Flexible Mixed-Use Commercial Property on SH-34 in Terrell, Texas

6,800 SF ON 3.334 ACRES FOR SALE NOW



- ±6,800 SF Flex Property For Sale
- ±3.334 Acres with Room to Expand
- ±600 SF of Finished Office Space
- ±1200 SF of HVAC Warehouse
- 5000 SF Insulated Warehouse w/ 18–20 ft Clear Height & 4 Overhead Doors
- Fenced, Keypad-Gated Yard
- Direct State Highway 34 Frontage

15377 N SH 34 | Terrell, Texas 75161

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Property Overview

Positioned along State Highway 34 in Terrell, 15377 N SH 34 offers ±6,800 square feet of versatile office, shop and warehouse space across two buildings on approximately 3.334 acres. With direct highway frontage, generous clear heights, multiple roll-up doors and a fenced, keypad-gated yard with room for outdoor storage or expansion, the property is well suited for owner-users, contractors, service businesses and light industrial operations.

Listed By:
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Property Overview

Positioned along State Highway 34 in Terrell, Texas, 15377 N SH 34 offers a versatile ±6,800-square-foot flex property on approximately 3.334 acres in rapidly growing Kaufman County. The property includes two separate buildings with a combination of office, shop, warehouse and outdoor yard space, creating a flexible setup for an owner-user, contractor, service business, light industrial operation, fabrication shop or similar commercial use.

Building A totals approximately 1,800 square feet and is insulated and air-conditioned. It includes approximately 600 square feet of office and conditioned support space, along with storage, two restrooms and approximately 1,200 square feet of fully HVAC warehouse. The garage area is served by one 8' x 10' roll-up door. A large covered porch/work area adds further functionality and is equipped with approximately 10 LED lights, four GFCI outlets and a water gutter, making it well suited for loading, staging or covered outdoor work.

Building B offers approximately 5,000 square feet of warehouse/shop space in an approximately 50' x 100' configuration. The fully insulated building features approximately 18 feet of clear height and up to 20 feet at center, providing ample vertical space for equipment, vehicles and a variety of commercial operations. It includes four roll-up doors total, including one main door measuring 12'5" wide by 16' high, along with three additional roll-up doors measuring 14 feet in height. Pedestrian entrances and a restroom with a shower add to the building's functionality.

The site is equipped with septic, an individual water meter and available electric service, while the expansive acreage provides generous room for circulation, parking and outdoor storage. The property is fenced along the rear and sides, including sections of barbed-wire fencing, and features a rolling keypad-controlled entrance for added security. Existing signage includes both highway-frontage signage and building signage, offering additional visibility along SH 34, which receives 11,546 vehicles per day. With direct SH 34 frontage, two functional commercial buildings and more than three acres, this property presents a strong opportunity for businesses seeking an office, warehouse and yard space in Kaufman County.

Property Size	±6,800 SF | ±3.334 Acres
Parcel ID / APN	71705
County	Kaufman County
Frontage	139' on State Highway 34 N
Utilities On-Site	Electric, Septic & City Water
Specifications	18'-20' Clear Height | 4 Overhead Doors
Office Space	±600 SF



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BUILDING A



BUILDING A OFFERS 1,800 SF





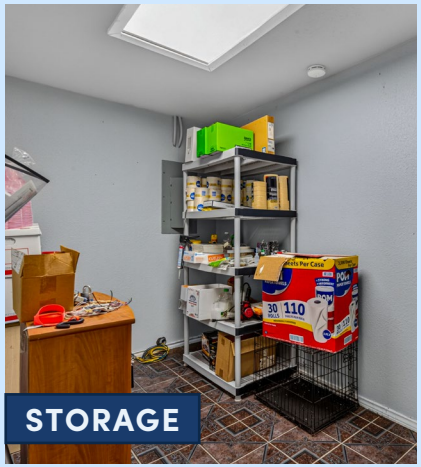
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BUILDING A



600 SF OFFICE SPACE




STORAGE




1200 SF HVAC WAREHOUSE



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BUILDING B

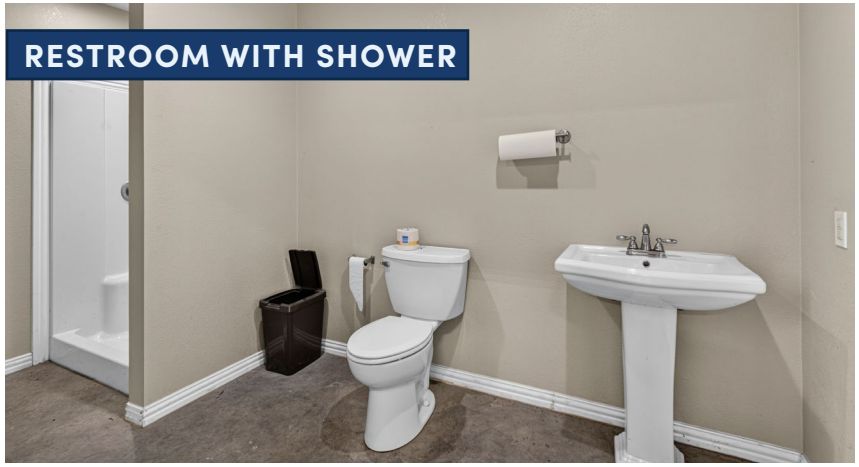




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BUILDING B









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15377 SH 34 N TERRELL, TX



HWY & BLDG SIGNAGE


SH-34 N FRONTAGE


6,800 SF FLEX SPACE


3.334 ACRES

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Highlights

- Direct State Highway 34 Frontage
- ±6,800 SF Total Building Space
- Two Separate Commercial Buildings
- ±3.334 Acres with Expansion Potential
- ±5,000 SF Insulated Warehouse
- 18–20 Foot Warehouse Clear Height
- Multiple Oversized Roll-Up Doors
- ±600 SF Conditioned Office Space & 1,200 SF HVAC Warehouse Space
- Fenced, Keypad-Gated Secured Yard
- Outdoor Storage and Circulation Space

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Location Overview

Terrell's continued growth, strategic location in Kaufman County and convenient access to major DFW transportation corridors enhance the property's appeal for businesses seeking space, visibility and long-term expansion potential.



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Terrell, TX— Established Corridor With Expanding Demand

Terrell, TX Overview

Terrell offers a strategic location for businesses seeking connectivity across Kaufman County, East Texas and the greater DFW market. Located approximately 25 miles east of Dallas, Terrell provides convenient access to I-20, U.S. Highway 80 and State Highway 34, positioning 15377 N SH 34 for efficient access by customers, employees, service vehicles and regional distribution. The surrounding area continues to experience strong population and household growth, supporting an expanding workforce, customer base and demand for commercial services. Terrell's established industrial and commercial presence further reinforces its appeal as a business location, particularly for companies that rely on transportation access, outdoor storage, equipment movement or regional service coverage. Combined with the property's highway frontage, acreage and flexible office, shop and warehouse configuration, the location offers a strong platform for both current operations and future growth.

40,573
Population Increase
15 MIN—ESRI

3.74%
Projected Annual Pop Growth
15 MIN—ESRI

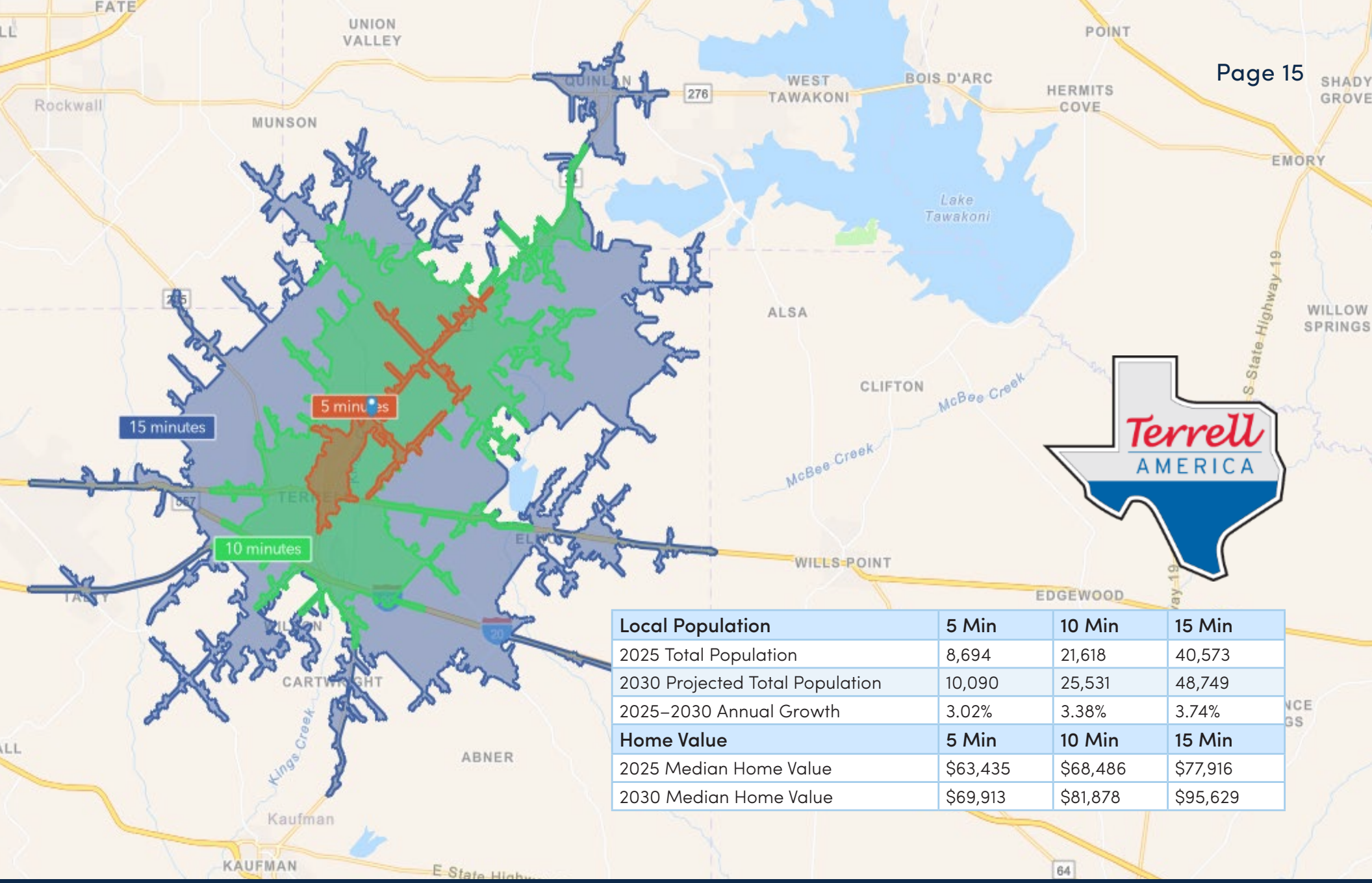
$77,916
2025 Median HH Income
15 MIN—ESRI

13,484
2025 Households
15 MIN—ESRI





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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.

EQUAL HOUSING OPPORTUNITY

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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_____ _____ _____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date