

FOR SALE



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Flex Space With Excellent Visibility on Hwy 80

This retail/warehouse flex space is a total of 12,600 square-feet on two acres. It features a 9,000 square-foot building at the storefront with a large showroom, five private offices, three bathrooms, conference room, and open warehouse with several grade level doors. In addition, there are two warehouses at the back of the property that are over 1,600 square-feet with four grade level doors each. Sitting on two acres, there is ample parking around the buildings. Large signage is available as well as an income producing billboard (\$3,600/yr).

5878 W US HWY 80

Terrell, TX

12,600 Total SF

2 Acres

Highway Corridor District

Visbibilty on Hwy 80

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±2,500 SF Retail/Office



Large Showroom



Billboard Included



Five Private Offices



Two Additional Warehouses



Open Plan



19 Grade Level Doors Total



Parts Department Within Main Warehouse

1 Grade Level Door

Warehouse
20 x 58 Ft

1 Grade Level Door

4 Grade Level Doors

Warehouse
63 x 58 Ft

5 Grade Level Doors

Parts Dept.
37 x 22 Ft

Restrooms

Closet

Conference Room
11 x 15 Ft

Office
11 x 11 Ft

Office
11 x 11 Ft

Office
11 x 15 Ft

Office
9 x 9 Ft

Office
9 x 12 Ft

Showroom
23 x 58 Ft

Warehouse
59 x 28 Ft

4 Grade
Level Doors
Each

Warehouse
67 x 28 Ft



27 Miles | Downtown Dallas



47 Miles | DFW Airport



59 Miles | Fort Worth



252 Miles | Houston



The property is located on Highway 80, which receives over 34,000 vehicles per day. It is less than five miles from many major traffic ways including Interstate 20 (34,378 VPD) and State Highway 34 (11,520 VPD).

TERRELL, TEXAS

Terrell, Texas is located in northern Kaufman County and has two major airports (Love Field and DFW) within fifty miles and is less than 45 minutes east of Dallas and I-20, I-30, US-175 and US-80. Kaufman has two major airports (DFW International Airport & Dallas Love Field) less than an hour away, as well as Terrell Municipal Airport located just a few miles away. The city has grown nearly 30 percent in the past decade. Residents have easy access to four area malls, two outlet malls, Dallas Uptown nightlife, close proximity to area colleges, and are also close to recreational facilities at Lake Ray Hubbard, Lake Tawakoni, and Cedar Creek Lake. The community of Terrell also boasts five well-appointed parks. As well as Ben Gill Park, 100 acres with several athletic facilities, a 2.5-acre lake, pools, pavilions, hiking and walking trails and much more.

Kaufman County is located in the Southeast Outlying Sub-market of DFW, a regular target among retail investors in Dallas-Fort Worth. Helping drive population growth is excellent job growth of 12.3 percent, 11 percent over the national average. This quickly growing market has lured companies and retailers alike, including Amazon, who opened their new \$80 million 1,000,000 SF distribution center in June 2021 and Goodyear who opened their 1,200,000 SF distribution center in 2020. Kaufman County grew by more than 40 percent between 2010 and 2020, making it one of the top five fastest-growing counties in Texas. The county was also ranked the #1 fastest-growing county in the nation between 2020 and 2021 by U.S. News & World Report. Kaufman County is also in an ideal, centralized location within the region's highway network, putting 93 percent of the country only a two-day drive away. Strong population growth coupled with tax incentives for development make Kaufman County an excellent choice for commercial investors.

157,768

2021 Estimated Population
Kaufman County

\$72,179

2020 Median HH Income
Kaufman County

\$398,398

July '22 Average Home Value
Kaufman County



DFW MARKET

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). **Dallas-Fort Worth is leading every U.S. metro area in labor market performance**, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the **6th highest tech talent pool in the United States**. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



PROPERTY SUMMARY



Location 5878 W US Hwy 80
Terrell, Texas
75160



Traffic Combined Traffic Counts
of over 79,000 VPD in
surrounding area



Size 12,600 Square-Feet



Zoning Highway Corridor



Acres Two Acres



Opportunity Perfect for any
automotive services,
equipment sales and
more



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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