



405 N VIRGINIA ST

Terrell, TX

1,066 SF

Investor Special

Value-Add

Downtown Terrell

High Traffic Area



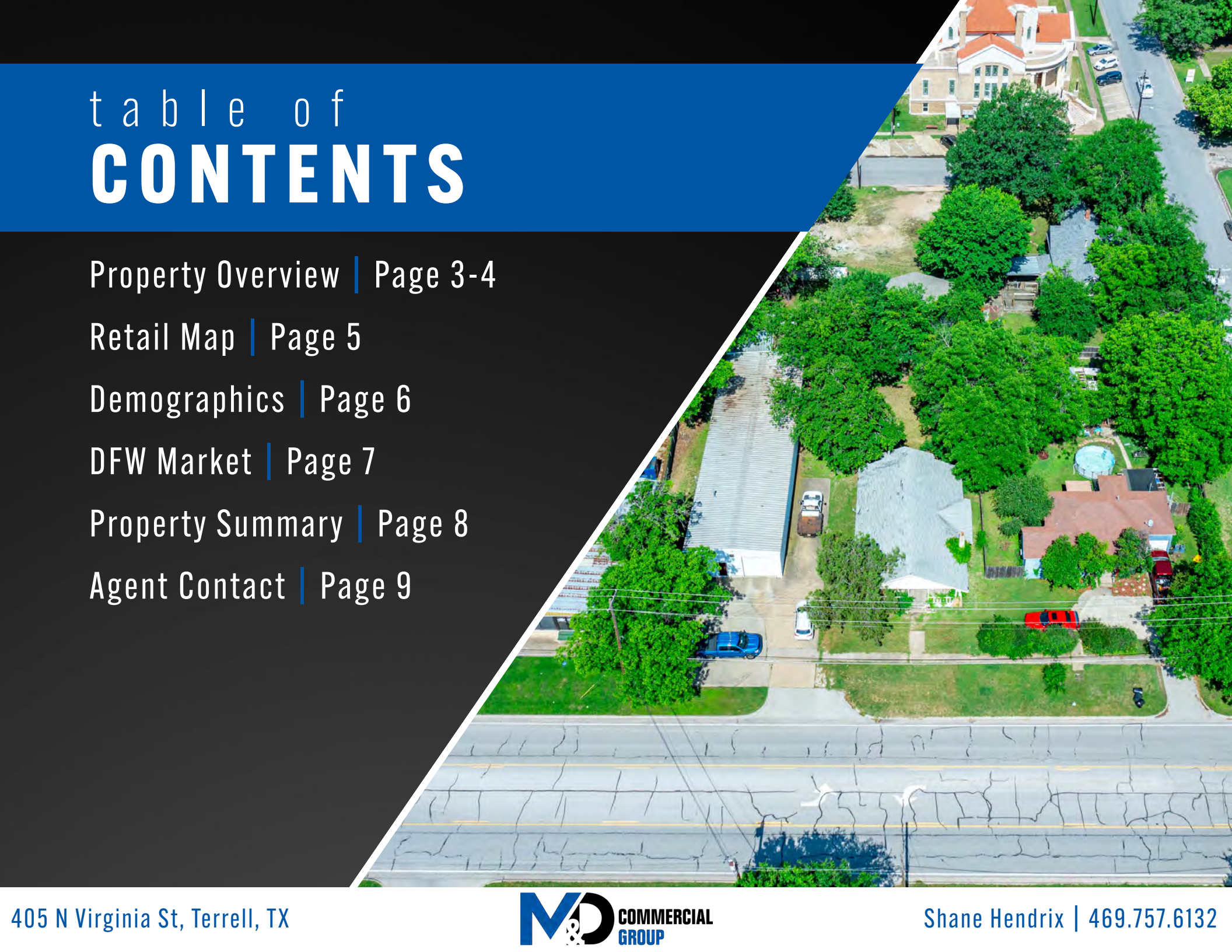


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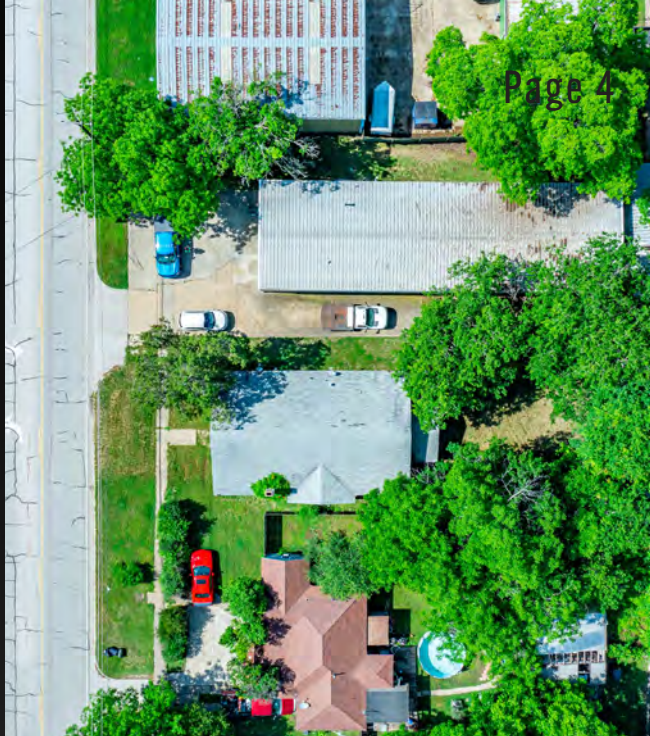
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PROPERTY

overview

This 1,066 square-foot commercial investor special is available for sale. The property sits on 0.16-acres, fully fenced, and features two private offices, one full bathroom, and complete kitchen. Located directly on one of Terrell's main traffic ways, Virginia Street, the building is a value-add special that is in an excellent location. Less than one mile from U.S. Highway 80 and State Highway 34, within the Terrell Downtown District, the site is in a high traffic area with easy accessibility for clients and employees alike. Zoned Office/Retail, do not miss out on this rare opportunity to customize your own space in the heart of Terrell, Texas.





RETAIL MAP

terrell



The property is located between several major traffic routes including SH-34 & US-80.



DEMOGRAPHIC

o v e r v i e w

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157,768

2021 Estimated Population
Kaufman County

\$72,179

2020 Median HH Income
Kaufman County

\$398,398

July '22 Average Home Value
Kaufman County

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 Submarket 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.



MARKET overview

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

overview



Location

405 N Virginia St
Terrell, TX
75160

Zoning

Retail/Office

Square-Feet

1,066 SF

Traffic Counts

50,000 VPD in the
surrounding area

Opportunity

Option to acquire a
value-add retail/office
space within the heart
of Terrell, TX.



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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