MOORE AVE

- 1** **MAP**
Location
Area Retailers
- 2** **PROPERTY INFORMATION**
Overview
Demographics
- 3** **PROPERTY FACTS**
City Facts
City Economics
- 4** **ZONING INFORMATION**
- 5** **PROPERTY PHOTOS**
- 6** **CONTACT INFORMATION**

FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
Lpina@accentcre.com

SEBASTIAN RODRIQUEZ
817-226-5765
Sebastian@accentcre.com

TOM HUYNH
682-554-0856
Tom@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600



FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
lpina@accentcre.com

SEBASTIAN RODRIQUEZ
817-226-5765
Sebastian@accentcre.com

TOM HUYNH
682-554-0856
Tom@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, prior to sale or lease, or withdrawal without notice.

LEASING INFORMATION

Suite Available: 115 - 2 Floors
Space Available: 5,700 SF
Lease Rates: Call for Rates
NNN Rates: Call for Rates

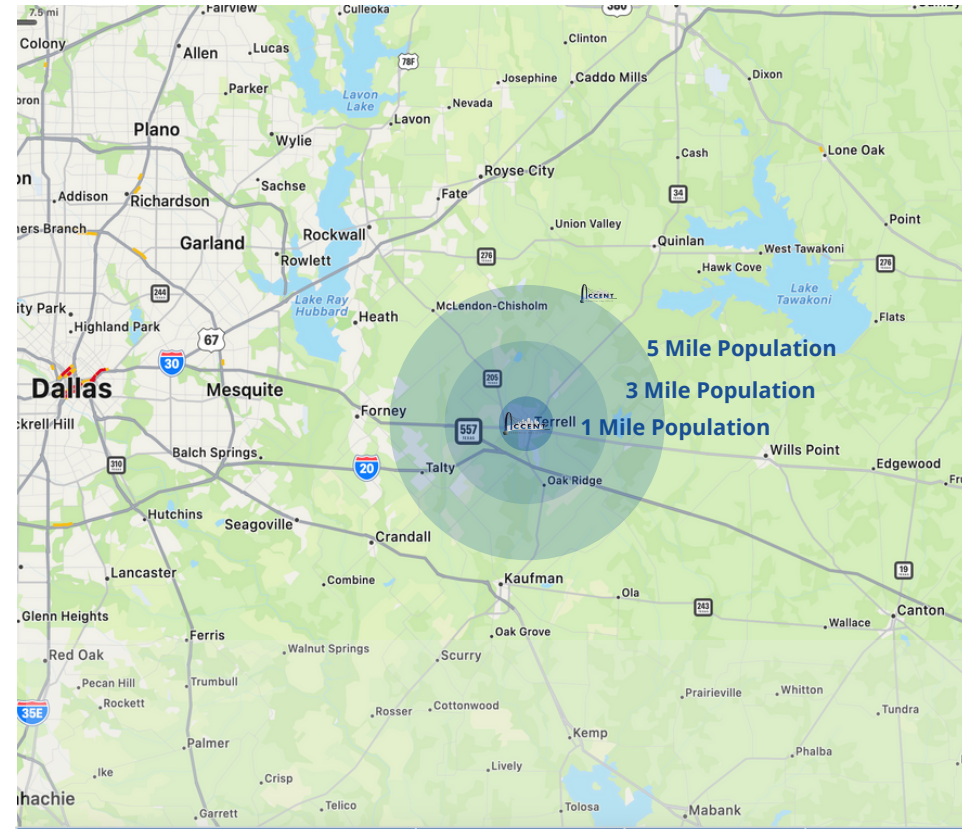


115 W Moore Ave Terrell, TX 75160

PROPERTY OVERVIEW

Historic Lyric theatre building for lease. Located in **Downtown Terrell**, with 5,700 SF of leasable area on 2 floors. Current zoned CBD, the development standards in the Central Business District (CBD) are designed to maintain and encourage development and redevelopment within the central business section (old downtown).

AREA RETAILERS



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2022 Population	5,421	16,102	21,577
Population Median Age	35	37	37
Households	1,718	5,307	7,006
Avg HH Income	\$47,801	\$59,295	\$70,332
Med HH Income	\$35,475	\$40,530	\$52,351
Total Housing Units	1,966	5,860	7,700

FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
lpina@accentcre.com

SEBASTIAN RODRIQUEZ
817-226-5765
Sebastian@accentcre.com











TOM HUYNH
682-554-0856
Tom@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, prior to sale or lease, or withdrawal without notice.

	Address:	115 W Moore Ave, Terrell Tx 75160
	Property Type	Commercial Retail
	Building	2 Stories
	Lot Size SF	5,750 SF
	Class CD	34CA
	Year Built	1910
	Zoning	Central Business District
	Parcel	40333
	Legal Des.	TERRELL ORIGINAL, BLOCK 82, LOT 2B & 3A
	Map ID:	C4-C-3

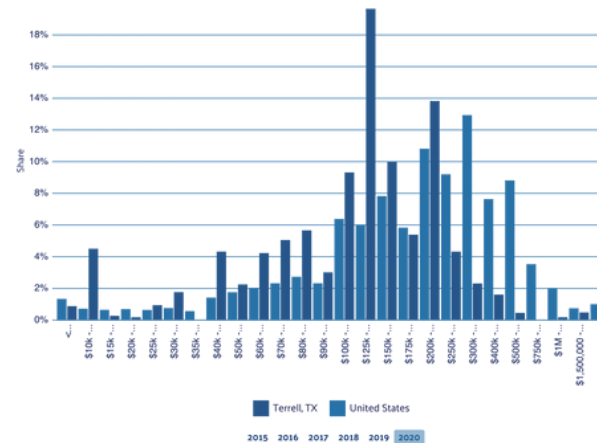
Quickfacts - Terrell, Texas

The economy of Terrell, TX employs 8.46k people. The largest industries in Terrell, TX are Retail Trade (1,318 people), Health Care & Social Assistance (1,141 people), and Accommodation & Food Services (1,065 people), and the highest paying industries are Utilities (\$113,571), Wholesale Trade (\$56,346), and Mining, Quarrying, & Oil & Gas Extraction (\$52,870).

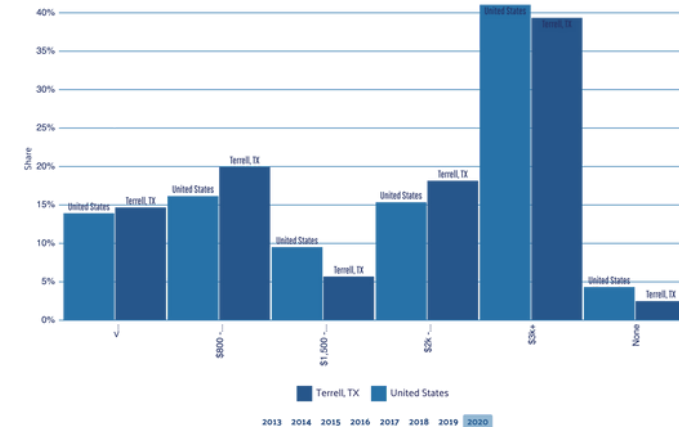
Economy - Terrell, Texas

The median property value in Terrell, TX was \$135,100 in 2020, which is 0.588 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$118,600 to \$135,100, a 13.9% increase. The homeownership rate in Terrell, TX is 54.5%.

The following chart display the households distributed between a series of property value buckets compared to the national averages for each bucket. In Terrell, TX the largest share of households have a property value in the \$125k - \$150k range



The following chart display owner-occupied housing units distributed between a series of property tax buckets compared to the national averages for each bucket. In Terrell, TX the largest share of households pay taxes in the \$3k+ range.



FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
lpina@accentcre.com

SEBASTIAN RODRIQUEZ
817-226-5765
Sebastian@accentcre.com

TOM HUYNH
682-554-0856
Tom@accentcre.com



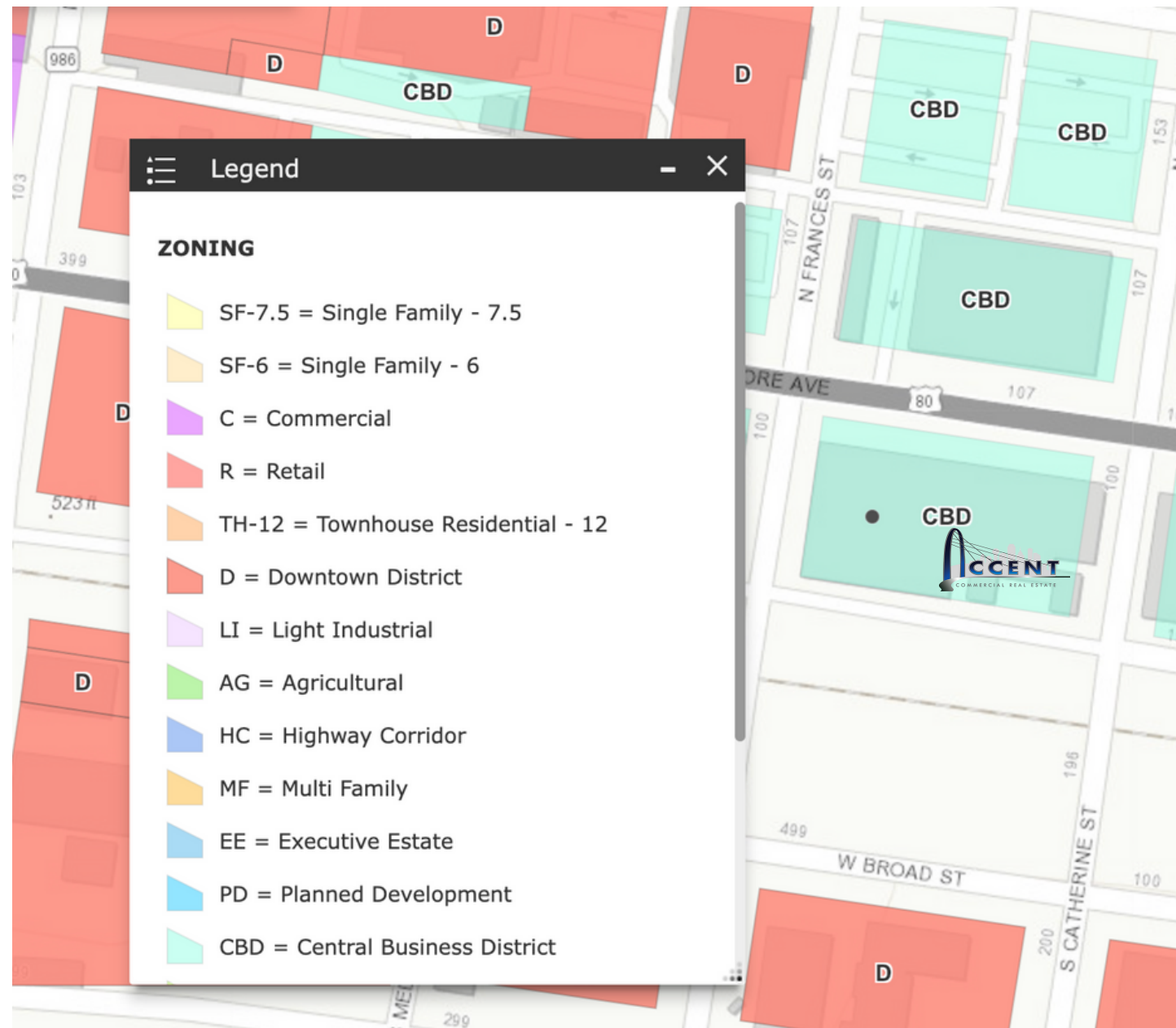
Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

ZONING CENTRAL BUSINESS DISTRICT (CBD)

27A.1 GENERAL PURPOSE AND DESCRIPTION:

The development standards in the Central Business District (CBD) are designed to maintain and encourage development and redevelopment within the central business section (old downtown) of the City in a "pedestrian friendly" environment that is conducive to special events such as sidewalk sales, street dances, festivals, and other similar events. Standards for the district are generally intended to regulate development such that new structures look similar to existing ones within this section of the City. They are also intended to preserve and enhance the community's "small town" heritage and the unique character of the City's original business district.



FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
lpina@accentcre.com

SEBASTIAN RODRIQUEZ
817-226-5765
Sebastian@accentcre.com

TOM HUYNH
682-554-0856
Tom@accentcre.com

The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted, subject to errors, omissions, prior to sale or lease, or withdrawal without notice.



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600



City of Terrell
Downtown Area

EXHIBIT
1
KSA

FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
lpina@accentcre.com

SEBASTIAN RODRIQUEZ
817-226-5765
Sebastian@accentcre.com

TOM HUYNH
682-554-0856
Tom@accentcre.com

Accent Commercial Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, prior to sale or lease, or withdrawal without notice.



FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
Lpina@accentcre.com

SEBASTIAN RODRIQUEZ
817-226-5765
Sebastian@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75201
ACCENTCRE.COM
214-987-3600



For more information, please contact one of the following individuals:

LUIS PINA

214-597-7651

Lpina@accentcre.com

SEBASTIAN RODRIQUEZ

817-226-5765

Sebastian@accentcre.com

TOM HUYNH

682-554-0856

Tom@accentcre.com

115 W MOORE AVE

TERRELL, TX 75160



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

Accent Commercial Real Estate	582008	info@accentcre.com	214-987-3602
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Luis A. Pina	474607	lpina@accentcre.com	214-597-7651-
Designated Broker of Firm	License No.	Email	Phone
Luis Pina	474607	lpina@accentcre.com	214-597-7651
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph Sebastian Rodriquez	715436	sebastian@accentcre.com	817-226-5765
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date