

FOR SALE
HIGHWAY COMMERCIAL PROPERTY
SEQ I-20 & S.H. 34
Terrell, Texas

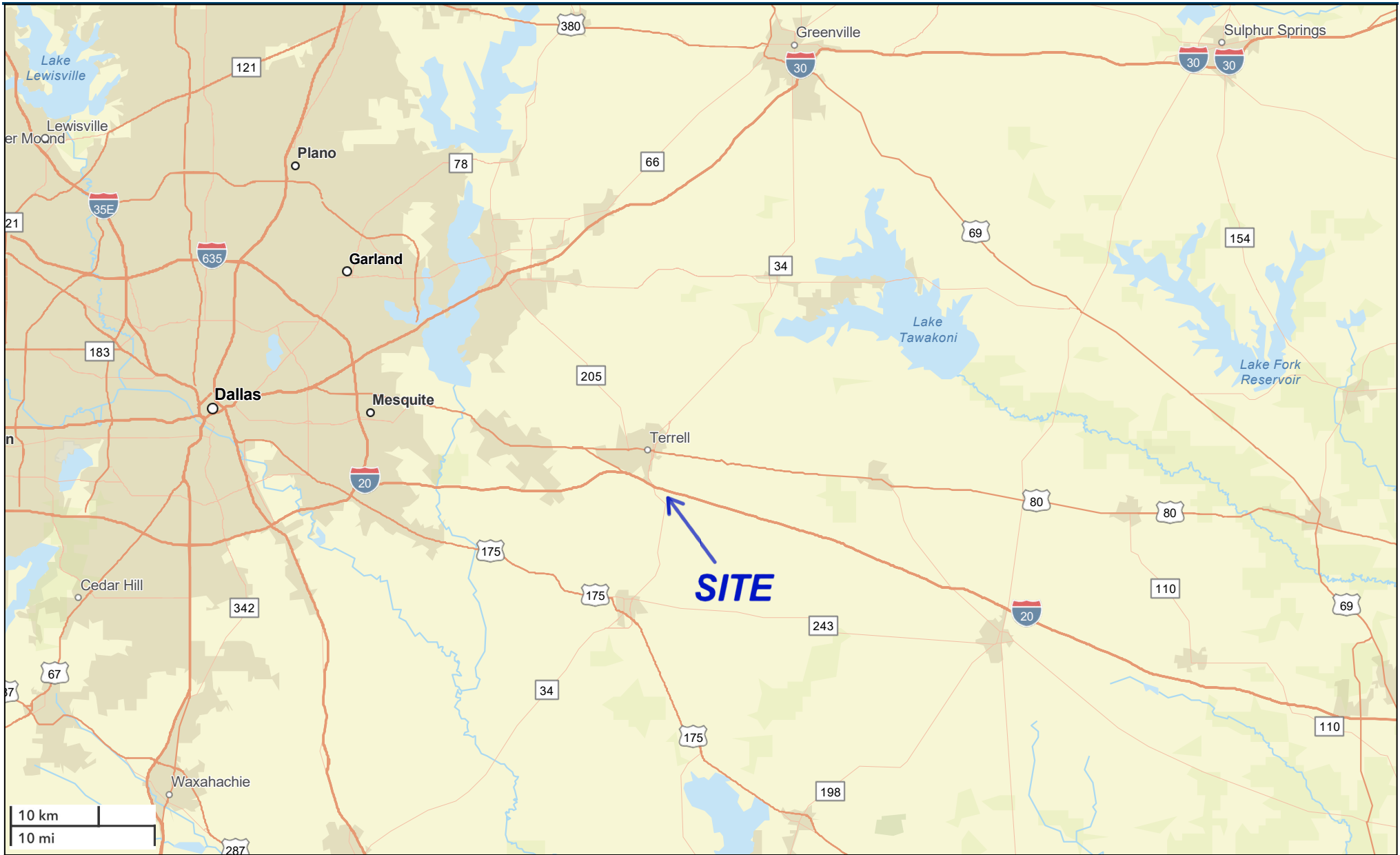
- LOCATION:** The subject property is located in the southeast quadrant of I-20 and State Highway 34 in Terrell, approximately 32 miles east of downtown Dallas.
- SIZE:** 89.44 Acres Gross; 3,896,006.4 S.F.
27.20 Acres Net of Flood Plain; 1,184,832 S.F. Net of Flood Plain
62.24 Acres in Flood Plain
- ZONED:** Commercial
- FRONTAGE:** Interstate-20 - 3,260.73 ft.
State Highway 34 - 2,490.61 ft.
- TXDOT has purchased the right-of-way for the future extension of the service road east to Wilson Road.*
- TRAFFIC COUNTS:** I-20 - 61,768 vpd (*Esri 2024*)
S.H. 34 (north of I-20) - 21,265 vpd (*Esri 2024*)
- UTILITIES:** Utilities are on site and ready for immediate development.
- PRICE:** \$4,739,328.00; \$4.00 Per S.F. Net of Flood Plain
- COMMENTS:** Excellent location for retail, restaurants and commercial uses. I-20 and S.H. 34 offer high visibility and exposure. Development at this intersection includes The Shops at Terrell, various restaurants, QT Travel Plaza and numerous retail establishments and hotels.

FOR MORE INFORMATION
Call
JOE RUST COMPANY
972-333-4143

SEQ I-20-SH 34 Terrell-2024.docx

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.



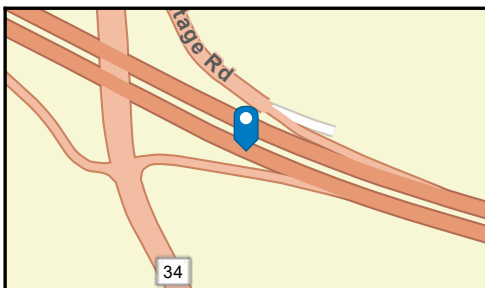
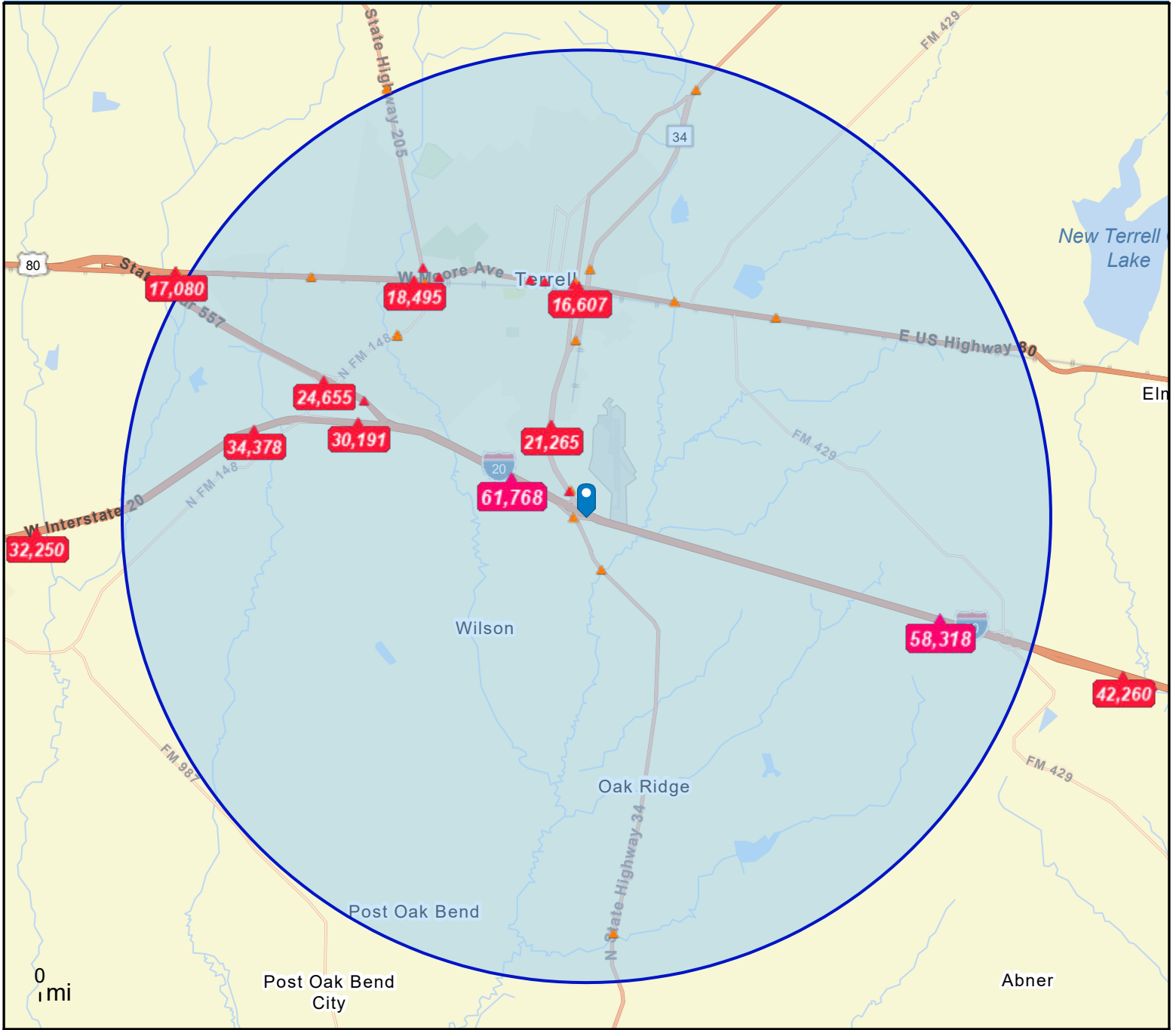






210 Thomas St
 I-20 E, Terrell, Texas, 75160
 Ring bands: 0-5 mile radii

Prepared by Esri
 Latitude: 32.70036
 Longitude: -96.27311



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

January 10, 2024

