

705 E Moore Ave, Terrell, TX



3,167 SF 2nd-Gen Restaurant
Dual Access Points
FF&E Negotiable
Frontage Along Highway 80
Just Outside of Downtown Terrell

Main Contact

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Property Overview

M&D CRE is pleased to present a 3,167-SF, fully built-out, second-generation restaurant opportunity in Terrell, TX.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D CRE is pleased to present a 3,167-SF, fully built-out, second-generation restaurant opportunity in Terrell, TX. Currently configured as a barbecue concept, the property offers an efficient layout with open dining, a buffet-style serving line, and a commercial-grade kitchen—providing a turnkey foundation for a variety of food and beverage operators. The site also features dual access along Moore Avenue, prominent signage, and ample paved parking to support high customer traffic. FF&E negotiable.

Strategically positioned along Highway 80, the property delivers exceptional visibility, strong traffic counts, and convenient ingress/egress. Located just outside Downtown Terrell, the site captures more than 14,000 vehicles per day and is designated for retail use, making it well suited for an owner-user restaurant or an investor seeking a strong lease-up opportunity. Proximity to State Highway 34 (11,141 VPD) further reinforces the asset's long-term growth potential and exposure within a rapidly developing corridor.

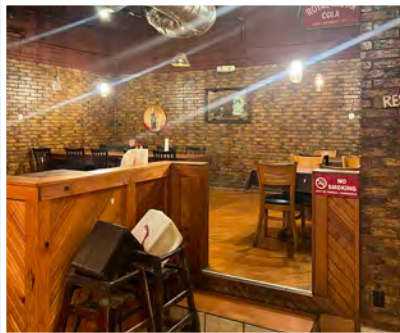
Contact Shane Hendrix for more information: 214.460.8926

Size	3,167 SF
Acres	0.23 Acres
Zoning	Retail
Year Built	1974
Access	Dual
Signage	Available
FF&E	Negotiable
Parcel ID	31846



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Highlights

3,167 SF

2nd-Gen Restaurant

Ample Parking

Dual Access

Highway Frontage



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Location Overview

The property is located within the thriving community of Terrell, TX within Kaufman County.

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One of The Fastest Growing Counties in Texas.

Terrell, TX Overview

Located just 25 miles east of downtown Dallas at the intersection of US 80 and IH 20, Terrell offers a strategic location with unmatched connectivity for business growth. This prime location provides seamless access to the Dallas-Fort Worth metroplex, including proximity to Love Field and DFW International Airports, while also offering the benefits of big-city amenities. Terrell is renowned for its pro-business environment, with strong leadership from Kaufman County, Terrell ISD, the Chamber of Commerce, the Economic Development Corporation, and major local corporations working in unison to foster community and economic growth. For commercial real estate investors seeking a dynamic and growing market, Terrell presents an exceptional opportunity for long-term success.

63%

Labor Force
Participation
Rate
(Terrell EDC)

17,378

Total
Population
(Terrell EDC)

14,012

Population
Expected
by 2029
(15-Min)

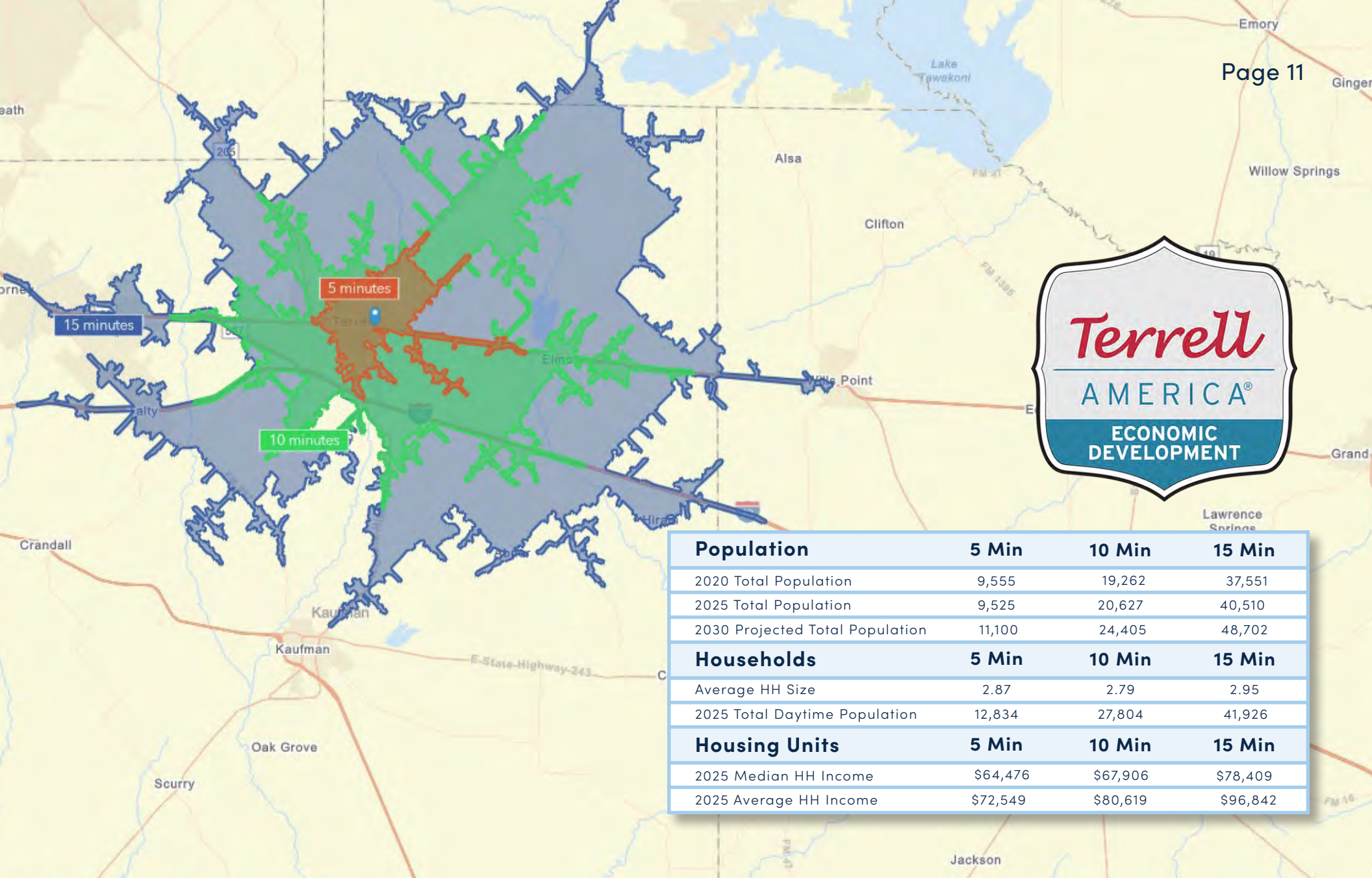
15,319

2024 Total
Daytime
Population
(15-Min)



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Population	5 Min	10 Min	15 Min
2020 Total Population	9,555	19,262	37,551
2025 Total Population	9,525	20,627	40,510
2030 Projected Total Population	11,100	24,405	48,702
Households	5 Min	10 Min	15 Min
Average HH Size	2.87	2.79	2.95
2025 Total Daytime Population	12,834	27,804	41,926
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$64,476	\$67,906	\$78,409
2025 Average HH Income	\$72,549	\$80,619	\$96,842

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Sales Agent/Associate's Name	License No.	Email	Phone
<div></div> <div></div> <div></div> <div></div>	Date		
Buyer/Tenant/Seller/Landlord Initials			