



TERRELL 20

TRADE CENTER



NATHAN LAWRENCE

+1 214 402 6016

nathan.lawrence@kbcadvisors.com

KRISTA RAYMOND

+1 972 971 2785

krista.raymond@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708

whit.maddox@kbcadvisors.com

WILL CARNEY

+1 214 240 0014

will.carney@kbcadvisors.com

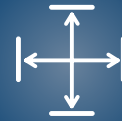


AIRPORT RD, TERRELL, TX

INDUSTRIAL DEVELOPMENT



PROPERTY ADVANTAGES



FLEXIBLE SITE
FOR UP TO 1.7M SF
DEVELOPMENT



LESS THAN
1 MILE TO I-20



RAPID POPULATION
GROWTH & DENSE
LABOR SUPPLY



LESS THAN
1.5 MILES TO TERRELL
MUNICIPAL AIRPORT



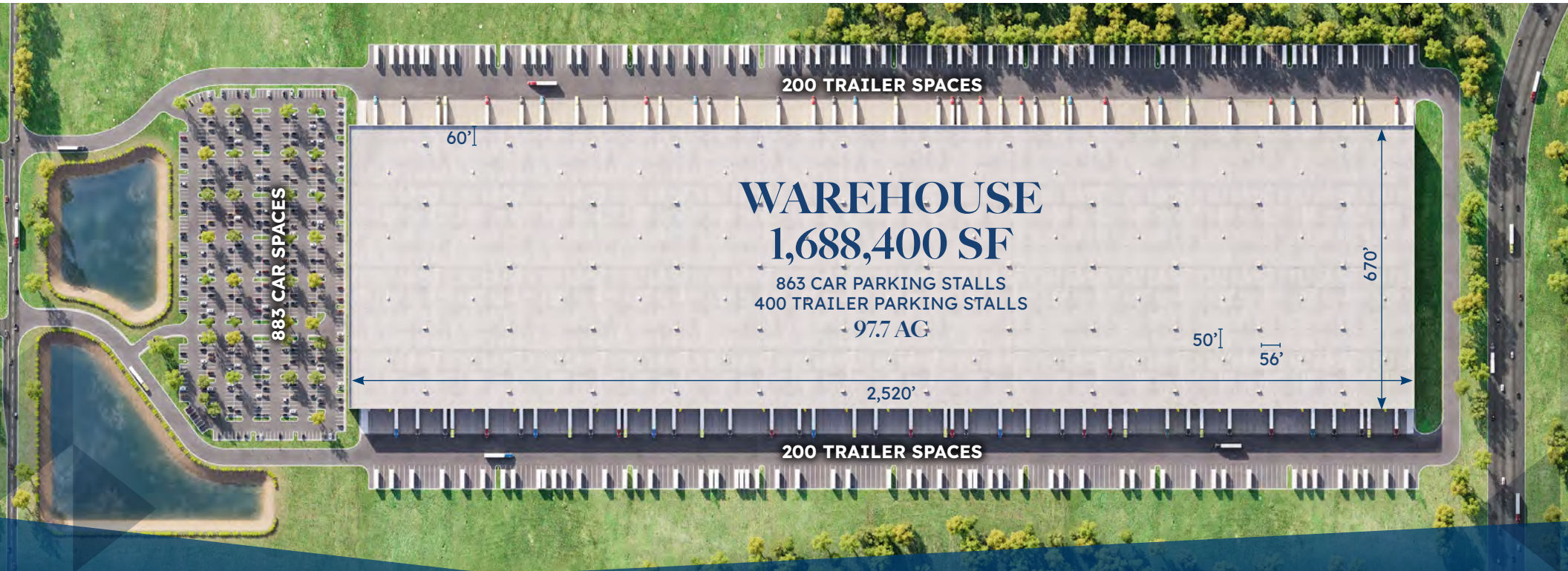
25 MILES EAST
OF DOWNTOWN
DALLAS

429



AIRPORT RD, TERRELL, TX

MAIN SITE PLAN



1,688,400 SF
AVAILABLE SIZE



56' x 50' (60' Staging)
COLUMNS SPACING



400
TRAILER PARKING



97.7
ACRES



40'
CLEAR HEIGHT



883
CAR PARKING



670' x 2,520'
BUILDING DIMENSIONS



298
DOCK DOORS

ALTERNATE SITE PLANS

OPTION A

1.2M SF EXPANDABLE TO 1.6M SF



OPTION B

1.2M SF WITH HEAVY TRAILERS



OPTION C

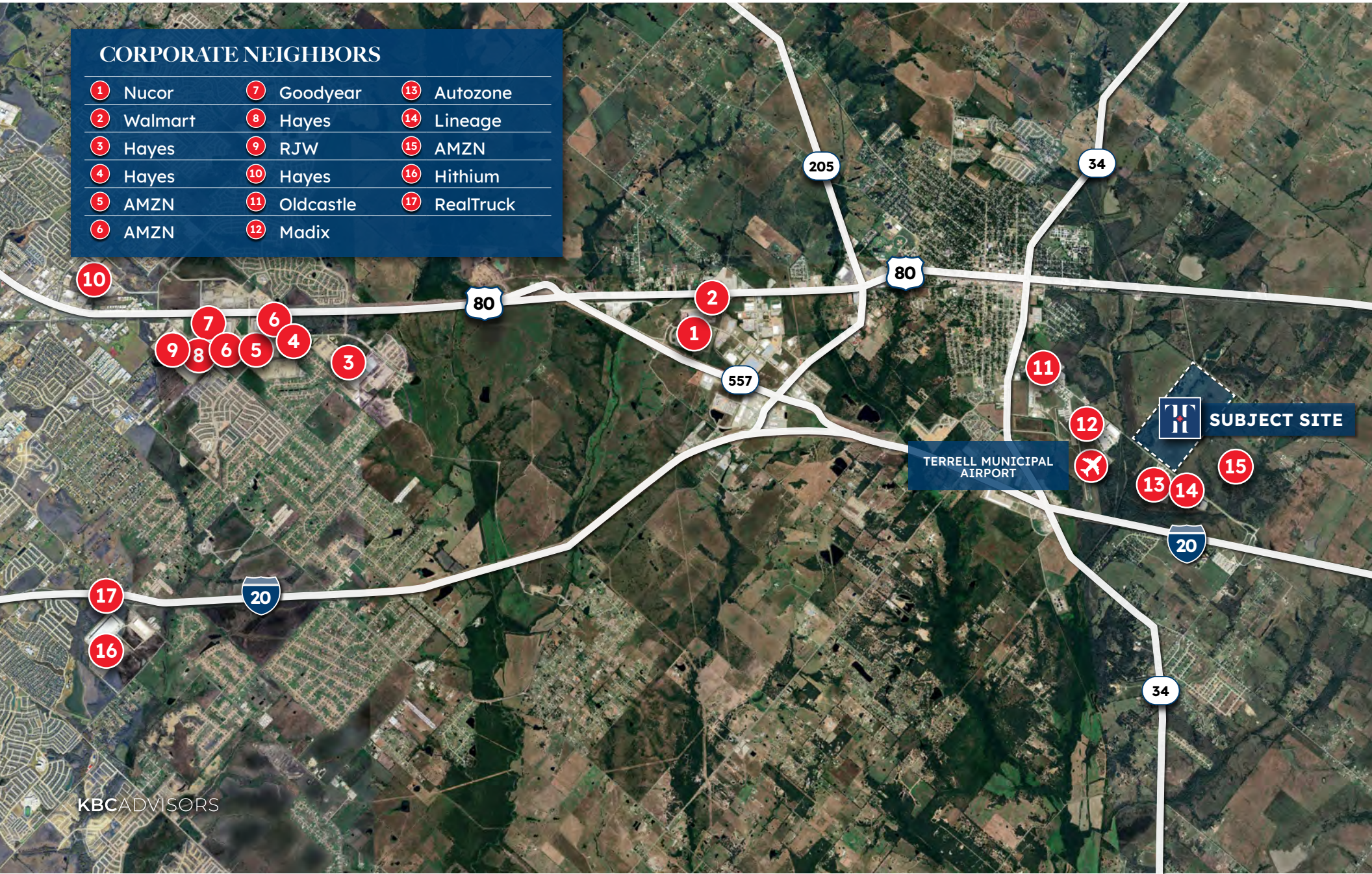
1.5M SF WITH HEAVY TRAILERS



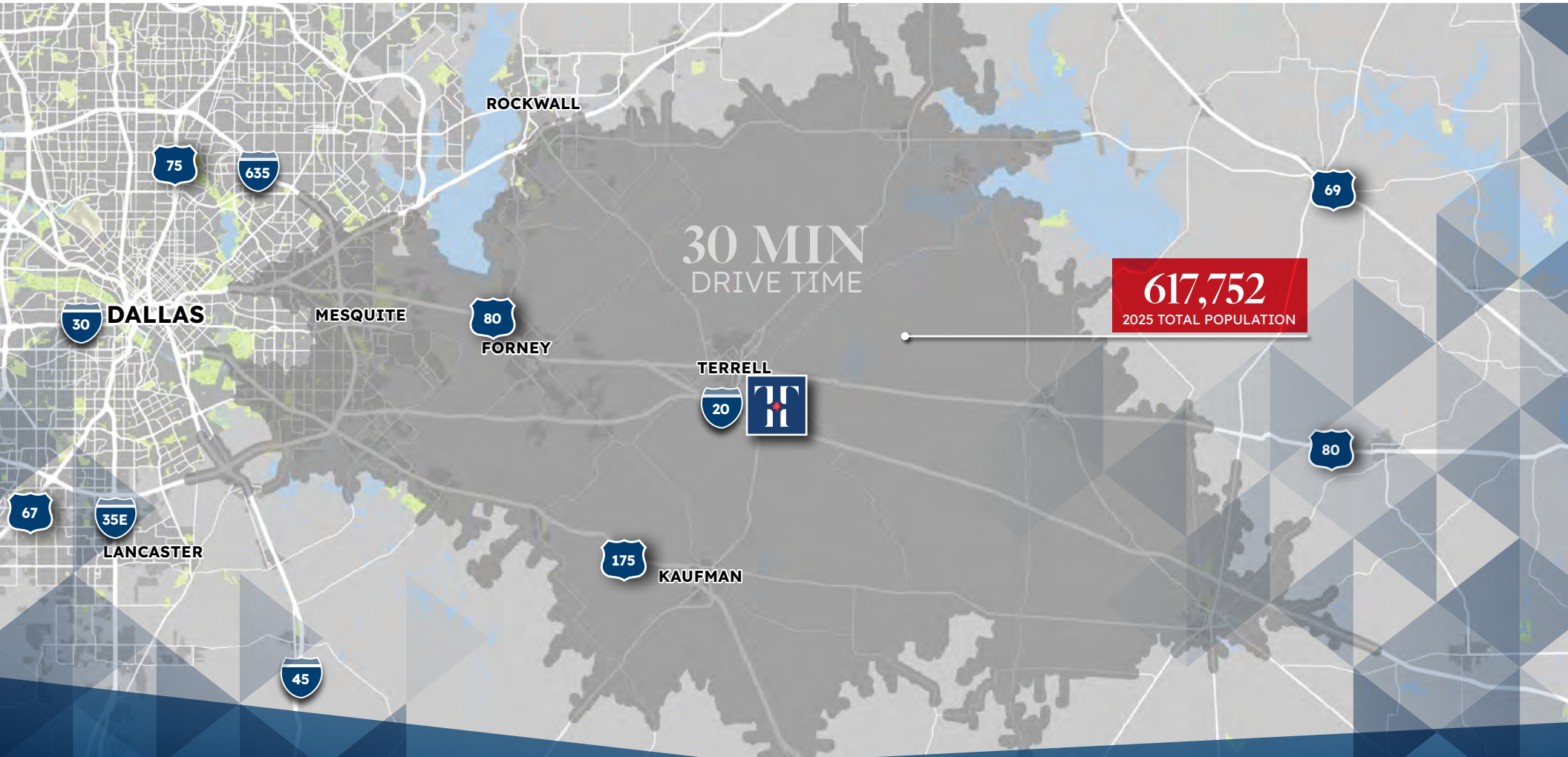
CORPORATE NEIGHBORS

CORPORATE NEIGHBORS

- | | | |
|-----------|--------------|--------------|
| 1 Nucor | 7 Goodyear | 13 Autozone |
| 2 Walmart | 8 Hayes | 14 Lineage |
| 3 Hayes | 9 RJW | 15 AMZN |
| 4 Hayes | 10 Hayes | 16 Hithium |
| 5 AMZN | 11 Oldcastle | 17 RealTruck |
| 6 AMZN | 12 Madix | |



DEMOGRAPHICS & LABOR



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$17.65**

2025 Resident Workers % Change in Resident Workers (2020-2025) 2025 Net Commuters

10,985 **36%** **-1,712**



FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$20.08**

2025 Resident Workers % Change in Resident Workers (2020-2025) 2025 Net Commuters

2,151 **70%** **347**



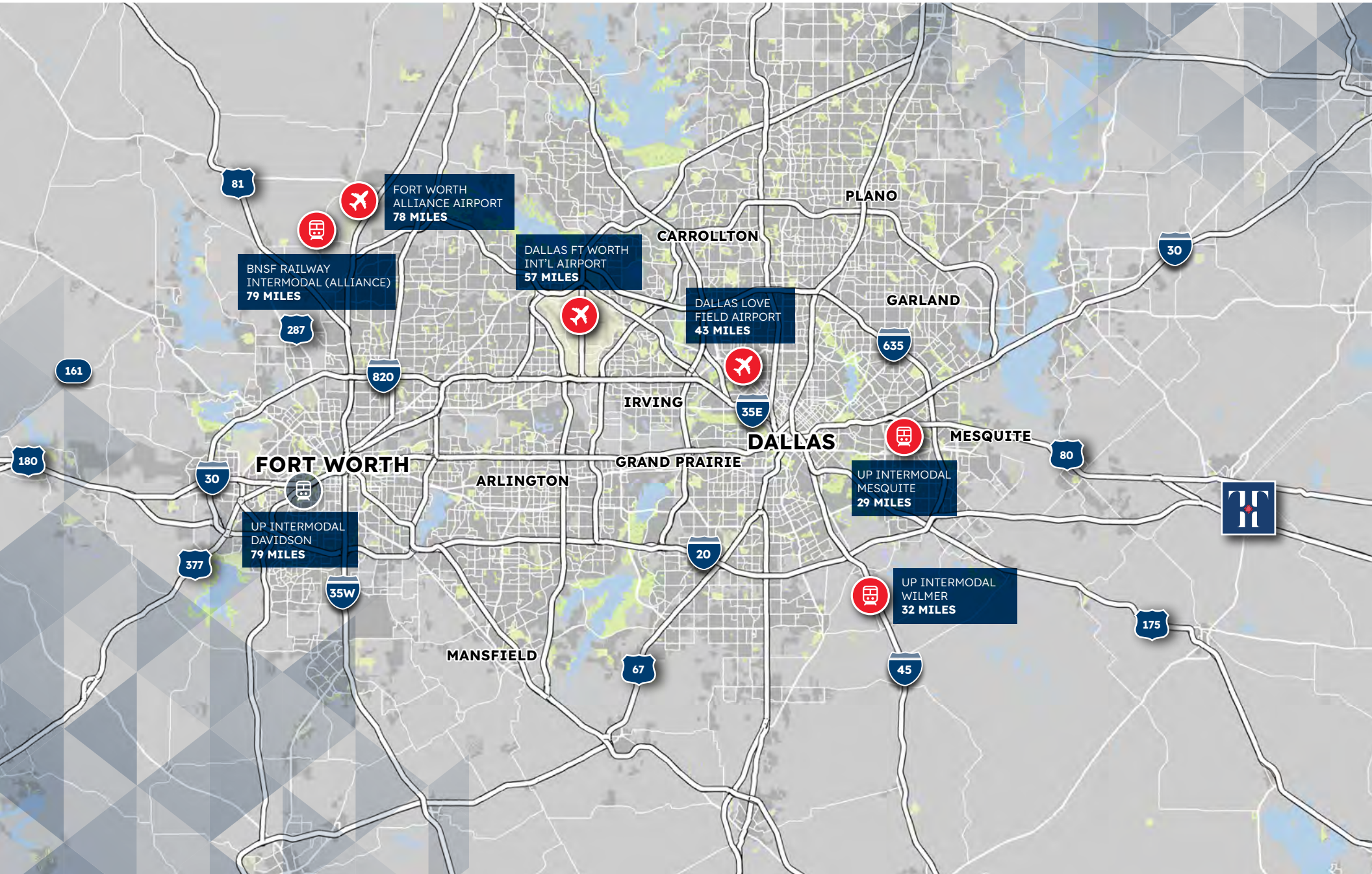
MANUFACTURERS & FABRICATORS

AVERAGE EARNINGS (HOURLY) **\$18.51**

2025 Resident Workers % Change in Resident Workers (2020-2025) 2025 Net Commuters

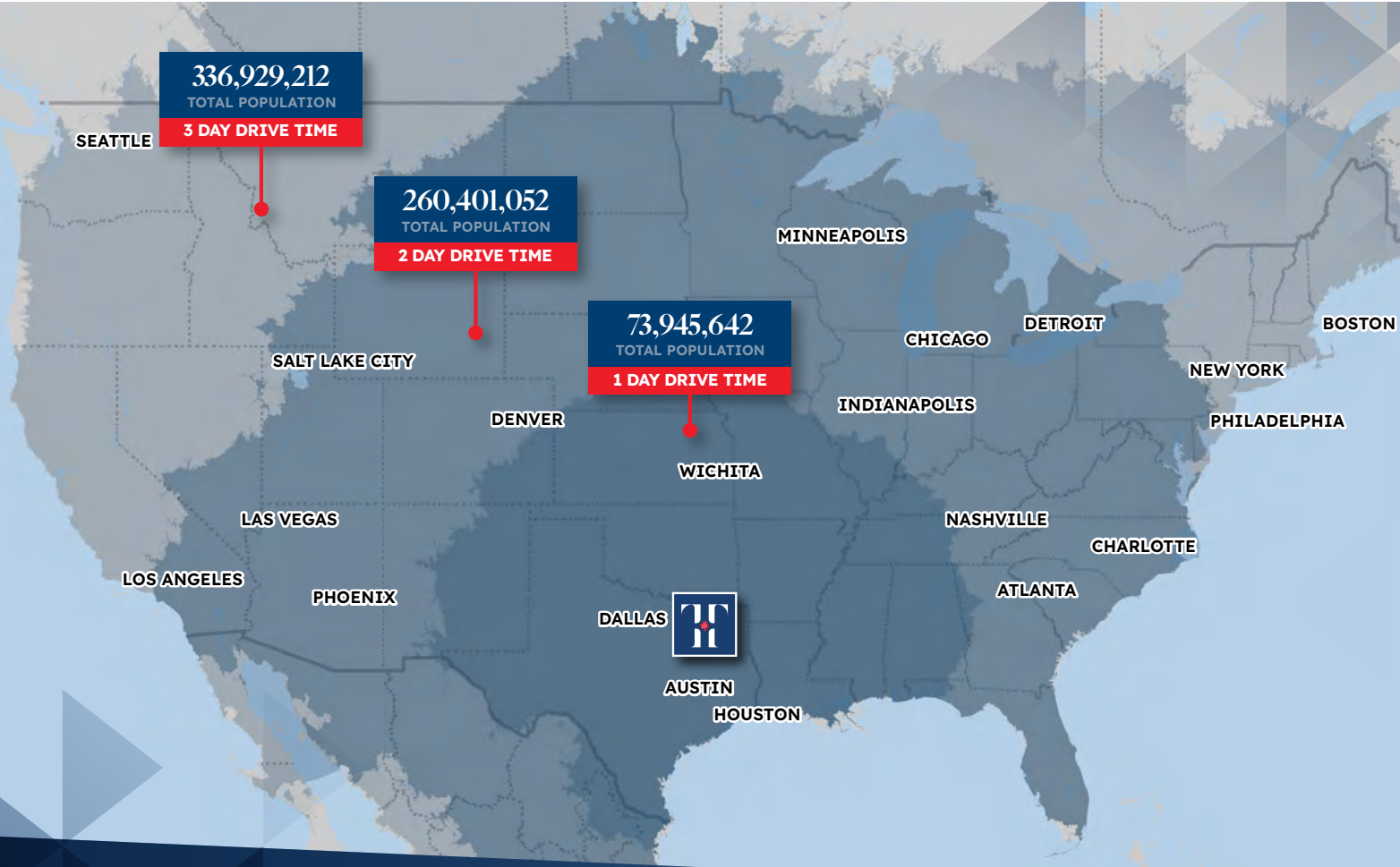
1,886 **6%** **-782**

REGIONAL REACH



AIRPORT RD, TERRELL, TX

PREMIER NATIONAL DISTRIBUTION



NATHAN LAWRENCE

+1 214 402 6016

nathan.lawrence@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708

whit.maddox@kbcadvisors.com

KRISTA RAYMOND

+1 972 971 2785

krista.raymond@kbcadvisors.com

WILL CARNEY

+1 214 240 0014

will.carney@kbcadvisors.com

©2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

