



**For Sale - Build to Rent**

QUALIFIED OPPORTUNITY ZONED



## For Sale - Approved Plan for 16 Townhomes on ±3 Acres in Terrell, Texas

A plan for constructing 16 townhomes on a spacious ±3-acre land in Terrell, Texas, within Kaufman County, has been approved. This excellent location holds an additional advantage as it falls within a Qualified Opportunity Zone, presenting potential benefits for investors. Furthermore, the townhomes will be conveniently placed along the street frontage, ensuring easy access and visibility. This approved plan offers a promising opportunity for developers or investors seeking to capitalize on the increasing demand for rental properties in the area.



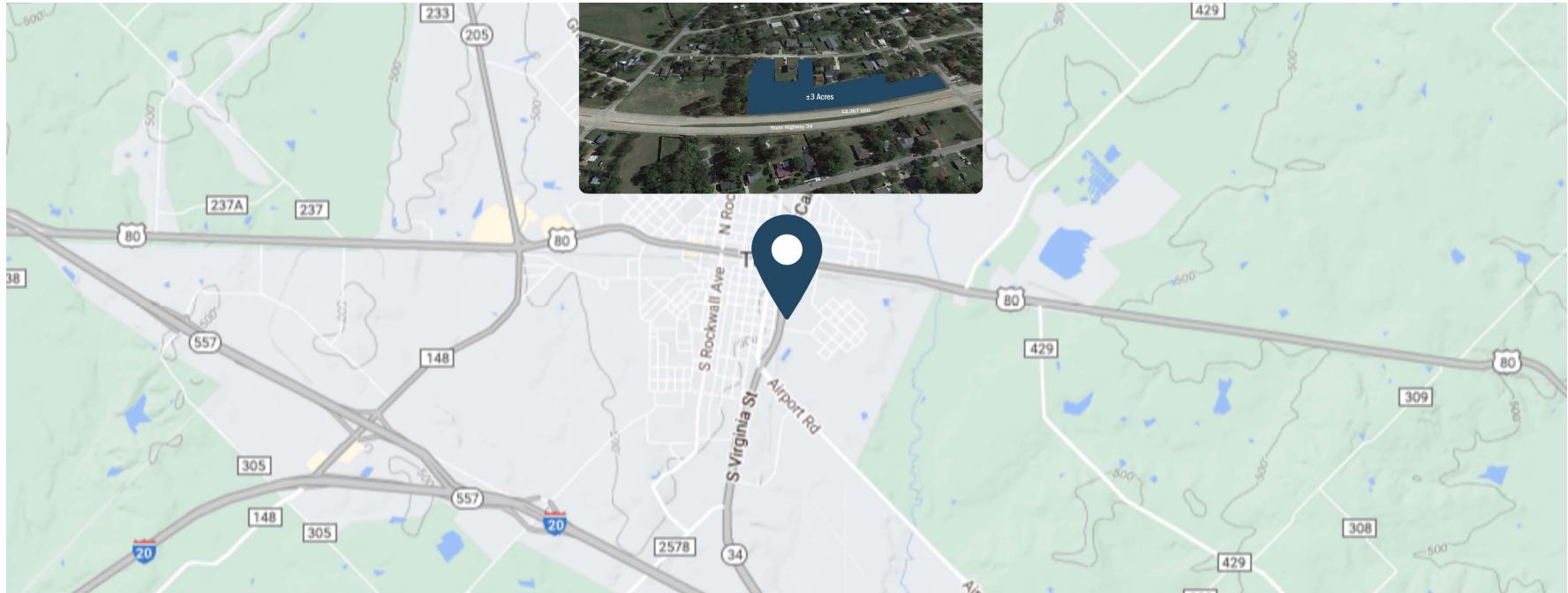
### OFFERING SUMMARY

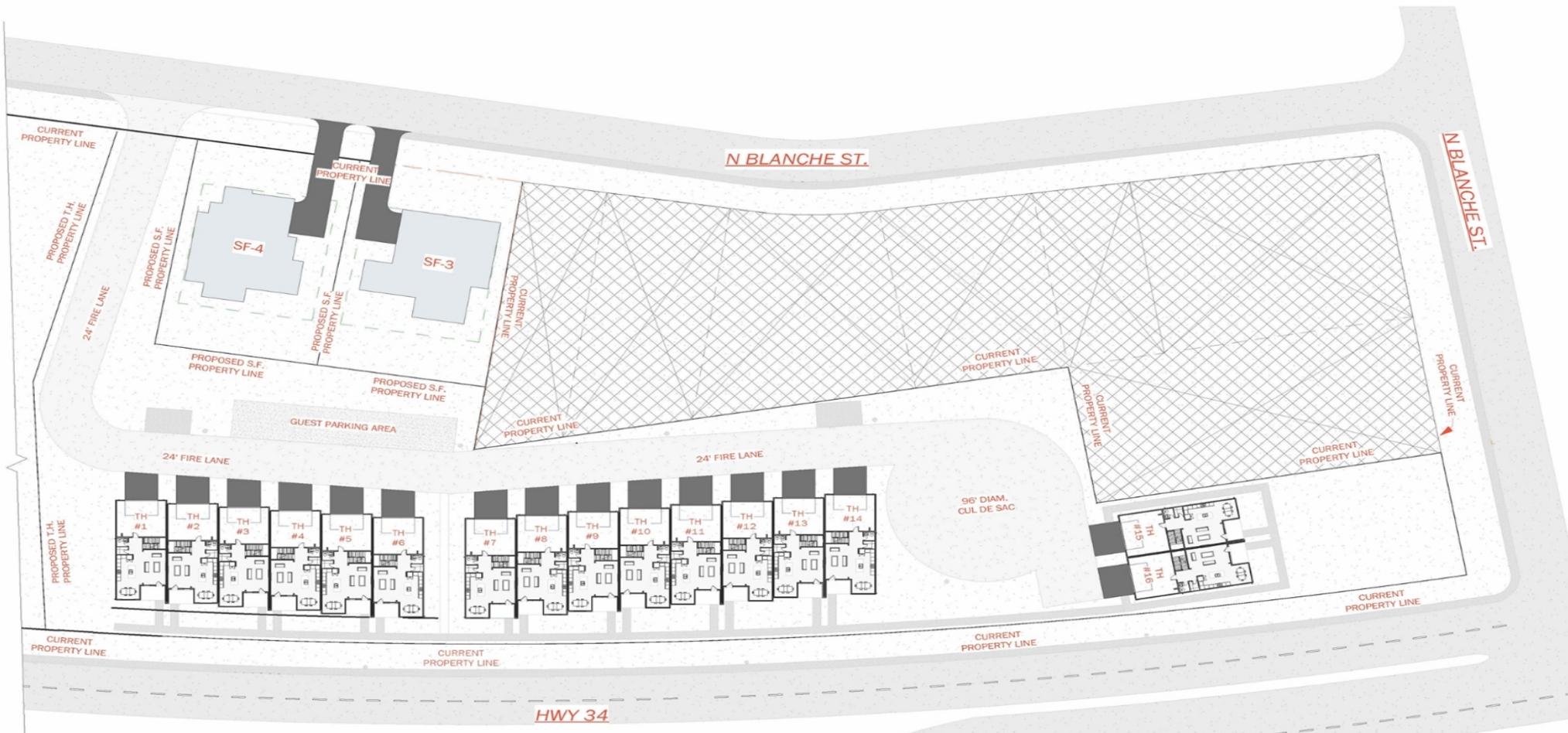
ADDRESS	TBD State Highway 34 Terrell TX 75160
COUNTY	Kaufman
MARKET	Kaufman County
SUBMARKET	DFW Metroplex
OFFERING PRICE	\$800,000

### DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	5,167	17,463	22,047
2022 Median HH Income	\$50,432	\$55,043	\$57,852
2022 Average HH Income	\$56,351	\$70,328	\$76,259







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Level 1 Floor Plan - Main

SCALE: 1" = 50'-0"



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,987	13,640	16,489
2010 Population	5,250	15,932	19,426
2022 Population	5,167	17,463	22,047
2027 Population	4,778	17,994	22,486
2022 African American	1,933	4,221	4,467
2022 American Indian	36	158	222
2022 Asian	26	123	196
2022 Hispanic	1,752	5,582	7,075
2022 Other Race	749	2,496	3,209
2022 White	1,563	7,878	10,716
2022 Multiracial	860	2,583	3,233
2022-2027: Population: Growth Rate	-7.75 %	3.00 %	2.00 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	256	647	732
\$15,000-\$24,999	165	376	441
\$25,000-\$34,999	149	481	547
\$35,000-\$49,999	262	1,075	1,313
\$50,000-\$74,999	526	1,647	2,002
\$75,000-\$99,999	210	984	1,214
\$100,000-\$149,999	112	625	985
\$150,000-\$199,999	2	145	286
\$200,000 or greater	16	153	245
Median HH Income	\$50,432	\$55,043	\$57,852
Average HH Income	\$56,351	\$70,328	\$76,259

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,023	5,036	6,141
2010 Total Households	1,665	5,510	6,813
2022 Total Households	1,699	6,133	7,765
2027 Total Households	1,598	6,498	8,133
2022 Average Household Size	2.80	2.74	2.75
2000 Owner Occupied Housing	982	2,701	3,561
2000 Renter Occupied Housing	850	1,898	2,065
2022 Owner Occupied Housing	808	3,286	4,620
2022 Renter Occupied Housing	891	2,847	3,145
2022 Vacant Housing	191	469	574
2022 Total Housing	1,890	6,602	8,339
2027 Owner Occupied Housing	763	3,482	4,796
2027 Renter Occupied Housing	835	3,016	3,337
2027 Vacant Housing	302	774	921
2027 Total Housing	1,900	7,272	9,054
2022-2027: Households: Growth Rate	-6.10 %	5.80 %	4.65 %



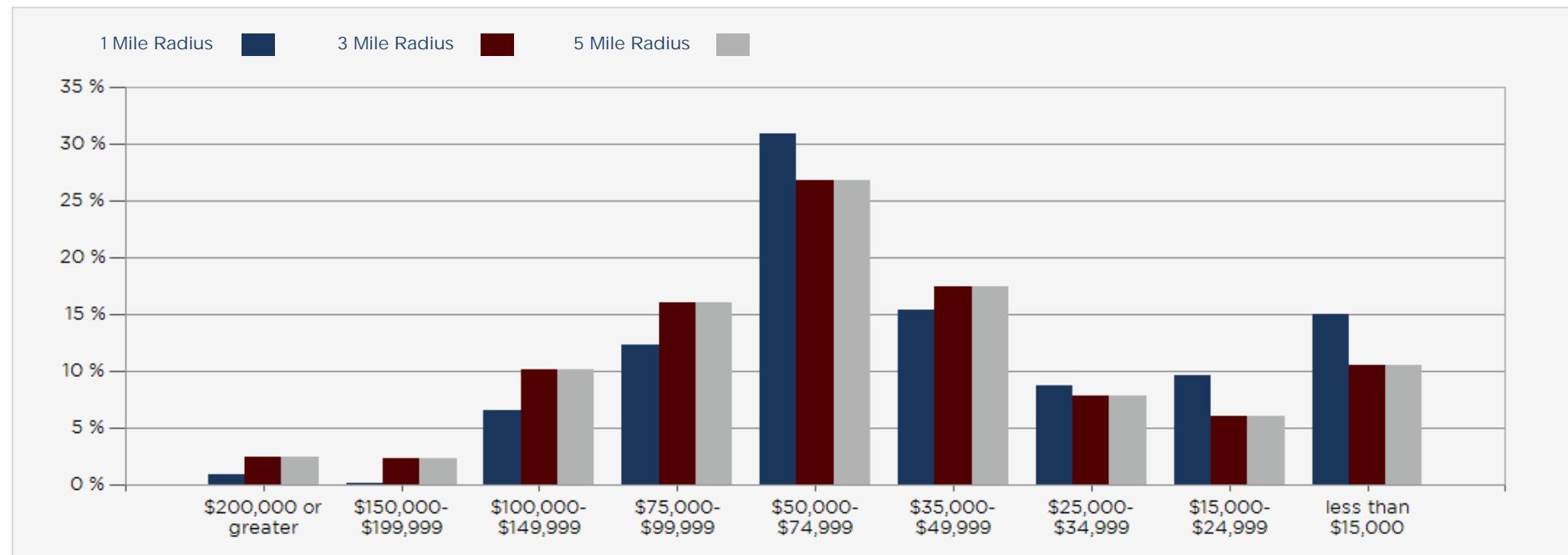
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	334	1,197	1,498
2022 Population Age 35-39	320	1,138	1,421
2022 Population Age 40-44	318	1,023	1,292
2022 Population Age 45-49	280	908	1,178
2022 Population Age 50-54	304	939	1,229
2022 Population Age 55-59	285	971	1,297
2022 Population Age 60-64	263	932	1,296
2022 Population Age 65-69	250	892	1,233
2022 Population Age 70-74	207	781	1,044
2022 Population Age 75-79	148	550	712
2022 Population Age 80-84	101	377	472
2022 Population Age 85+	105	334	390
2022 Population Age 18+	3,808	12,793	16,396
2022 Median Age	35	36	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,497	\$55,886	\$58,215
Average Household Income 25-34	\$61,306	\$71,391	\$75,745
Median Household Income 35-44	\$54,686	\$60,135	\$63,120
Average Household Income 35-44	\$65,735	\$77,161	\$83,348
Median Household Income 45-54	\$54,303	\$60,881	\$64,958
Average Household Income 45-54	\$60,627	\$75,002	\$83,303
Median Household Income 55-64	\$50,000	\$56,994	\$61,239
Average Household Income 55-64	\$55,479	\$74,660	\$81,179
Median Household Income 65-74	\$40,459	\$52,848	\$55,629
Average Household Income 65-74	\$48,557	\$69,560	\$75,702
Average Household Income 75+	\$40,074	\$53,801	\$57,633

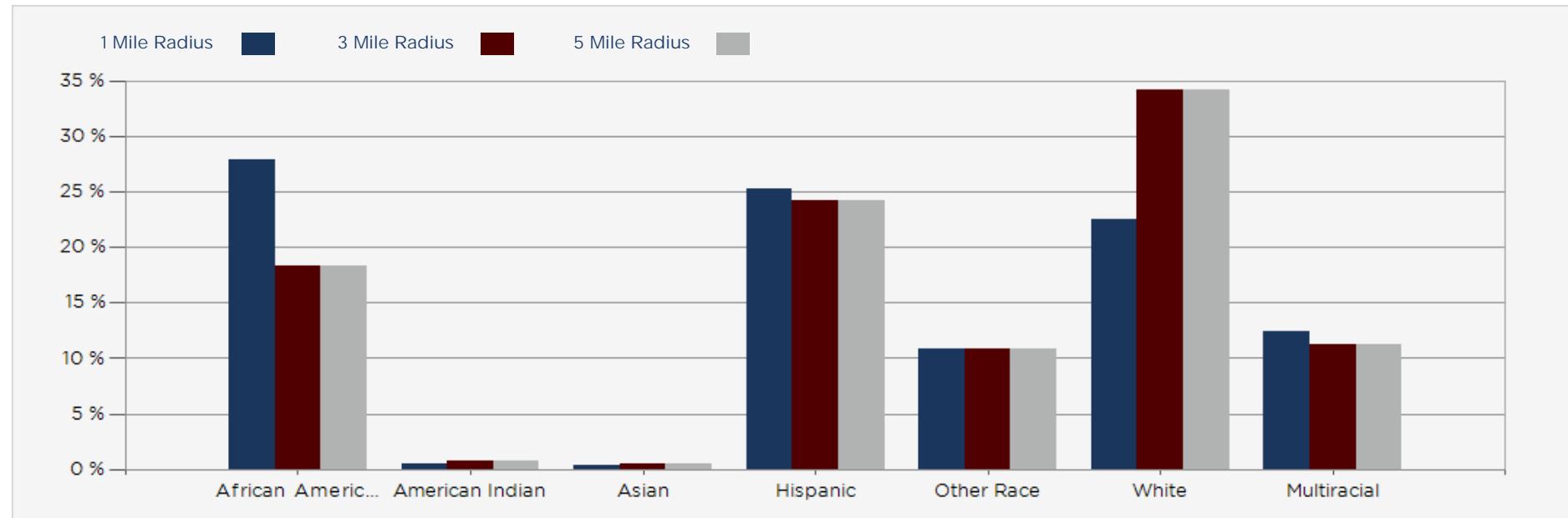
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	278	1,117	1,378
2027 Population Age 35-39	294	1,162	1,469
2027 Population Age 40-44	289	1,119	1,401
2027 Population Age 45-49	291	1,007	1,277
2027 Population Age 50-54	252	872	1,140
2027 Population Age 55-59	270	929	1,215
2027 Population Age 60-64	245	931	1,239
2027 Population Age 65-69	219	912	1,247
2027 Population Age 70-74	199	836	1,129
2027 Population Age 75-79	158	744	956
2027 Population Age 80-84	114	501	625
2027 Population Age 85+	117	432	509
2027 Population Age 18+	3,524	13,253	16,775
2027 Median Age	36	37	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,952	\$58,294	\$60,571
Average Household Income 25-34	\$64,551	\$76,064	\$79,983
Median Household Income 35-44	\$56,044	\$63,220	\$66,494
Average Household Income 35-44	\$68,641	\$82,807	\$88,768
Median Household Income 45-54	\$55,862	\$64,477	\$68,908
Average Household Income 45-54	\$64,970	\$81,897	\$89,176
Median Household Income 55-64	\$51,346	\$59,664	\$63,969
Average Household Income 55-64	\$58,002	\$78,260	\$84,451
Median Household Income 65-74	\$45,092	\$57,241	\$60,641
Average Household Income 65-74	\$54,164	\$75,745	\$81,957
Average Household Income 75+	\$43,226	\$60,458	\$64,360

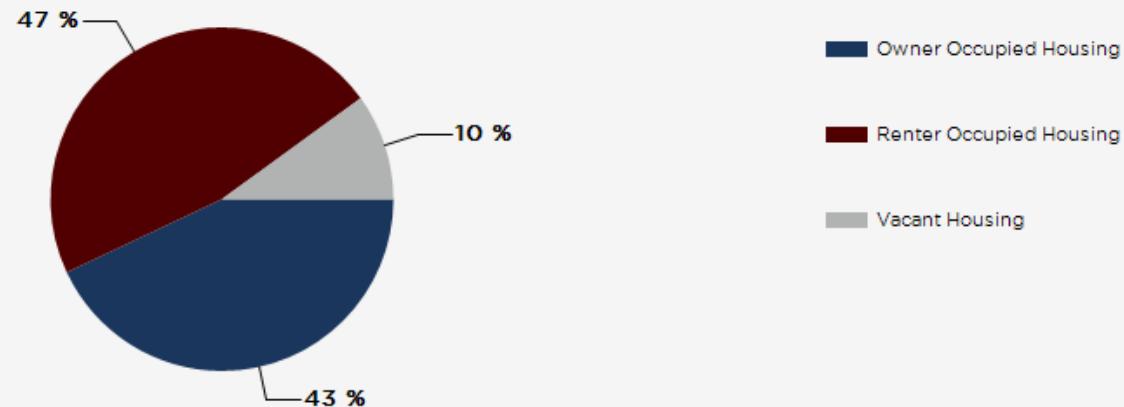
## 2022 Household Income



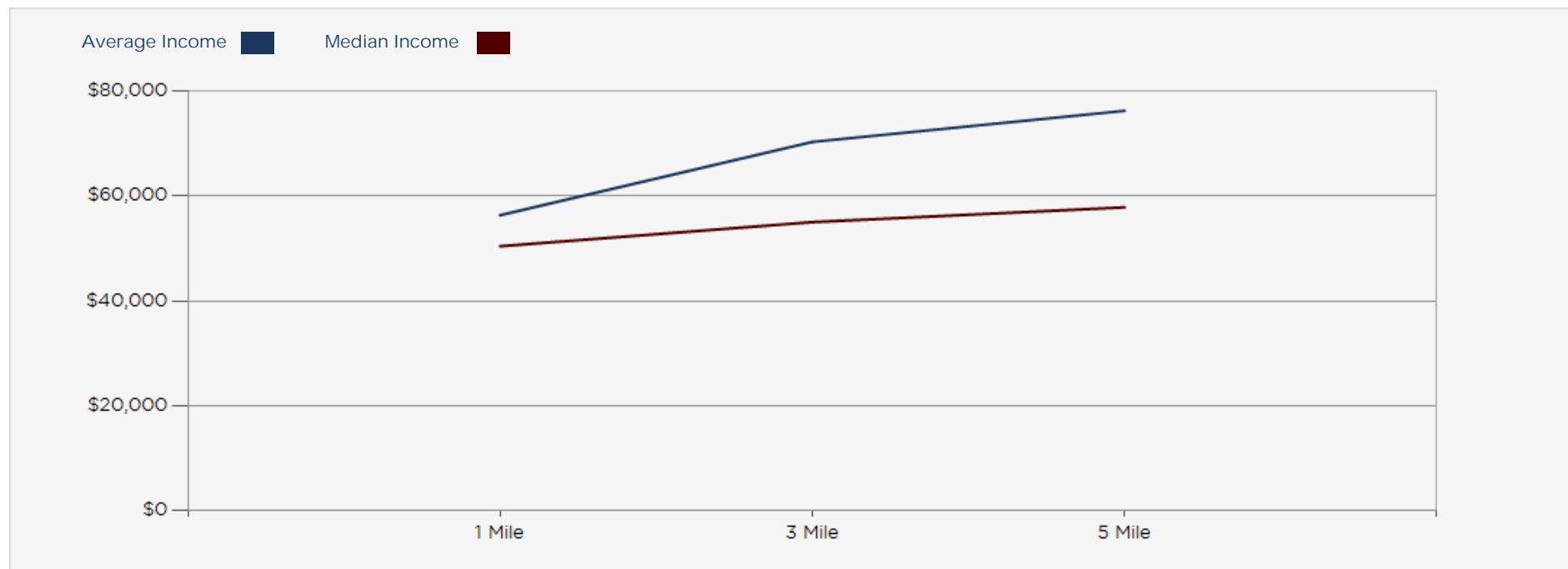
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



# Qualified Opportunity Zone - Build to Rent

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