

# ±34.5 ACRE COMMERCIAL DEVELOPMENT SITE

SEC INTERSTATE 20 & ROSEHILL ROAD, TERRELL, TEXAS 75160



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

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**SLJ**

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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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# EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer I-20 and Rosehill Rd, an approximately 34.5 acre commercial development site located at the southeast corner of Interstate 20 and Rosehill Rd (FM 304) in Terrell, Texas. Positioned along I-20, near Spur 577, the Property enjoys excellent access, highway visibility and frontage, liberal zoning and close proximity to area traffic drivers. The front portion of the Property is location within Terrell’s 4,500-acre TIF District.

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# PROPERTY HIGHLIGHTS

## EXCELLENT LOCATION

The Property is located at the southeast corner of Interstate 20 and Rosehill Rd (FM 304). The Property is situated along Interstate 20, between the Crossroads at Terrell/Terrell Market Center developments and The Shops of Terrell Outlet Mall to the south.

## PRIME DEVELOPMENT SITE

The Property offers many advantages as a commercial development site including, large ±34.5 acre size, liberal zoning, excellent access, highway frontage, and proximity to area traffic drivers. The liberal Highway Corridor zoning district allows for a variety of uses including retail, restaurant, office, lodging and medical type uses.

## HIGH TRAFFIC COUNTS

The Property's frontage on Interstate 20, offers excellent exposure to vehicular traffic with over 45,000 vehicles per day passing by the Property.

## MANY AREA TRAFFIC DRIVERS

The Property is in close proximity to numerous national retailers such as Academy, Ulta, Marshall's, Ross, Five Below, Chick-fil-a, Starbucks and many more.



# PROPERTY PROFILE

## LOCATION

The subject property is located at the southeast corner of Interstate 20 and Rosehill Rd (FM 304) in Terrell, Texas 75160.

## LAND AREA

±34.5 Acres (1,502,820 SF)

\*No minerals are included in the proposed transaction

## ZONING

HC – Highway Corridor District

## LOT DIMENSIONS

Frontage on I-20 Frontage Rd:	±1,400 Feet
Frontage on Rosehill Rd:	±650 Feet
Maximum Depth:	±1,800 Feet

## TRAFFIC COUNTS

Interstate 20:	±45,000 VPD (2017)
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# ZONING INFORMATION

## PRIMARY USES

Hotel/motel, office, general merchandise (over/under 12,000 SF), grocery (over/under 12,000 SF), restaurant (with or without drive-thru), bank (with or without drive-thru), movie theatre, indoor health/fitness club, retail alcohol sales, personal service, hospital, medical office/lab, clinic (minor emergency), auto parts sales, auto rental or leasing, gas station/convenience store, microbrewery

## MAXIMUM LOT COVERAGE

90%

## MINIMUM LOT AREA

10,000 Square Feet

## MINIMUM LOT DIMENSIONS

100 Feet Width

100 Feet Depth

## MAXIMUM HEIGHT

No height limit within 700 feet of Highway ROW, otherwise 6 stories \*subject to FAA requirements

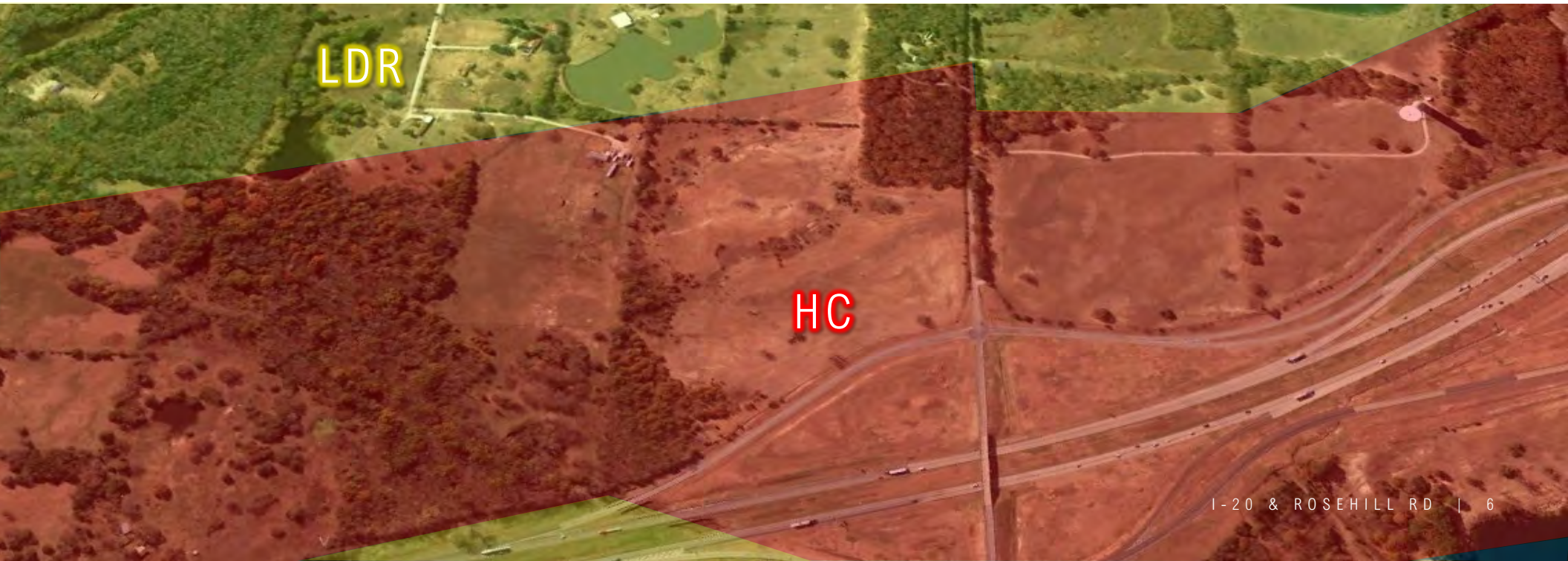
## MINIMUM STREET SETBACKS

20' from primary streets (Highways)

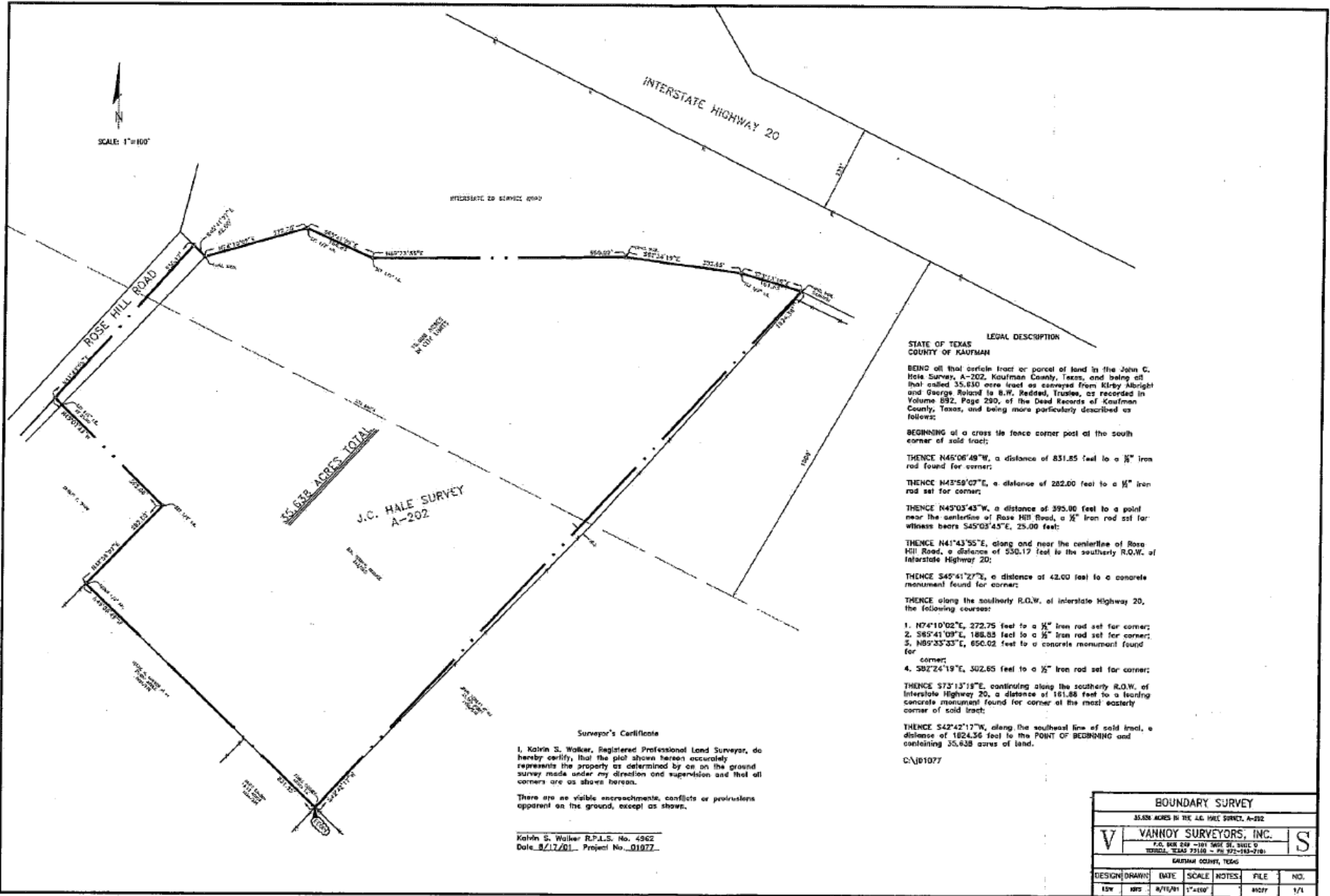
10' from secondary and tertiary streets

[Link to Terrell Future Land Use Map](#)

[Link to Terrell Development Standards](#)



# SURVEY





## 2021 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	8	73	6,030
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	56.4%	48.2%	65.2%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	25K	8K	35.1
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	POPULATION GROWTH 2021-2026
	\$68K	\$142K	18.9%





**TERRELL MARKET CENTER**

Walmart Distribution  
 BUCER'S  
 LA QUINTA INNS & SUITES  
 DISCOUNT TIRE  
 Fairfield BY MARRIOTT  
 TACO CABANA  
 DQ  
 WINGSTADGER  
 TRU  
 STARBUCKS

GOODYEAR Distribution  
 Russell Stever Distribution  
 SUBWAY  
 Denny's  
 Jeep  
 RAM  
 Ford  
 Baylor Scott & White HEALTH Future Development

**THE CROSSROADS AT TERRELL**

FILM ALLEY  
 Academy SPORTS & OUTDOORS  
 Marshalls  
 HOBBY LOBBY  
 Olive Garden  
 five BELOW  
 SPECS' WINDS, SPIRITS, FINER FOODS  
 burkes OUTLET  
 Freddy's STEAKBURGERS  
 ULTA BEAUTY  
 RACK ROOM SHOES  
 CHIPOTLE MEXICAN GRILL  
 Chick-fil-A  
 ROSS DRESS FOR LESS  
 EBVENO  
 petco

**THE SHOPS AT TERRELL**

HOMETOWN CINEMAS  
 OLD NAVY OUTLET  
 GAP FACTORY  
 Applebee's  
 Reebok OUTLET STORES  
 NIKE FACTORY STORE  
 Levi's OUTLET STORE  
 crocs  
 Nike  
 SONIC  
 Schlottzsky's  
 QUALITY  
 6  
 Red Roof Inns  
 IHOP  
 Wendy's  
 SureStay HOTEL

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