

Office/Retail Space in Downtown Terrell for Lease

FLEXIBLE STOREFRONT W/ $\pm 1,250$ – $\pm 5,670$ SF AVAILABLE



$\pm 1,250$ – $\pm 5,670$ SF Available
Divisible Office/Retail Space
Downtown Terrell Corner Location
Ample Storefront Windows &
Multiple Entrances
Space for One or Multiple Tenants

200 E Nash St | Terrell, TX 75160

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Property Overview

VISIBLE | FLEXIBLE | DOWNTOWN

Divisible office/retail space at the corner of E Nash and Adelaide Streets offers an open layout and storefront presence in downtown Terrell.

Listed By:
Kevin Weable, CCIM | 214.801.7787



Property Overview

SUBHEAD

M&D CRE is pleased to present office/retail space for lease at 200 E Nash St in downtown Terrell, Texas. The property offers approximately 1,250 to 5,670 square feet of divisible space, allowing tenants to consider a smaller storefront or a larger footprint for their business.

Situated at the corner of E Nash Street and Adelaide Street, the property features storefront windows, multiple entrances, and currently has an open interior. Its street-facing corner design provides a recognizable location for a customer-facing office or retail business, while the open interior allows tenants to plan offices, retail sales displays, inventory storage, and service and support areas around their day-to-day operations.

The interior is currently unfinished, offering flexibility to create a layout that reflects a tenant's concept and space requirements. The property may suit a variety of office, retail and service-oriented businesses seeking a downtown Terrell location. Final space configurations, improvements, and delivery terms will be determined through the leasing process.

For more information, please contact **Kevin Weable, CCIM** at **214.801.7787** or **kevin@mdcregroup.com**.

IDEAL FOR

- Offices or Business Headquarters
- Boutique or Specialty Retail
- Décor or Furnishing Showroom
- Gallery or Creative Studio or Space
- Beauty/Personal Care Services
- Fitness or Wellness Studio
- Customer-facing Establishment

Offering	Office/retail space for lease
SF Options	1,250 to 5,670 SF
Divisible	Yes; minimum ±1,250 SF
Location	Corner of E Nash Street and Adelaide Street
Zoning	C-1 Commercial Office & Retail
Parcel ID	40297
Interior	Open, Unfinished Space for Customization



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200 E NASH ST — TERRELL



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Highlights

±1,250 SF Minimum Space Available, up to ±5,750 SF

Available For Lease

Corner at E Nash & Adelaide with a Strong Downtown Storefront Presence

Flexible Suite Configurations

Tenant-Specific Layout Potential

Multiple Storefront Entrances

Street-Facing Display Windows

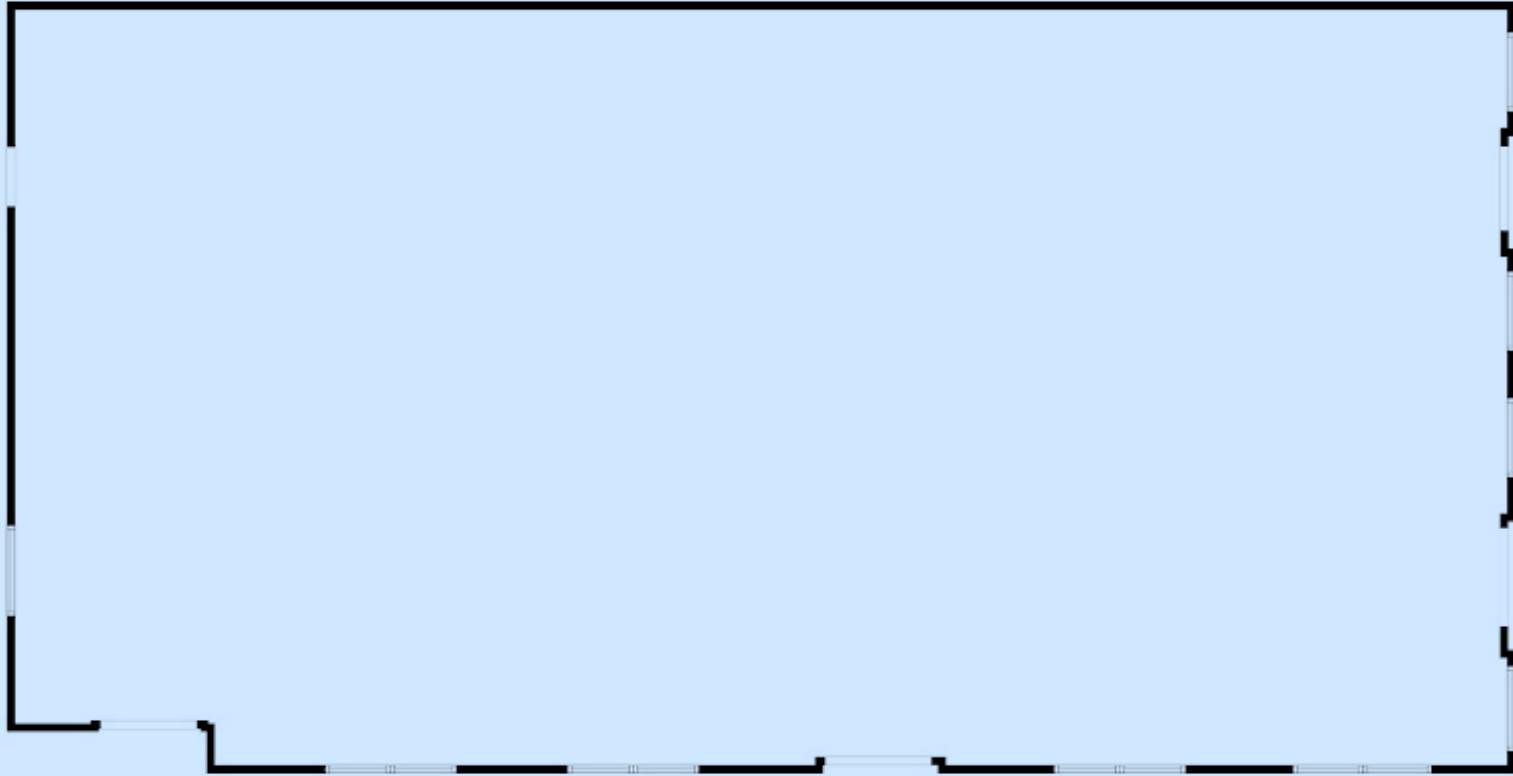
Space for One or Multiple Tenants

Full-Building Lease Option

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200 E NASH ST — TERRELL | FLOOR PLAN



Floor plan is for reference only. Layout, labels, and access points are approximate and should be verified.

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Location Overview

Those fundamentals support the property's positioning for beauty, wellness, specialty retail, grocery, and service office tenants or owner-users seeking an established commercial footprint in a growing Terrell market.

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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, offices, 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.

40,573Population
Increase

15 MIN—ESRI

3.74%Projected Annual
Pop Growth

15 MIN—ESRI

\$77,9162025 Median
HH Income

15 MIN—ESRI

13,4842025
Households

15 MIN—ESRI

**MD
CRE**



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AutoZone

El Nogalito
Restaurant
Mexican Food



AMERICAN NATIONAL
BANK OF TEXAS

205
TEXAS

THE OPPORTUNITY

TERRELL FARMERS MARKET



34
TEXAS

TERRELL CAFE

TEXAS STEAK & GRILL

TACOS EL LOCO



Lufa Mae
BISTRO

*Side
Street
Bar*

DOLLAR GENERAL

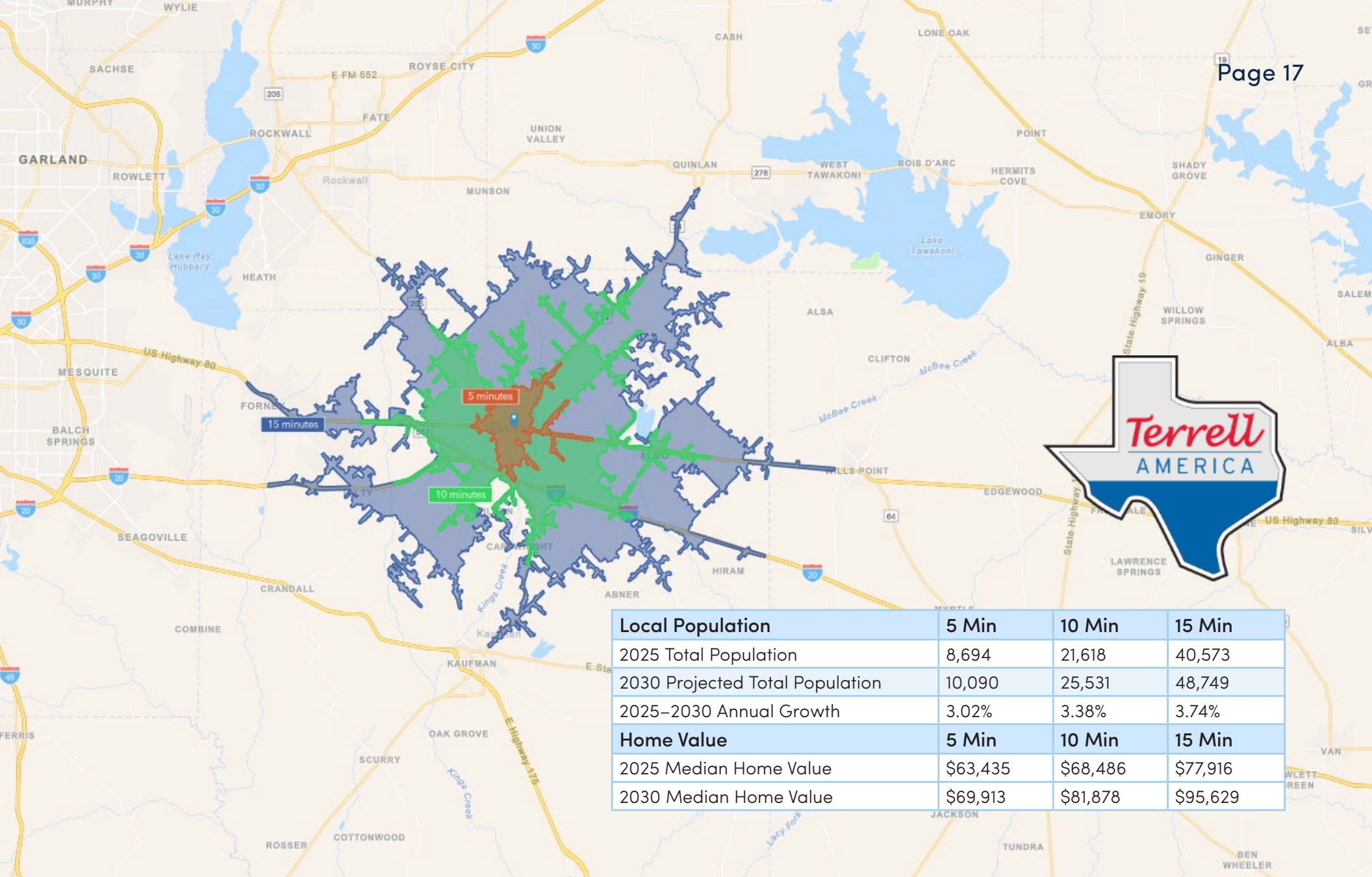


RIO LERMA
MEXICAN RESTAURANT

XAVIER
TEX-MEX
BAR

SONIX





Local Population	5 Min	10 Min	15 Min
2025 Total Population	8,694	21,618	40,573
2030 Projected Total Population	10,090	25,531	48,749
2025–2030 Annual Growth	3.02%	3.38%	3.74%
Home Value	5 Min	10 Min	15 Min
2025 Median Home Value	\$63,435	\$68,486	\$77,916
2030 Median Home Value	\$69,913	\$81,878	\$95,629

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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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