

2.11-Acre Residential Development Site in Terrell, Texas | 8-Lot Potential

TH-12 ZONED DEVELOPMENT SITE



±2.11-Acre Site for Sale
Single-Family/Townhome Opportunity
8-Lot Potential with TH-12 Zoning
City Water/Sewer & Electric Available
3rd Fastest Growing County in U.S.

0 Frank Street | Terrell, TX

Walker Nalley

Main Contact | Junior Associate

214.945.5828 | walker.nalley@mdcregroup.com

Kevin Weable, CCIM

Market Director

972.845.1663 | kevin@mdcregroup.com



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Property Overview

This 2.11-acre TH-12 zoned development site in Terrell offers potential for up to eight residential lots, with city water, city sewer, and electricity available. Located in rapidly growing Kaufman County near I-20 and U.S. Highway 80, the property presents a strong opportunity for residential development in the path of continued DFW expansion.

Listed By:
Walker Nalley | 214.945.5828



Property Overview

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Positioned in one of the nation's fastest-growing areas, this 2.11-acre residential development site at 0 Frank Street in Terrell offers strong potential for builders and developers. Kaufman County ranks as the third-fastest-growing U.S. county by percentage among counties with populations of 20,000 or more, reflecting continued demand across the area. The approximately 91,999-square-foot tract is zoned TH-12, allowing townhouses, row houses, and attached single-family development, with potential to divide the property into up to eight residential lots. City water, city sewer, and electricity are available. Terrell is located approximately 25 miles east of downtown Dallas with convenient access to I-20 and U.S. Highway 80, providing connectivity to major employment centers throughout the Dallas-Fort Worth region. The Terrell EDC reports continued residential and commercial expansion, supported by a growing retail trade area, new development, and major regional employers. With Kaufman County's rapid population growth and Terrell's expanding residential and commercial base, the property is well positioned to benefit from increasing housing demand. This site offers an opportunity to capitalize on continued growth in Terrell and Kaufman County.

For more information, contact Walker Nalley at **214.945.5828** or email walker.nalley@mdcregroup.com.

Land Size	±2.11 Acres
Zoning	TH-12
City/County	Terrell, TX / Kaufman County
Utilities	City Water, City Sewer, Electricity Available
Parcel ID	40538
Potential Use	8 Single Family/Townhome Sites



Listed By:
Walker Nalley | 214.945.5828



0 FRANK STREET — TERRELL



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Walker Nalley | 214.945.5828



0 FRANK STREET — AERIALS



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Walker Nalley | 214.945.5828



0 FRANK STREET — TERRELL



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Walker Nalley | 214.945.5828





Highlights

- 2.11 Acres of Development Land
- Potential for Eight Residential Lots
- TH-12 Zoning for Attached Residential
- City Water and Sewer Available
- Electricity Available for Future Development
- Approximately 25 Miles from Dallas
- Located in Fast-Growing Kaufman County

Listed By:
Walker Nalley | 214.945.5828



Location Overview

Located in Terrell, Texas, approximately 25 miles east of downtown Dallas, the property offers convenient access to I-20 and U.S. Highway 80. Its position within rapidly growing Kaufman County places it near expanding residential, commercial, and employment activity across the eastern DFW corridor.

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Terrell, Texas— A Growing Market

Terrell, TX Overview

Positioned in the heart of Terrell in Kaufman County, the property benefits from regional highway connectivity, proximity to Dallas and access to surrounding East Texas communities. 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. Average household income within a 15-minute drive is currently \$96,842.

17,378

Terrell
Population
TERRELL EDC

31,444

2030 Projected
Population
10 MIN—ESRI

\$323,244

Avg Home
Value
10 MIN—ESRI

\$96,842

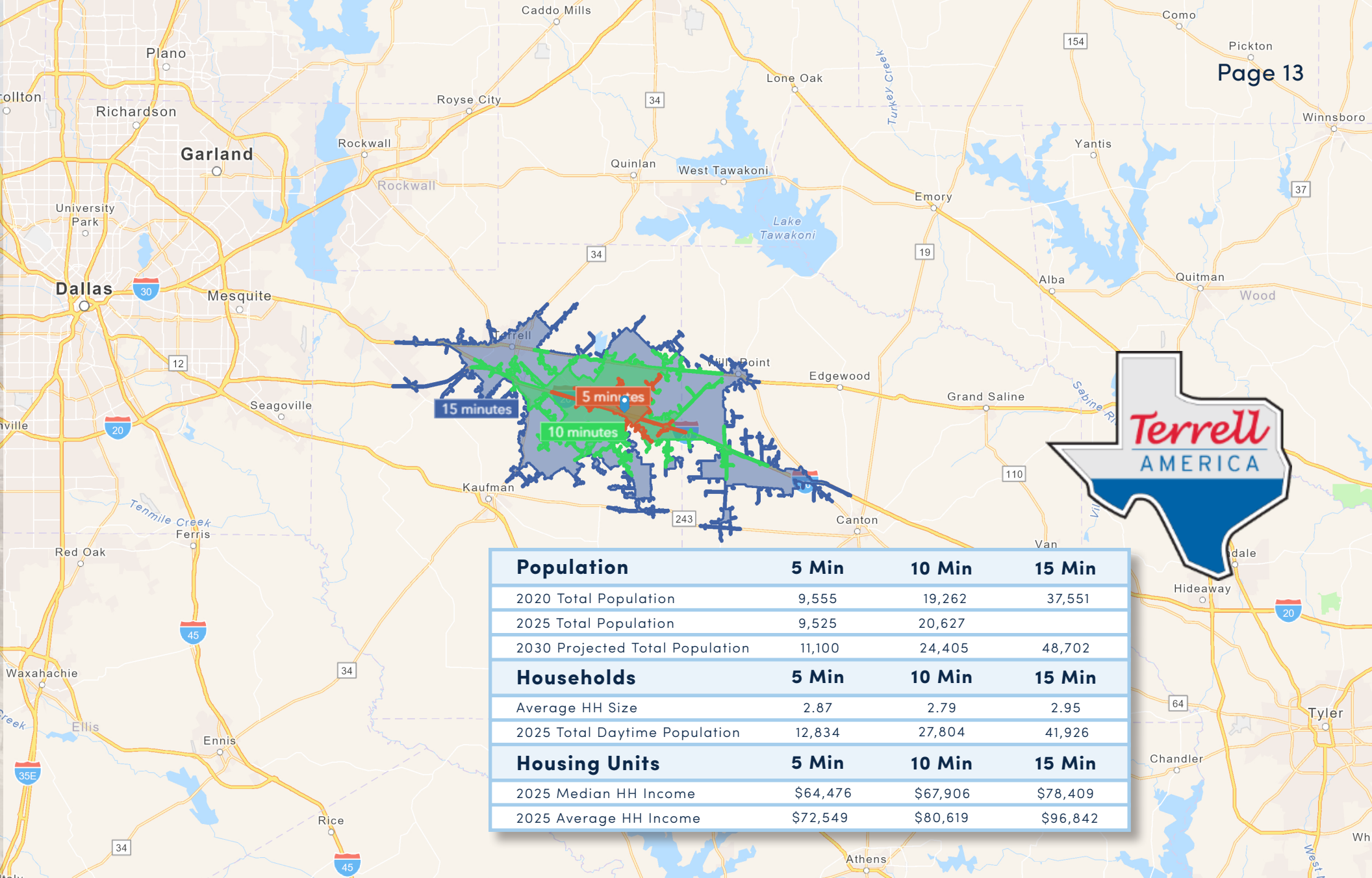
Avg HH
Income
15 MIN—ESRI





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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	
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

Listed By:
Walker Nalley | 214.945.5828



Walker Nalley

Junior Associate

walker.nalley@mdcregroup.com

214.945.5828

Kevin Weable, CCIM

Market Director

kevin@mdcregroup.com

972.845.1663

Office Information

2701 Sunset Ridge Dr, Suite 109

Rockwall, TX 75032

info@mdcregroup.com

469.607.0471





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.

M&D CRE,LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9010586

License No.

Danny@mdregroup.com

Email

469.607.0471

Phone

Danny Perez

Designated Broker of Firm

0656355

License No.

Danny@mdregroup.com

Email

0656355

Phone

Kevin Weable

Licensed Supervisor of Sales Agent/
Associate

0689810

License No.

Kevin@mdcregroup.com

Email

214-801-7787

Phone

Michael Nalley

Sales Agent/Associate's Name

848826

License No.

walker.nalley@mdcregroup.com

Email

214.945.5828

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Danny Perez. M&D Real Estate. 2701 Sunset Ridge Drive, Rockwall, TX 75032. 7726025
Produced with Brokermint. Brokermint LLC, 2157 Salk Ave, Suite 185, Carlsbad, CA 92009

Information available at www.trec.texas.gov

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