

FOR SALE

APPROX. 6.137 ACRES

4880 W. US Hwy. 80 Terrell, TX 75160



Sale Price	\$749,000
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OFFERING SUMMARY

Lot Size:	6.137 Acres
Price / Acre:	\$122,047
Zoning:	HC (Highway Corridor) - City of Terrell
Water:	City of Terrell
Electricity:	Available
Wastewater:	Septic

PROPERTY HIGHLIGHTS

- Frontage on US Highway 80 with excellent visibility
- 6.137 acres available for a broad array of commercial projects
- Highway Corridor zoning allows for various commercial enterprises
- Partial flood-plain offers opportunities for creative site planning and development
- Property video: <https://youtu.be/qyY2vdXunTo>
- Property website: <https://buildout.com/website/4880wushwy80>

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



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JIM STEWART, REALTORS®

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PROPERTY DESCRIPTION

Discover the development and investment potential of this expansive 6.137 acre property located in Terrell, Texas. Zoned Highway Corridor (HC) within the city limits of Terrell, this parcel offers excellent visibility on US Highway 80, making it a ideal location for many types of businesses. Utilities to the site include water, electricity, and septic. While a portion of the area lies within a flood-plain, strategic development and landscaping can maximize usable space. This site represents a unique opportunity to build a custom facility that could serve a wide number of uses in this rapidly growing region. Prospective buyers and their agents are responsible for conducting their own due diligence, which includes consulting with city authorities, confirming access to utilities, and zoning confirmation. This information is not to be considered a substitute for professional guidance and independent verification.

LOCATION DESCRIPTION

Located on the north side of W US Hwy. 80, east of FM 1392, west of CR 237.

ZONING DESCRIPTION

Highway Corridor Zoning Ordinance link:

https://library.municode.com/tx/terrell/codes/code_of_ordinances?nodeId=COOR_APX2Z0OR_IIIZODI_S28HICOHCDI

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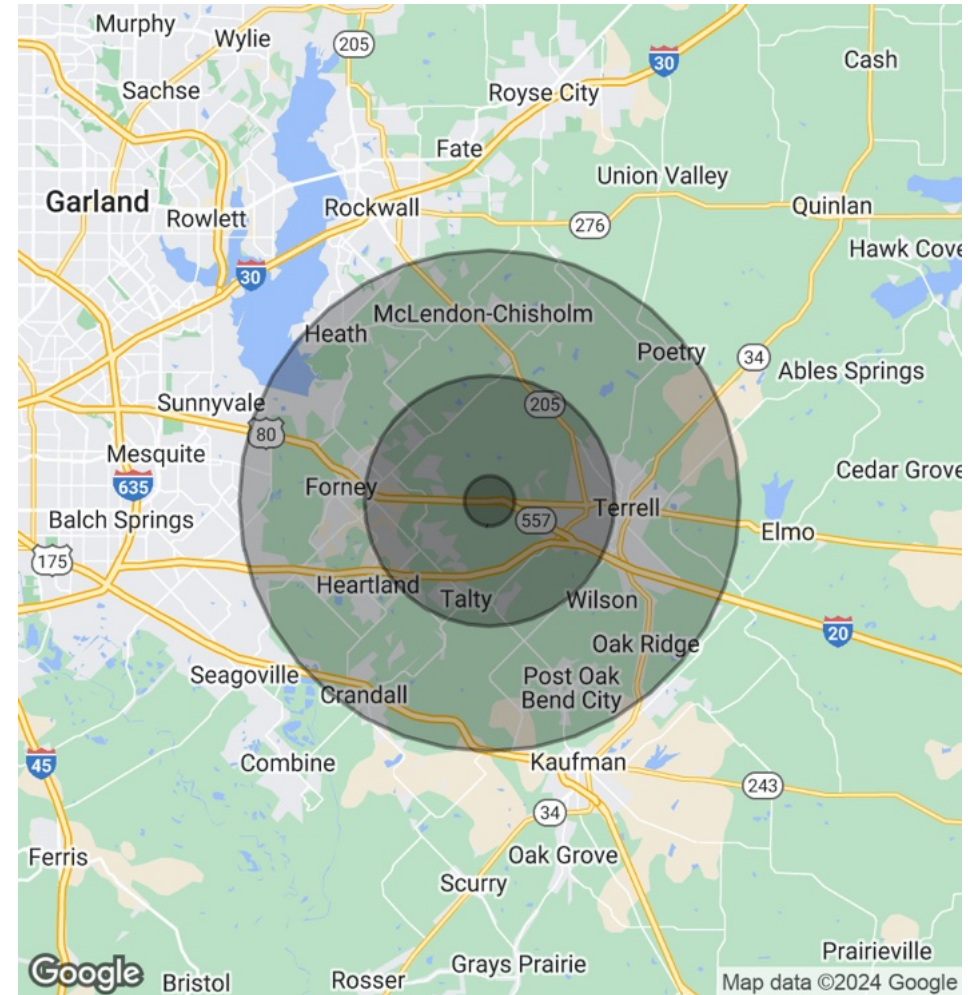
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	979	53,918	151,135
Average Age	35	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	288	17,344	48,469
# of Persons per HH	3.4	3.1	3.1
Average HH Income	\$121,435	\$117,052	\$117,130
Average House Value	\$380,938	\$368,189	\$383,540

Demographics data derived from AlphaMap



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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.

11-2-2015

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date