



±13.06-ACRE PAD · CLOSE TO I-20

LAND · RESIDENTIAL DEVELOPMENT · TERRELL · KAUFMAN CO.

2578 FM Rd Rockwall Ave.

Prime ±13.06-acre development tract just north of Interstate 20 near FM 2578 (Rockwall Ave) in Terrell — city-approved for 43 residential lots with water, sewer & electricity available, adjoining the established Meadowview neighborhood.

SALE PRICE

\$750,000

±13.06 ACRES · \$57,400/AC

SITE SIZE ±13.06 AC	APPROVED LOTS 43 Lots	ZONING Proposed Res.	HIGHWAY Near I-20
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↓ FOR MORE INFORMATION

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Dallas–Fort Worth, TX



PROPERTY DETAILS

A Development-Ready Residential Tract in Terrell

PROPERTY OVERVIEW

±13.06-acre (568,760 SF) vacant tract (Kaufman CAD 7563) in the John C. Hale Survey, Abstract No. 202 — just north of Interstate 20 near FM 2578 (Rockwall Ave), inside the Terrell city limits.

The site carries city approval for a 43-lot residential development, with water, sewer and electricity available to the property. It adjoins the established Meadowview single-family neighborhood — a natural extension for residential development — with quick access to Interstate 20, roughly 30 minutes east of Downtown Dallas along one of the region's primary east–west freeways.

PROPERTY HIGHLIGHTS

- **±13.06 acres** (568,760 SF) per recorded survey
- **Proposed Residential** — city-approved for **forty-three (43) lots**
- **Water, sewer & electricity available** to the site
- **Close to Interstate 20** for regional access; near FM 2578 (Rockwall Ave)
- Adjoins the established **Meadowview residential neighborhood**
- Inside the **City of Terrell** limits, Kaufman County — ±30 min east of Downtown Dallas

PROPERTY SPECS

Type	Land — Development
Site Size	±13.06 AC (568,760 SF)
Zoning	Proposed Residential
Approved Lots	43 Lots
Utilities	Water · Sewer · Electric
Access	Near I-20 / FM 2578
County	Kaufman County
Market	Terrell, TX 75160
Survey	John C. Hale, A-202
Sale Price	\$750,000

I-20 TRAFFIC COUNT

61,000+

Vehicles per day on nearby Interstate 20 (TxDOT corridor volumes)

TRADE AREA — TERRELL, TX

RADIUS	POPULATION	MEDIAN HH INC.	HOUSEHOLDS
1 Mile	~1,300	~\$62,000	~480
3 Miles	~18,900	~\$64,500	~6,700
5 Miles	~27,800	~\$66,000	~9,900

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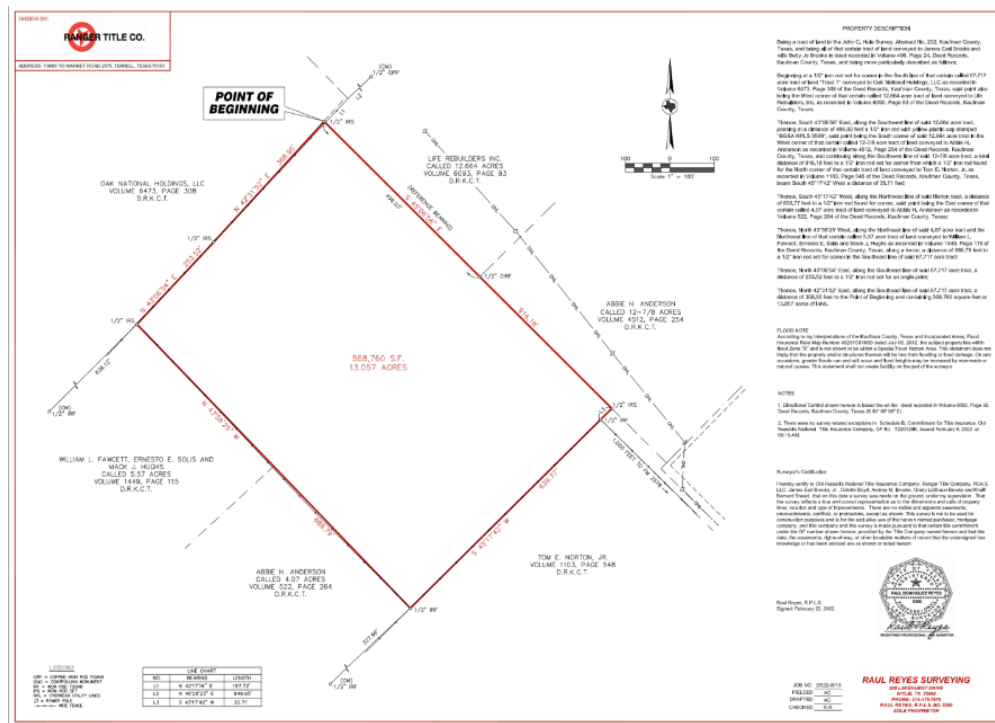
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SURVEY · LOCATION

Boundary Survey & Aerial



Recorded boundary survey — 568,760 SF (13.057 AC), John C. Hale Survey, A-202, Kaufman County · Raul Reyes Surveying.

SUBJECT PROPERTY

2578 FM 2578 (Rockwall Ave) · Kaufman CAD 7563



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Real Estate Group · Leasing · Sales · Acquisitions

±13.06 ACRES · KAUFMAN COUNTY

Aerial — Kaufman CAD parcel 7563 (subject), just north of Interstate 20 near FM 2578, adjoining the Meadowview neighborhood. Boundary per Kaufman CAD; see recorded survey above.

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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 honestly and fairly and 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.

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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