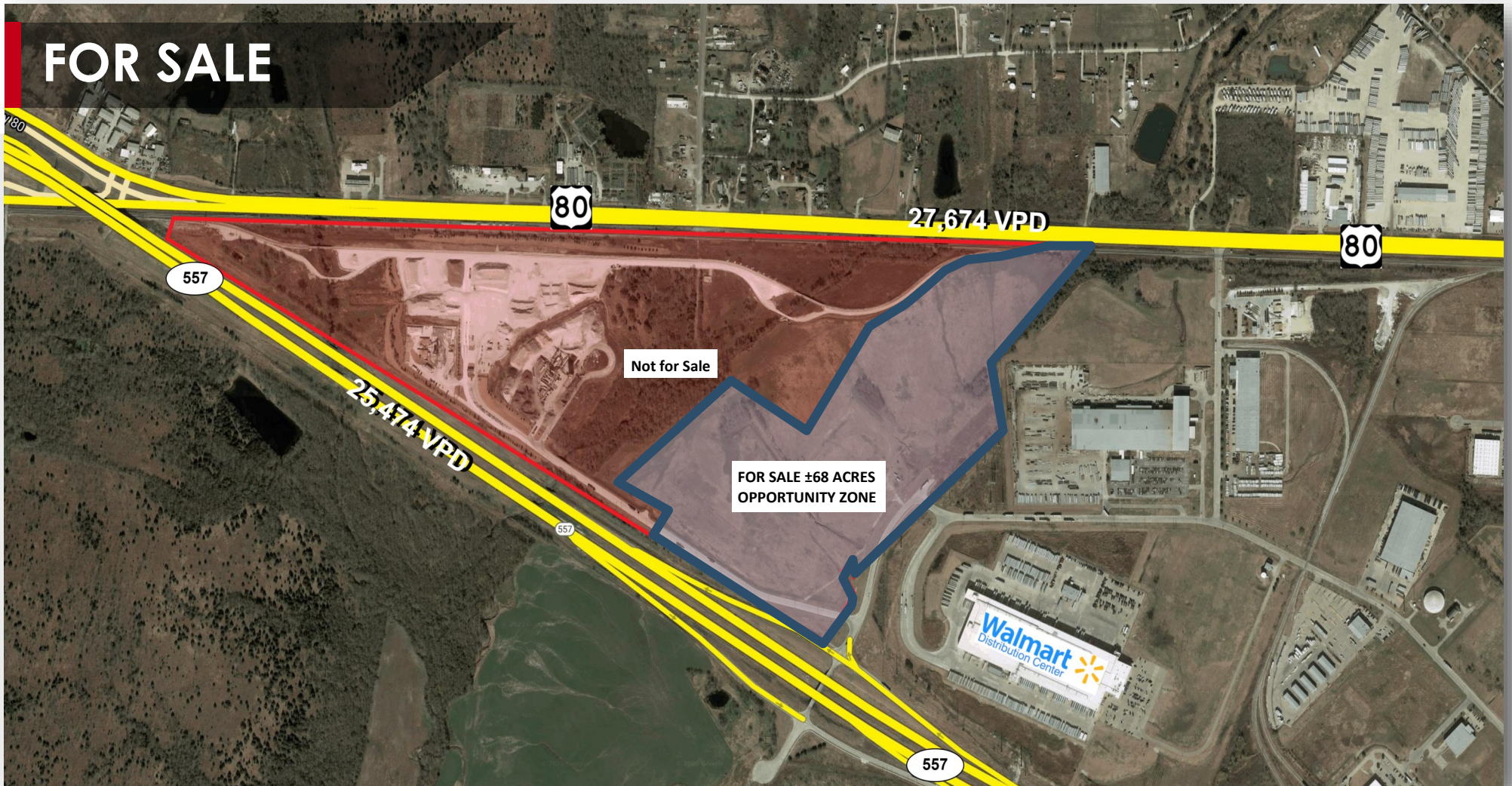


**FOR SALE**



## **TERRELL - OPPORTUNITY ZONE - INDUSTRIAL LAND**

Terrell, TX 75160

### **HENRY S. MILLER**

5151 Belt Line Rd. Suite 900  
Dallas, Texas 75254

[www.henrysmiller.com](http://www.henrysmiller.com)

### **DAN SPIKA, SIOR**

Executive Vice President/Principal  
[dspika@henrysmiller.com](mailto:dspika@henrysmiller.com)  
**p** 972.386.1478  
**m** 972.741.2541

### **SCOTT AXELROD**

Vice President  
[saxelrod@henrysmiller.com](mailto:saxelrod@henrysmiller.com)  
**p** 972.419.4034  
**m** 214.674.9814



# PROPERTY INFORMATION

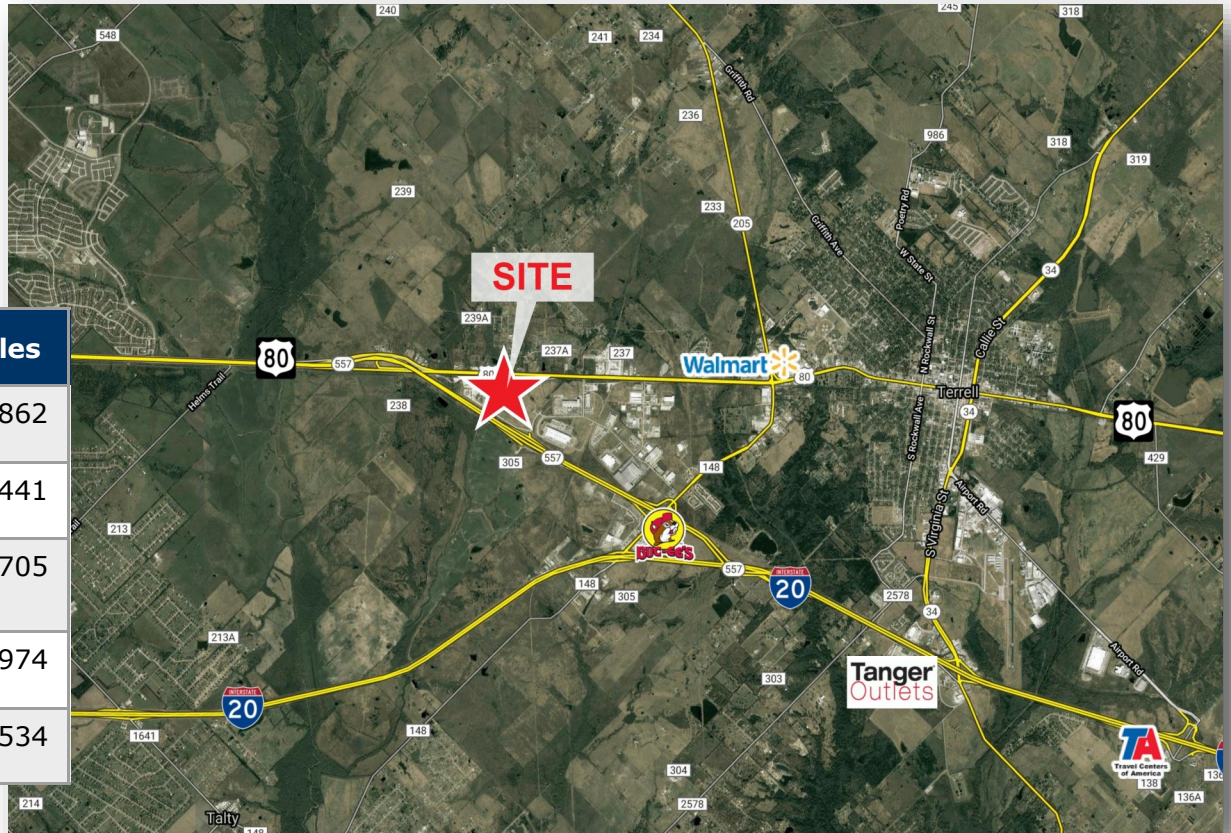
## FEATURES

- Utilities to site
- Possible Rail Service
- Opportunity Zone
- Divisible
- ±70 Acres
- US-80 Frontage

## LOCATION

The City of Terrell is located in Kaufman County in the state of Texas. Terrell is approximately 25 miles east of Dallas on Interstate Highway 20 and U.S. Highway 80. S.H. 34, S.H. 205 and F.M.148 provide north-south access.

Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	14	11,094	34,862
Estimated Households	5	3,081	10,441
Average HH Income	\$73,608	\$108,821	\$94,705
Total Businesses	4	183	974
Total Employees	40	2,282	10,534



### HENRY S. MILLER

5151 Belt Line Rd. Suite 900  
Dallas, Texas 75254

[www.henrysmiller.com](http://www.henrysmiller.com)

### DAN SPIKA, SIOR

Executive Vice President/Principal  
dspika@henrysmiller.com  
p 972.386.1478  
m 972.741.2541

### SCOTT AXELROD

Vice President  
saxelrod@henrysmiller.com  
p 972.419.4034  
m 214.674.9814



# PROPERTY INFORMATION - Terrell Gross Areas Exhibit



## HENRY S. MILLER

5151 Belt Line Rd. Suite 900  
Dallas, Texas 75254

[www.henrysmiller.com](http://www.henrysmiller.com)

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



# PROPERTY INFORMATION - Terrell Gross Areas Exhibit



## HENRY S. MILLER

5151 Belt Line Rd. Suite 900  
Dallas, Texas 75254

[www.henrysmiller.com](http://www.henrysmiller.com)

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



# TRAFFIC COUNTS



## HENRY S. MILLER

5151 Belt Line Rd. Suite 900  
Dallas, Texas 75254

[www.henrysmiller.com](http://www.henrysmiller.com)

## DAN SPIKA, SIOR

Executive Vice President/Principal  
[dspika@henrysmiller.com](mailto:dspika@henrysmiller.com)  
p 972.386.1478  
m 972.741.2541

## SCOTT AXELROD

Vice President  
[saxelrod@henrysmiller.com](mailto:saxelrod@henrysmiller.com)  
p 972.419.4034  
m 214.674.9814

