

US 80 Owner-User Corner Commercial Property for Sale

CORNER SITE WITH ACCESS, VISIBILITY & FLEXIBILITY



±2,500 SF Commercial Building
Corner Position Along US 80
±0.229-Acre Corner Site
77' Frontage on W Moore Ave/US 80
Dual Access & Onsite Parking
Commercial Zoning

408 W Moore | Terrell, TX 75160

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Non-Endorsement & Disclaimer Notice

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Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

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EXCLUSIVELY LISTED BY



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Property Overview

CORNER | COMMERCIAL | CONNECTED

A freestanding $\pm 2,500$ SF commercial property positioned along Terrell's US 80 corridor with prominent visibility and flexible owner-user potential.

Listed By:
Jon Stafford | 336.601.5680



Property Overview

COMMERCIAL PROPERTY ALONG US 80

M&D CRE is pleased to present 408 W Moore Ave, a freestanding ±2,500-square-foot commercial building situated on approximately ±0.229 acres at the corner of W. Moore Avenue/US 80 and N. Hattie Street in Terrell, Texas. The property offers prominent corridor visibility, 77' of frontage and access from both streets, onsite parking, an established storefront with large display windows, multiple exterior entrances and a rear area with an overhead rolling door. Additional yard area and a detached storage structure provide further operational flexibility.

The property carries confirmed C—Commercial zoning with electricity, sewer and water connected. Its freestanding configuration, corner positioning and service-oriented layout may accommodate continued dry-cleaning operations or a range of future retail, service-commercial or owner-user concepts, subject to applicable approvals. The offering includes the real estate, existing dry-cleaning business, equipment and FF&E. Financial and operating information may be made available to qualified prospective buyers following execution of an NDA. Buyers interested in the real estate only may contact Jon Stafford regarding separately negotiated pricing.

For more information, please contact **Jon Stafford** at **336.601.5680** or jon.stafford@mdcregroup.com.

IDEAL FOR

- Owner-User Retail and Service Businesses
- Local and Regional Service Operators
- Small-Business Owner-Occupants
- Freestanding Commercial Investors
- Infill Redevelopment Buyers
- Users Seeking Corner Visibility

Space Size	±2,500 SF
Property Type	Corner Commercial Site
Zoning	Commercial
Current Use	Commercial Dry Cleaners
Access	Dual Access
Heat/Cooling	Central Heat and Central Air
Utilities	City Water, Sewer & Electric Connected



Listed By:
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408 W MOORE | LOTT CLEANERS — TERRELL



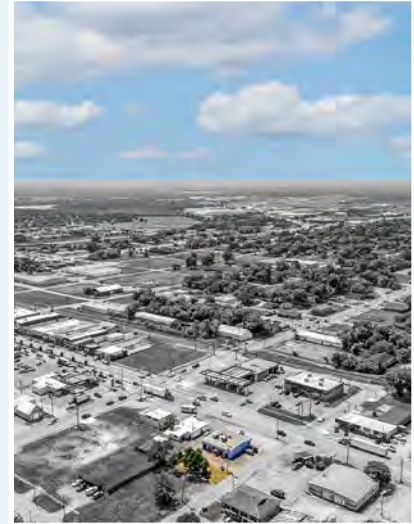
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408 W MOORE | LOTT CLEANERS — TERRELL



408 W MOORE | LOTT CLEANERS — TERRELL





Highlights

- ±2,500 SF Freestanding Commercial Building
- ±0.229-Acre Corner Site
- ±77' Frontage Along W Moore Ave/US 80
- Access from both W Moore Ave and N Hattie
- C—Commercial Zoning
- Electricity, Sewer and Water Connected
- Freestanding Single-Tenant Configuration with Onsite Parking
- Multiple Exterior Entrances
- Established Commercial Corridor Setting

For Info:
Jon Stafford | 336.601.5680



Location Overview

Terrell serves as a growing Kaufman County trade area with local-serving retail demand, household growth, and access to an expanding east-of-Dallas population base.

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Terrell, TX—Established Corridor With Expanding Demand

Terrell, TX Overview

Terrell's Hwy 80 corridor supports a range of local-serving commercial users, from neighborhood retail and service businesses to appointment-based operators. For 815 E Moore Ave, the location story is not about one narrow use; it is about a flexible building positioned for businesses that rely on nearby households, repeat customer patterns, and convenient access.

The surrounding trade area continues to show growth across population and households. Within 15 minutes, Esri projects population growth from 40,573 in 2025 to 48,749 by 2030, while households are projected to increase from 13,484 to 16,155. Those fundamentals support the property's positioning for beauty, wellness, specialty retail, grocery, and service office users seeking an established commercial footprint in a growing Terrell market.

40,573

Population
Increase

15 MIN—ESRI

3.74%

Projected Annual
Pop Growth

15 MIN—ESRI

\$77,916

2025 Median
HH Income

15 MIN—ESRI

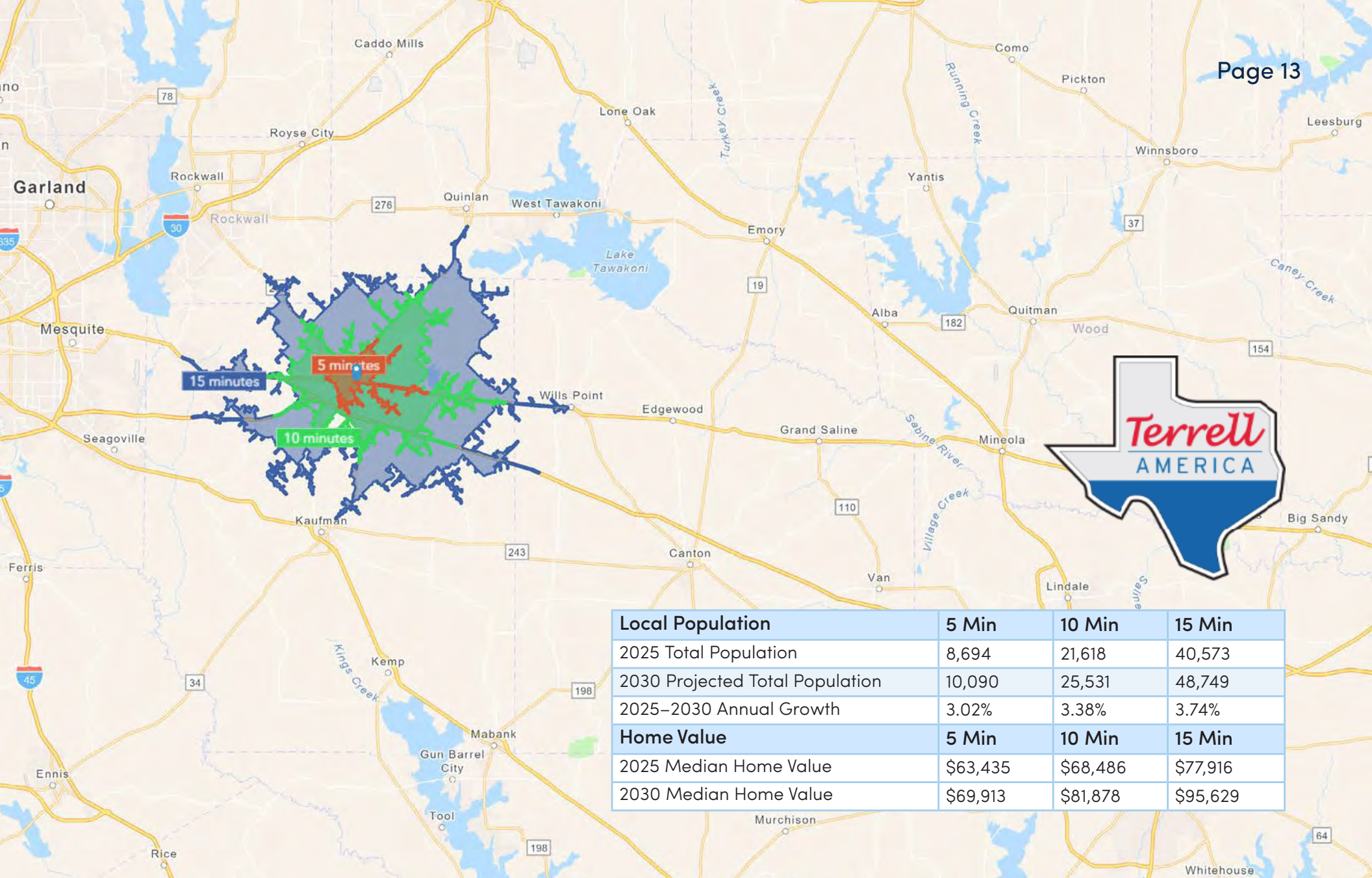
13,484

2025
Households

15 MIN—ESRI

M2CRE





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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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	Date		
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