

OFFERING MEMORANDUM

TERRELL 140 DEVELOPMENT SITE

NEC of Hwy 80 and 237, Terrell, TX 75160

A +/- 140-Acre Development Site in Terrell, TX (DFW MSA)



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Table of Contents

EXECUTIVE SUMMARY 04

INVESTMENT HIGHLIGHTS 08

LOCATION OVERVIEW 14

MAJOR EMPLOYERS 18



EXECUTIVE SUMMARY

Executive Summary

Terrell 140 Development Site

Northmarq is pleased to present the **Terrell 140 Development Site**, a +/- 140-acre premier development opportunity strategically located at the NEC of Hwy 80 and 237 in Terrell, Texas, within the rapidly expanding Dallas-Fort Worth (DFW) Metroplex. Strategically located along Hwy 80, the site provides excellent connectivity, with nearly 60,000 vehicles per day. The site is only 10-15 minutes east of Mesquite, Forney, and Sunnyvale – a few of the fastest growing cities in the state.

Terrell is emerging as a key growth hub in Kaufman County—recently noted as the fastest-growing county in the U.S.—and benefits from major industrial and retail expansion. The area is home to major employers such as Baylor Scott & White Family Medical Center, Texas Health Presbyterian Hospital, Amazon, and Nucor Steel, as well as thriving retail destinations like Crossroads of Terrell, which has attracted national chains including Academy Sports, Hobby Lobby, and Chick-fil-A. South Pointe Park, which broke ground in Kaufman in 2022, is a \$130 million mixed-use development that will feature a 147,000 SF sportsplex, a hotel, apartments, townhomes, retail space, and office space. With 3,500 new homes in development, robust economic incentives, and a growing labor market of over 412,000 within 20 miles, Terrell is poised for sustained growth.

Backed by proactive economic development initiatives and a business-friendly environment, the Terrell 140 Development Site represents a unique opportunity to capitalize on Terrell's strategic location, thriving economy, and increasing demand for residential, industrial, and commercial space. As the next destination in the path of progress, this site is ideally positioned for investors seeking strong growth in the DFW Metroplex.



**Premier
Development
Opportunity**



+/- 140 AC
Total Acreage (divisible)



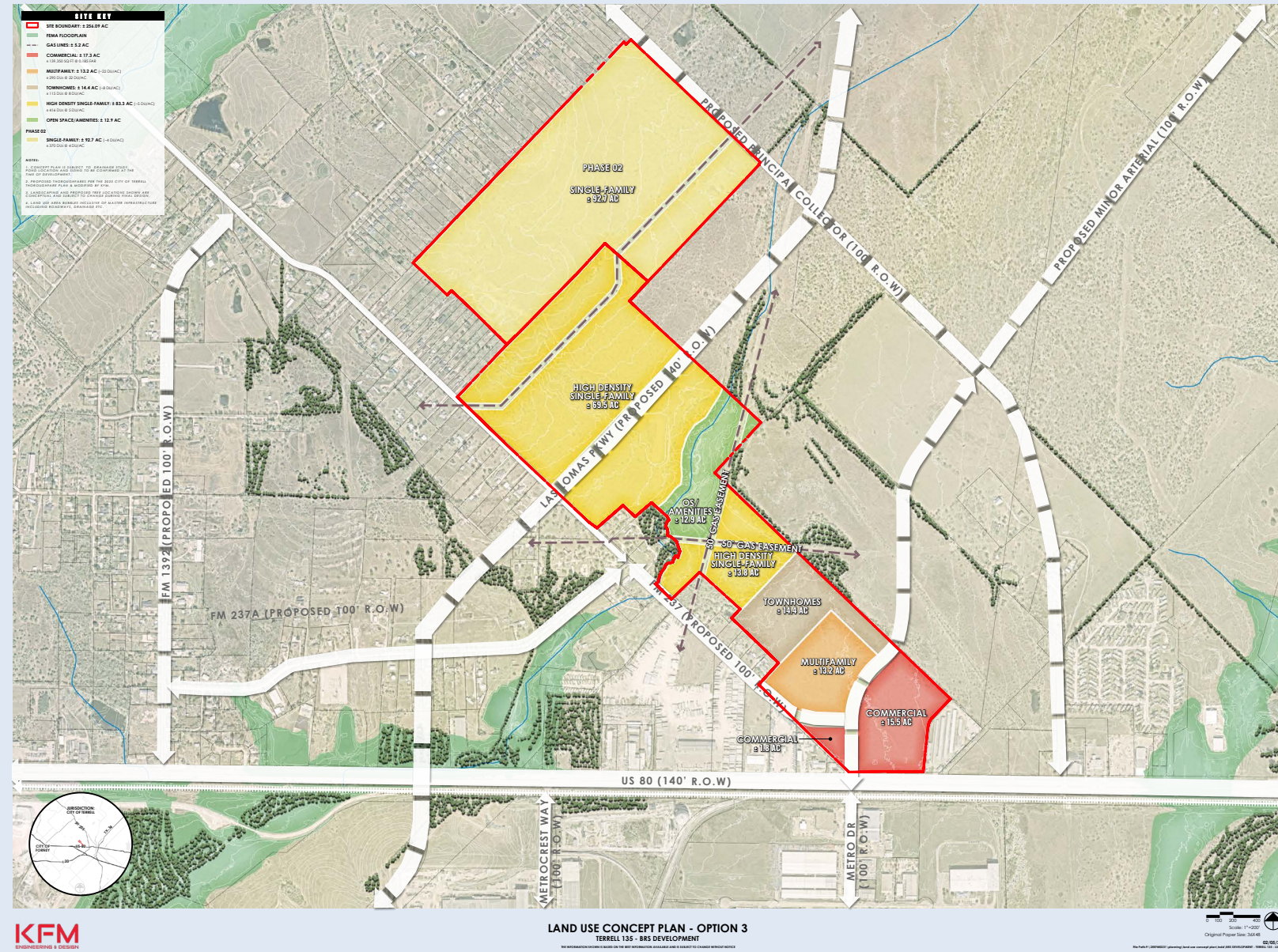
Terrell, TX
Location



60,000
Vehicles Per Day



KFM CONCEPT PLAN



Terrell 140 Development Site
 NEC of Hwy 80 and 237, Terrell, TX 75160



INVESTMENT HIGHLIGHTS

Site Description

PROPERTY SUMMARY

ADDRESS	NEC of Hwy 80 and 237, Terrell, TX 75160
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
ACREAGE	+/- 140 Acres
PARCEL ID NUMBERS	207845, 207861, 207862, 208791, 1511, 1504, 1503, 184582
TAX RATE	2.423473
COUNTY	Kaufman County
SUBMARKET	Terrell
CURRENT USE	Vacant Land
PROJECTED SITE USE	Commercial/Residential
ZONING	AG/ETJ
SCHOOL DISTRICT	Terrell Independent School District

UTILITIES

UTILITIES	PROVIDER	LOCATION
WATER / WASTEWATER	Lawrence WSC	Near Site
ELECTRIC	TXU Electric	On Site

*There is a 12" waterline along Hwy 80 requiring decertification from the current CCN and certification into Terrell

*Existing sewer line is 1300 ft from the property line


TAX GRID

CITY OF TERRELL	0.764200
KAUFMAN COUNTY	0.334478
TERRELL ISD	1.130500
TRINITY VALLEY CC	0.113660
ROAD & BRIDGE	0.080635



Terrell 140 Development Site Demographics

	1-MILE	3-MILE	5-MILE
POPULATION	1,186	15,967	29,184
DAYTIME POPULATION	1,882	19,725	33,565
AVERAGE INCOME	\$95,184	\$81,077	\$92,418



TRAFFIC COUNT
60,000
HWY 80

Largest Industries in DFW



TRADE, TRANSPORTATION, AND UTILITIES
21% | 913K+ employees



PROFESSIONAL & BUSINESS SERVICES
18.5% | 796K+ employees



EDUCATION AND HEALTH SERVICES
12% | 520K+ employees



No. 4
**HIGHEST RATE OF
YEAR-OVER-YEAR
JOB GROWTH**

- Dallas Regional Chamber



22
**FORTUNE 500
COMPANIES
HEADQUARTERED IN
DALLAS REGION**



LOCATION OVERVIEW

Locational Overview

Terrell, TX

Terrell, Texas, located 25 miles east of downtown Dallas at the intersection of Interstate 20 and U.S. Highway 80, is experiencing unprecedented growth as part of Kaufman County, recently noted as the fastest-growing county in the nation. With a robust and growing population, Kaufman County serves as a key logistics hub, attracting businesses and residents alike for its strategic location, access to major highways, Union Pacific Railroad, and access to approximately 93% of the U.S. within a two-day truck drive.

This growth is evident in the city's recent economic development milestones, including large-scale housing projects, industrial park expansions, and significant retail additions such as Crossroads of Terrell. Downtown revitalization efforts have brought new businesses like The French Soiree and vibrant community events like the Mural Walk. Kaufman County has also become a hub for healthcare, manufacturing, and distribution, with major employers like Baylor Scott & White Family Center, Texas Health Presbyterian Hospital, and Nucor Steel anchoring its employee base. The city's proactive leadership, strategic planning, and business-friendly approach have positioned Terrell as a thriving industrial, retail, and residential destination.

As part of its strategic vision, Terrell is also expanding its aeronautical capabilities with an updated Airport Master Plan and aiming to establish itself as a regional medical hub. With ongoing infrastructure upgrades by TXDOT and a focus on workforce development through partnerships with Trinity Valley Community College and the Workforce Commission, Terrell is poised to sustain its growth and remain a dynamic force in the Dallas-Fort Worth region.



Nearby Development

1. NORTHSPUR MASTER-PLANNED COMMUNITY

Northspur is a 700-acre master-planned community along U.S. Highway 80, expected to deliver approximately 1,500 single-family homes with integrated amenities and retail components. Backed by institutional developers, the project represents a major catalyst for residential growth in west Terrell.

2. TERRA NOVA

Terra Nova is a large-scale, 1,500+ acre mixed-use development planned to include approximately 3,600 single-family homes, 1,200 multifamily units, and over 200,000 square feet of commercial space. The project is poised to significantly impact Terrell's long-term population and economic growth.

3. WOODLANDS TERRELL

Woodlands Terrell is a residential community contributing to the city's expanding housing pipeline, supporting population growth in Kaufman County. Its location offers convenient access to major thoroughfares, appealing to Dallas-Fort Worth commuters seeking attainable housing options.

4. VANTRUST INDUSTRIAL EXPANSION (TERRELL LOGISTICS CENTER)

VanTrust's Terrell Logistics Center is a multi-phase industrial development with planned buildout approaching 1.8 million square feet. Strategically located near Highway 80 and Spur 557, the project strengthens Terrell's position as a growing logistics and distribution hub.



Northspur Master-Planned Community



Terra Nova



Woodlands Terrell

5. DOWNTOWN REVITALIZATION

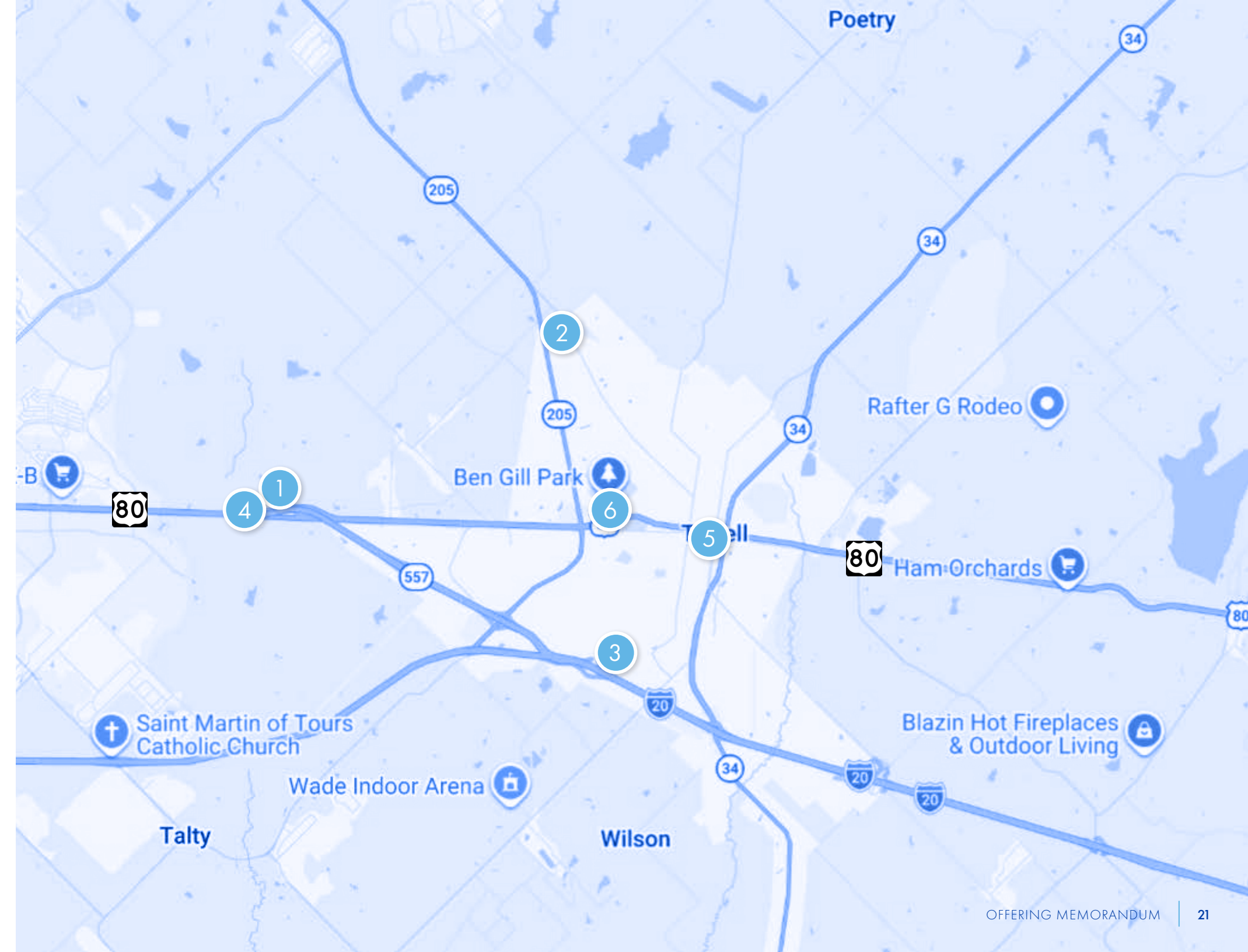
Terrell's downtown revitalization is focused on enhancing the historic core through infrastructure improvements, façade upgrades, and new retail and dining activity. The initiative is driving increased foot traffic and repositioning downtown as a community and economic anchor.

6. TERRELL ECONOMIC DEVELOPMENT CORPORATION (TEDC)

TEDC plays a key role in attracting new development through strategic incentives, infrastructure investment, and public-private partnerships. The organization has been instrumental in driving recent residential, commercial, and industrial growth across Terrell.

HIGHWAY 80 CORRIDOR EXPANSION

The Highway 80 corridor is experiencing continued commercial growth, attracting national retailers and dining concepts such as Bubba's 33 and In-N-Out. The corridor serves as a primary retail and industrial artery, benefiting from strong regional connectivity and visibility.

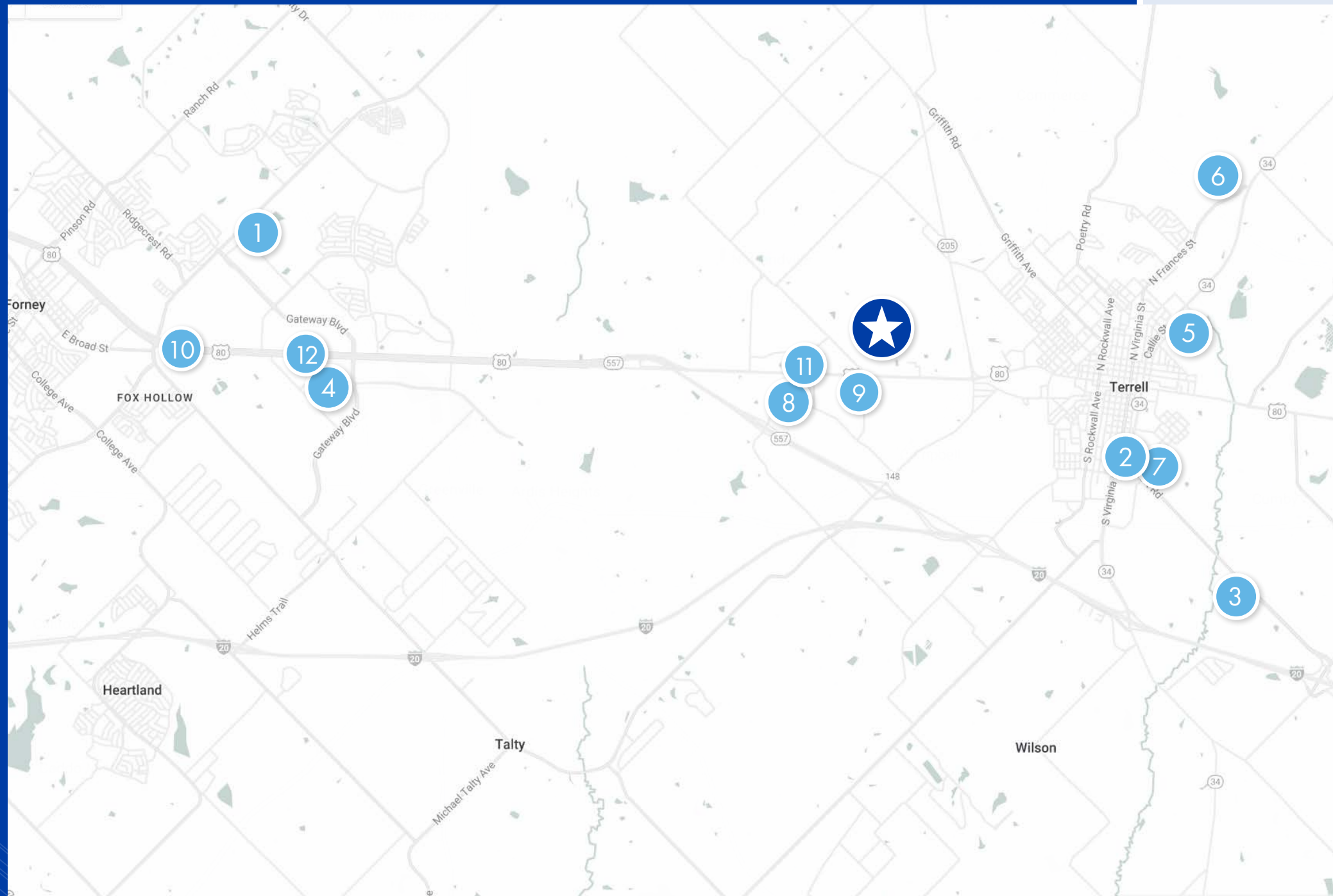




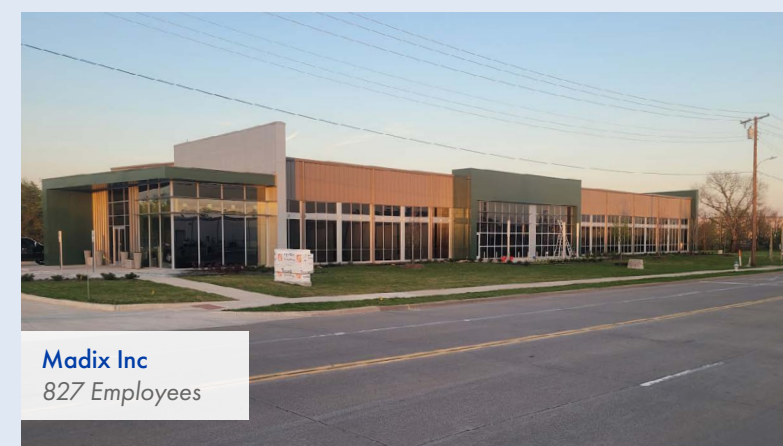
MAJOR EMPLOYERS

Major Employers

#	Top Employers	# of Employees	DRIVE TIME
1	Forney ISD	2,500	20 min
2	Madix Inc	827	15 min
3	Autozone Distribution Center	800	14 min
4	Amazon Fuffillment Center	750	14 min
5	Terrell State Hospital	750	15 min
6	Terrell ISD	638	10 min
7	OldCastle BuildingEnvelope	600	14 min
8	Walmart Distribution Center	575	13 min
9	J.S. Helwig & Son	460	06 min
10	Smurfit Kappa	300-400	14 min
11	Nucor Building Systems	352	12 min
12	Goodyear Distribution Center	249	12 min



Forney ISD
2,500 Employees



Madix Inc
827 Employees



Amazon Fuffillment Center
750 Employees

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EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Terrell 140 Development Site**.

OFFERING STRUCTURE

Terrell 140 Development Site is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development Plans

COMMUNICATION

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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

