

I-20 Interchange Development Opportunity in Kaufman County

±6.206 ACRES AT I-20 & COUNTY ROAD 314



±6.206-Acre Two-Parcel Offering
Direct I-20 Interchange Position
54,257 VPD
2nd Fastest Growing County in US
Prior Due-Diligence Materials
Available

00 County Road 314 | Terrell, TX 75161

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Property Overview

VISIBLE | FLEXIBLE | CONNECTED

A ±6.206-acre two-parcel commercial development opportunity positioned at the I-20 and County Road 314 interchange near Terrell, Texas.

Listed By:
Austin Brooks | 972.689.9193



Property Overview

HIGHWAY COMMERCIAL LAND AT I-20 EXIT

M&D CRE is pleased to present 00 County Road 314, a ±6.206-acre two-parcel commercial land offering positioned at the I-20 and County Road 314 interchange near Terrell, Texas. Offered only as a combined assemblage, the property includes a ±5.00-acre primary tract and an adjoining ±1.206-acre tract. The site offers substantial visibility from I-20 with ±589 feet of frontage and approximately ±461 feet along County Road 314.

The property is vacant, contains no permanent structures and is located outside the Terrell city limits, just beyond the Terrell ETJ. The property has no zoning and is being marketed for highway-oriented commercial development. Potential concepts include fuel and convenience retail, quick-service restaurants, RV development, highway retail, hospitality and other commercial uses, subject to buyer verification and applicable approvals.

Prior due-diligence and planning materials include an ALTA survey, environmental report, geotechnical report and conceptual development plans. The conceptual plans illustrate fuel and convenience, quick-service restaurant and RV development scenarios and are provided solely to demonstrate potential site configurations. Reports and supporting materials are available upon receipt of a letter of intent. All uses, access points, utility connections and development plans remain subject to independent evaluation and approval.

For more information, contact Austin Brooks at **972.689.9193** or email austin.brooks@mdcregroup.com.

Land Size	±6.206 Acres
Zoning	Unzoned
City/County	Terrell, TX / Kaufman County
Frontage	±589' on I-20 / ±461' on CR 314
Parcel ID	12704; 12669
Sale Structure	Combined Assemblage
Potential Use	Fuel, QSR, Hospitality, Travel Services, RV/Recreation



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00 COUNTY ROAD 314 — TERRELL



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00 COUNTY ROAD 314 — AERIALS



Listed By:
Austin Brooks | 972.689.9193



00 COUNTY ROAD 314 — TERRELL



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Highlights

- ±6.206-Acre Two-Parcel Assemblage
- Positioned at the I-20 Interchange
- Located in Kaufman County—Fastest Growing County in the US
- ±54,257 Vehicles Per Day
- ±589' of Frontage along I-20 Right-of-Way
- ±461' Along County Road 314 Highway-Oriented Commercial Positioning
- Outside Terrell City Limits & ETJ
- No Zoning
- Open Land Supports Site Planning
- Scale Supports Multiple Development Concepts
- Adjacent to Established RV Activity
- Prior Due-Diligence Materials Available

Listed By:
Austin Brooks | 972.689.9193



0 COUNTY ROAD 314 | TERRELL

Conceptual Development Opportunities

- Fuel and Convenience Development
- QSR and Highway Retail Uses
- RV and Traveler-Service Uses
- Hotel and Hospitality Development

▶ **CONCEPTUAL SITE PLAN AVAILABLE**

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Location Overview

Positioned along the I-20 corridor near Terrell in Kaufman County, the property benefits from interstate visibility, a growing 15-minute market area and strong modeled consumer activity in fuel, convenience and quick-service restaurant categories.

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Terrell, Texas— A Growing I-20 Corridor Market

Terrell, TX Overview

Positioned along I-20 near Terrell in Kaufman County, the property benefits from regional highway visibility, access to surrounding East Texas communities & proximity to a growing local market. Its location at the CR 314 interchange supports evaluation for fuel, convenience, QSR, hospitality, RV & other traveler-oriented commercial uses.

Within a 15-minute drive, the population is projected to grow from 27,323 in 2025 to 31,444 by 2030, while households are projected to increase from 9,337 to 10,765. The 10-minute median household income is estimated at \$80,607, and the 15-minute daytime population totals 31,984. Within 15 minutes, an estimated 14,480 adults visited a convenience store during the previous six months, while 10,014 purchased fuel at a convenience store during the previous 30 days. Within 10 minutes, an estimated 3,420 adults visited a fast-food or drive-in restaurant during the previous six months.

54,257

VPD on I-20
Traffic Volume

TxDot

31,444

2030 Projected
Population

10 MIN—ESRI

\$27.9M

Food-Away-from-
Home Spending

15 MIN—ESRI

\$323,244

Avg Home
Value

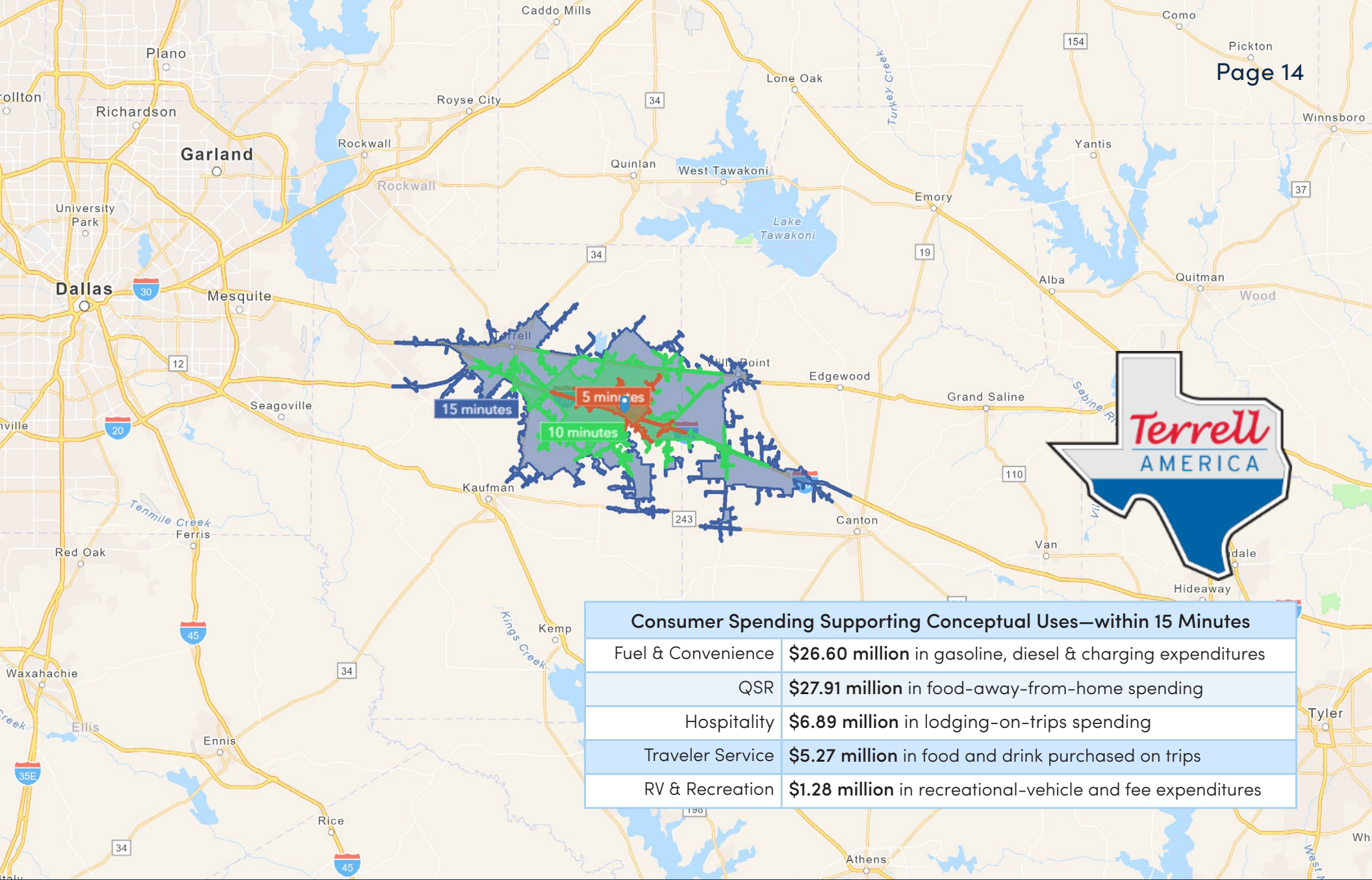
10 MIN—ESRI





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Consumer Spending Supporting Conceptual Uses—within 15 Minutes	
Fuel & Convenience	\$26.60 million in gasoline, diesel & charging expenditures
QSR	\$27.91 million in food-away-from-home spending
Hospitality	\$6.89 million in lodging-on-trips spending
Traveler Service	\$5.27 million in food and drink purchased on trips
RV & Recreation	\$1.28 million in recreational-vehicle and fee expenditures

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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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date



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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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