

FOR SALE
15.5 ACRES - PLANNED DEVELOPMENT
MULTI FAMILY (PD MF-26-3180)
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: 15.5 Acres; 675,180 S.F.

ZONED: Planned Development - Multi Family (PD MF-26-3180)

FRONTAGE: State Highway 34 - 1,255 ft. (*approx.*)
Tanger Drive (*future*) - 925 ft. (*approx.*)

TRAFFIC COUNTS: State Highway 34 - 23,2490 vehicles per day (*Esri 2026*)

UTILITIES: Utilities are on site and ready for immediate development.

PRICE: \$5,063,850.00; \$7.50 Per S.F.

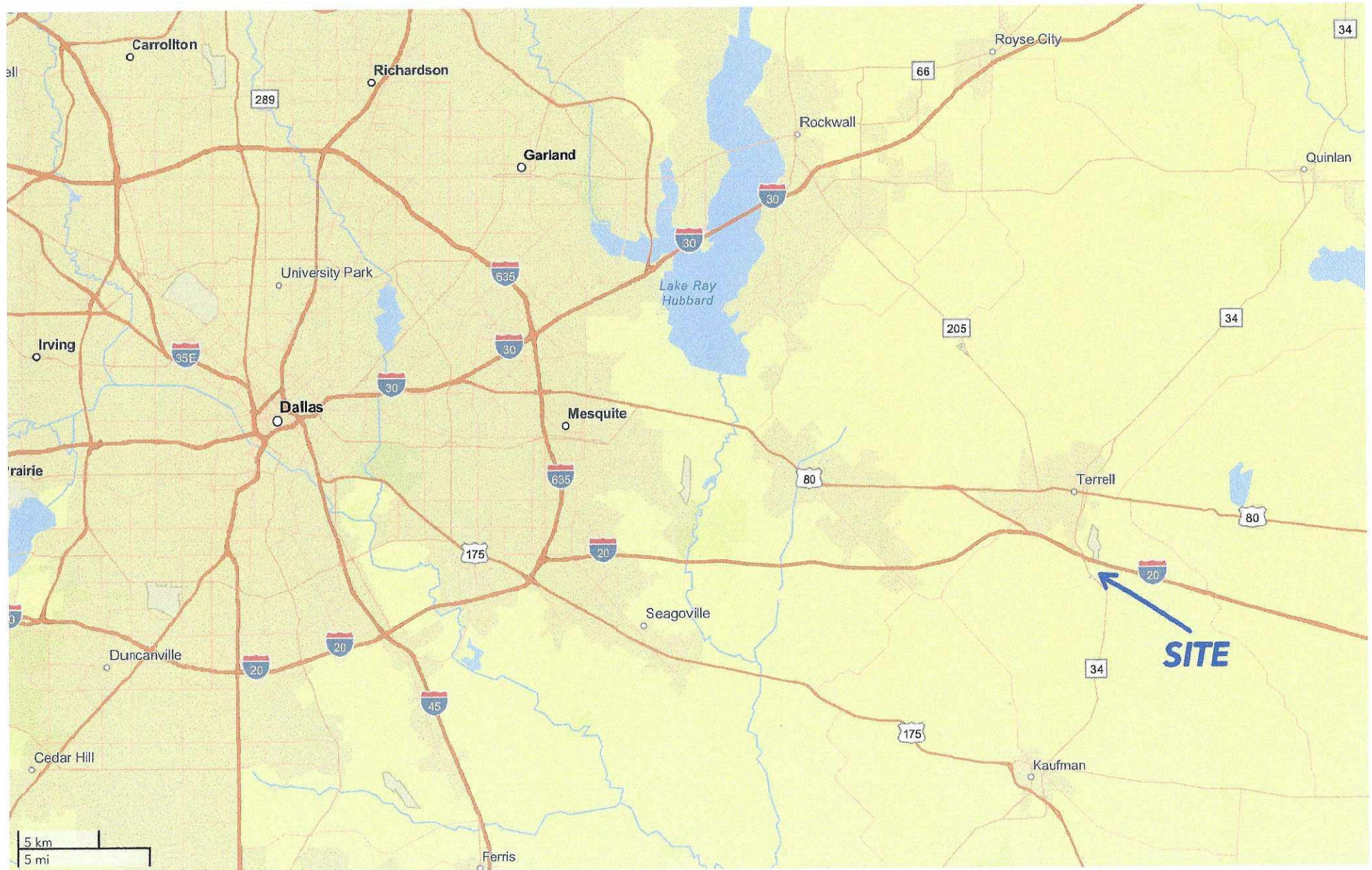
COMMENTS: Excellent location for apartments. I-20 and State Highway 34 offer easy access and exposure. Development near this intersection includes The Shops at Terrell, various restaurants, QT Travel Plaza and numerous retail establishments and hotels.

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

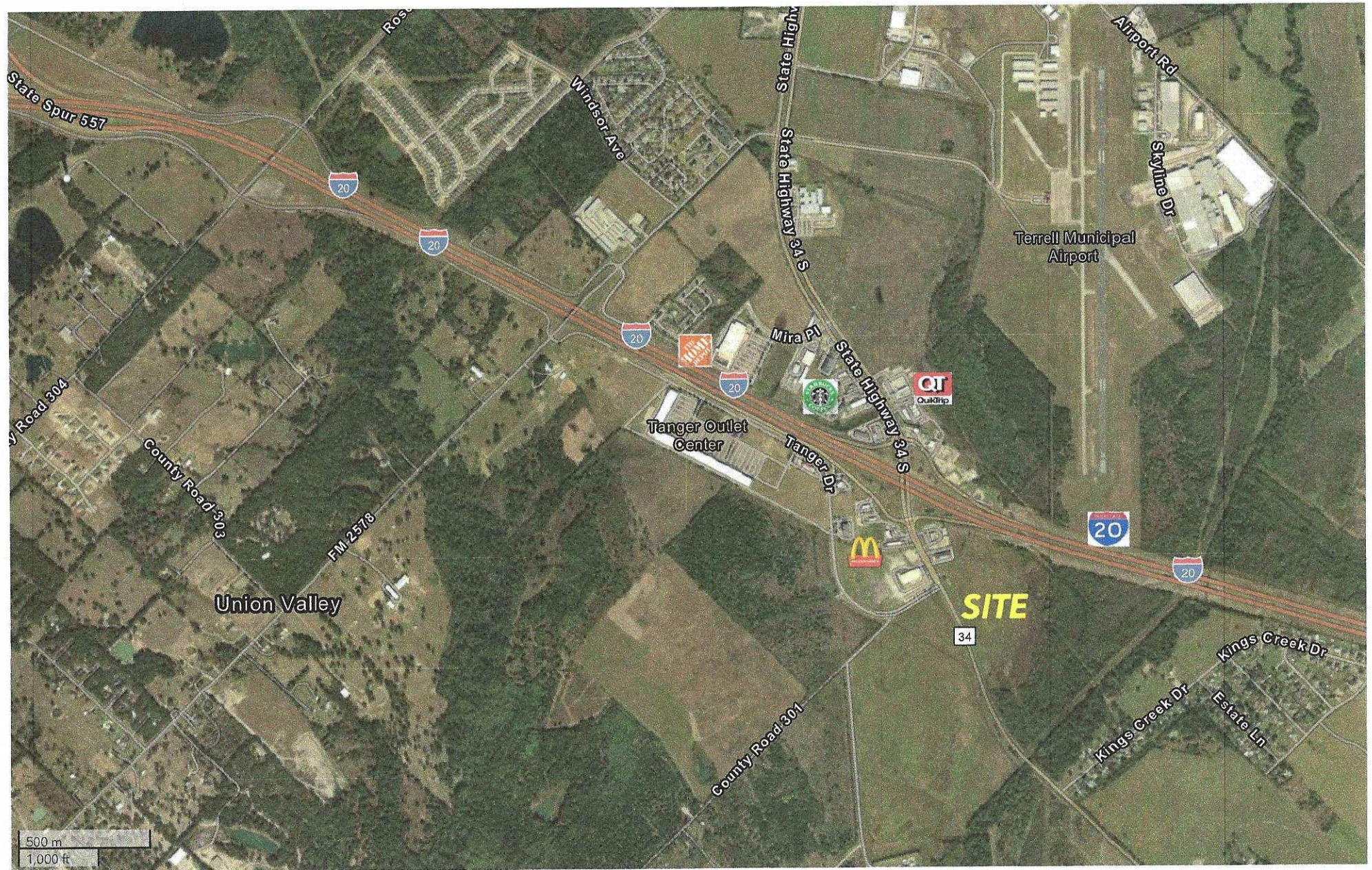
SEQ I-20-SH 34 Terrell-15 Ac-MF-2026.docx

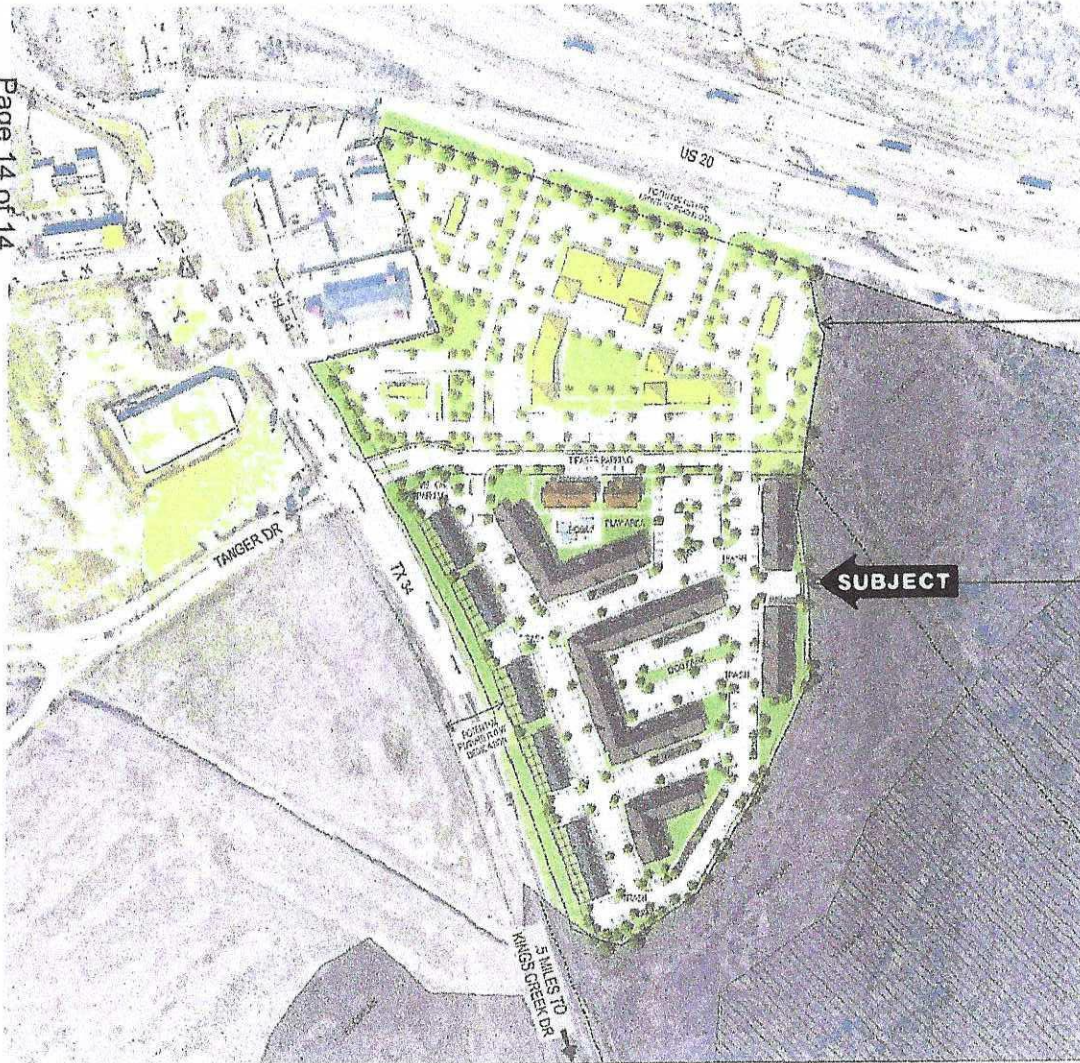
Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.

15.5 Acres MF Land - SH 34



15.5 Acres MF Land - SH 34

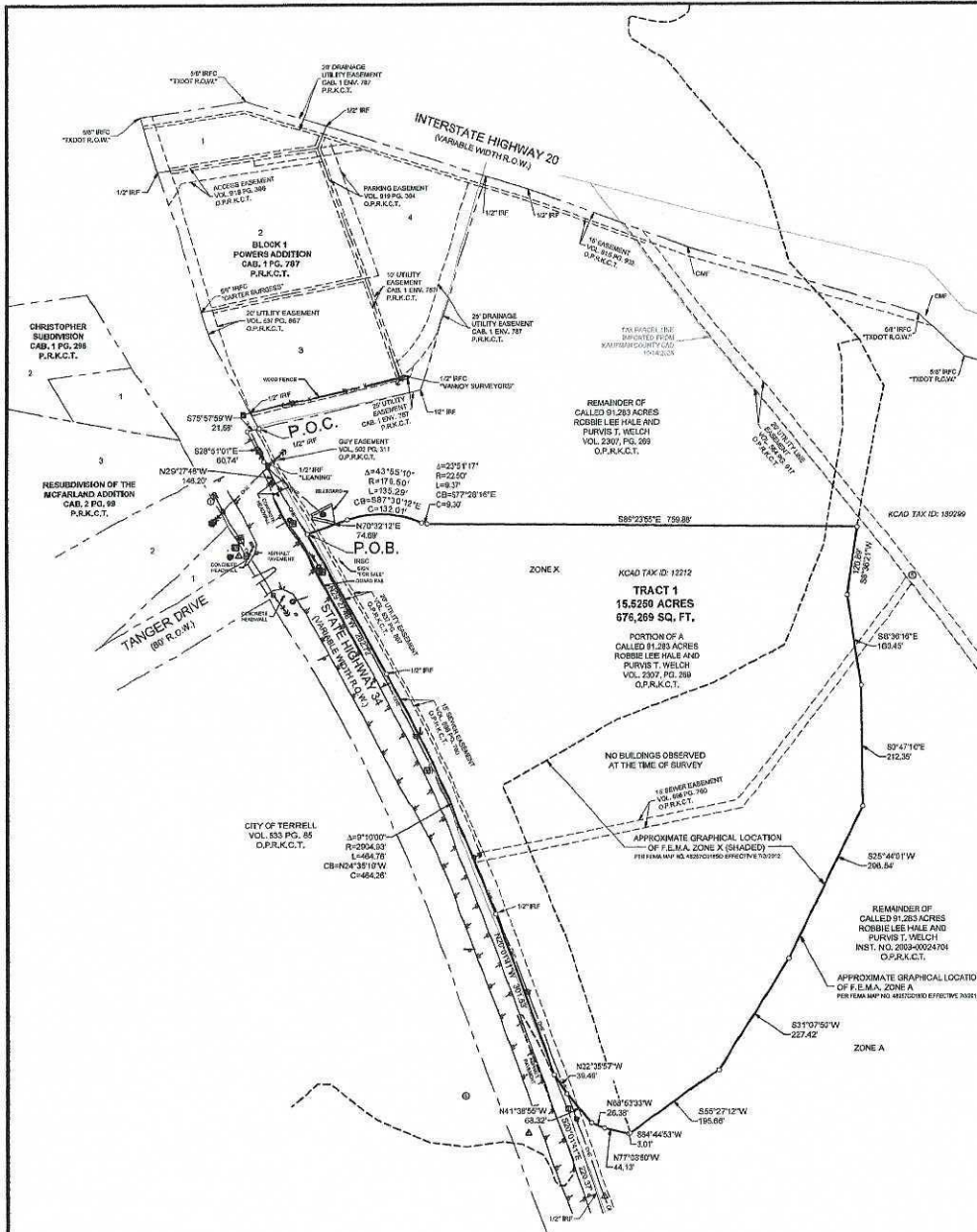




**Multi – Family
Terrell, Texas**

**15 +/- Acres
PD MF – 26 -3180**

SEQ I-20 & S.H. 34



LINE TYPE LEGEND

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NOTES:

1. Monuments shown are 5/8-inch iron rods with red plastic caps stamped "1014" set unless otherwise noted. All monuments are approximately between the surface of the ground and 0.5 foot below the surface of the ground, unless otherwise noted.
2. There are no buildings observed on the surveyed property.
3. Underground utilities shown herein are based on surface indicators, such as manholes and Texas111 utility locate markings. The locations shown are approximate.
4. There was no visible evidence of current earth moving work, building construction or building additions were observed at the time of the survey.

FLOOD STATEMENT:

According to a Federal Emergency Management Agency's Flood Insurance Rate Map No. 450700180D, for Kaufman County, Texas and incorporated areas, dated 10/20/12, the property is located within the following:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance flood"

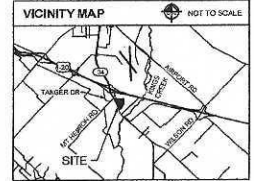
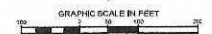
Zone A (shaded) defined as "Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

- (Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, OF, No. 1002-421005-RTT, effective date January 22, 2026, issued January 29, 2025.)
- 10a. The surveyed property is a portion of the land described in the Easement recorded in Volume 272, Page 535, Real Property Records of Kaufman County, Texas. (Blanket type easement-not platable)
 - 10b. The Easement recorded in Volume 537, Page 667, Real Property Records of Kaufman County, Texas lies within the surveyed property and is shown hereon.
 - 10c. The Utility Line Easement recorded in Volume 554, Page 617, Real Property Records of Kaufman County, Texas does not lie within the surveyed property and is shown hereon.
 - 10d. The Easement recorded in Volume 592, Page 311, Real Property Records of Kaufman County, Texas does not lie within the surveyed property and is shown hereon.
 - 10e. The Sanitary Sewer Easement recorded in Volume 608, Page 760, Real Property Records of Kaufman County, Texas does lie within the surveyed property and is shown hereon.
 - 10f. The Easement recorded in Volume 815, Page 532, Real Property Records of Kaufman County, Texas does not lie within the surveyed property and is shown hereon.
 - 10g. The Access Easement recorded in Volume 519, Page 304, Real Property Records of Kaufman County, Texas does not lie within the surveyed property and is shown hereon.
 - 10h. The Access Easement recorded in Volume 519, Page 305, Real Property Records of Kaufman County, Texas does not lie within the surveyed property and is shown hereon.
 - 10i. The following Easements recorded in Volume 811, Enclave 787, Real Records of Kaufman County, Texas do not lie within the surveyed property and are shown hereon.
 - 20 foot easement.
 - 25 foot easement.
 - 5 foot easement.
 - 15 foot utility easement.
 - 10j. The surveyed property is a portion of the property described in the document recorded in Volume 561, Page 275, and Volume 601, Page 119, of the Real Property Records of Kaufman County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate location relative to the surveyed property was determined by the surveyor.
 - 10k. The surveyed property is a portion of the property described in the document recorded in Volume 561, Page 275, and Volume 601, Page 119, of the Real Property Records of Kaufman County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate location relative to the surveyed property was determined by the surveyor.
 - 10l. The surveyed property is a portion of the land described in Memorandum of Lease recorded in Volume 1289, Page 262, Real Property Records, Kaufman County, Texas. As affected by Assignment of Lease recorded in Volume 1450, Page 281, Real Property Records, Kaufman County, Texas. As further affected by Assignment of Leasehold recorded in Volume 2325, Page 1, Real Property Records, Kaufman County, Texas.
 - 10m. The surveyed property is a portion of the land described in Memorandum of Lease recorded in Volume 1289, Page 262, Real Property Records, Kaufman County, Texas. As affected by Assignment of Lease recorded in Volume 1450, Page 281, Real Property Records, Kaufman County, Texas. As further affected by Assignment of Leasehold recorded in Volume 2325, Page 1, Real Property Records, Kaufman County, Texas.
 - 10n. The surveyed property is a portion of the land described in deed recorded in Volume 7267, Page 426, Real Property Records of Kaufman County, Texas.
 - 10o. The Drainage Easement recorded in Volume 7267, Page 442, Real Property Records of Kaufman County, Texas does not lie within the surveyed property.



PROPERTY DESCRIPTION

BEING a tract of land situated on the Ransom Sowell Survey, Abstract No. 443, Kaufman County, Texas and being a portion of a called 91.23-acre tract of land described in a Warranty Deed to Robbie Lee Hale and Purvis T. Welch, recorded in Volume 2307, Page 269, Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the southeastern corner of Lot 4, Block 1, Powers Addition, an addition to the City of Terrell, Texas, as recorded in Cabinet 1, Page 787, Real Records, Kaufman County, Texas, being a northwest corner of said 91.23-acre tract and being in the east right-of-way line of State Highway 34, a vehicle with public right-of-way;

THENCE with said east right-of-way line of State Highway 34, and the west line of said 91.23-acre tract the following courses and distances:

South 77°57'59" West, a distance of 21.88 feet to a point for corner;
 South 29°27'48" East, a distance of 69.74 feet to a 1/2-inch iron rod found for corner;
 South 29°27'48" East, a distance of 148.20 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for the POINT OF BEGINNING of the described tract;

THENCE departing said east-right-of-way line of State Highway 34 and the west line of said 91.23-acre tract, over and across said 91.23-acre tract the following courses and distances:

North 77°32'12" East, a distance of 74.69 feet to a point at the beginning of a tangent curve to the right with a radius of 1776.80 feet, a central angle of 47°45'10", and a chord bearing and distance of South 87°32'12" East, 132.01 feet;
 In a southeasterly direction, with said tangent curve to the right, an arc distance of 135.29 feet to a point at the beginning of a reverse curve to the left with a radius of 25.80 feet, a central angle of 23°51'17", and a chord bearing and distance of South 77°32'12" East, 8.30 feet;
 In a southeasterly direction, with said reverse curve to the left, an arc distance of 0.37 feet to a point for corner;
 South 87°23'55" East, a distance of 759.26 feet to a point for corner;
 South 08°35'01" West, a distance of 130.89 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 South 08°38'16" East, a distance of 150.45 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 South 04°47'10" East, a distance of 212.39 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 South 22°44'01" West, a distance of 205.04 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 South 31°07'07" West, a distance of 227.46 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 South 03°27'12" West, a distance of 105.64 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 South 64°44'53" West, a distance of 3.01 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 North 77°32'57" West, a distance of 44.13 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 North 58°53'27" West, a distance of 38.38 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 North 41°38'55" West, a distance of 68.32 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner;
 North 32°38'57" West, a distance of 38.49 feet to a 5/8-inch iron rod with red plastic cap stamped "1014" set for corner in said east right-of-way line of State Highway 34, and the west line of said 91.23-acre tract, to which a 1/2-inch iron rod found bears South 28°01'41" East, 220.37 feet;

THENCE with said east right-of-way line of State Highway 34 and the west line of said 91.23-acre tract the following courses and distances:

North 20°31'41" West, a distance of 381.63 feet to a point at the beginning of a non-tangent curve to the left with a radius of 2,804.95 feet, a central angle of 01°01'07", and a chord bearing and distance of North 24°32'12" West, 464.28 feet;
 In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 464.78 feet to a point for corner;
 North 29°27'48" West, a distance of 287.72 feet to the POINT OF BEGINNING and containing 876.269 square feet or 15.250 acres of land.

SURVEYOR'S STATEMENT:

To: JPI Affordable Acquisition, LLC, a Delaware limited liability company
 ROBBIE LEE HALE AND PURVIS T. WELCH;
 First American Title Insurance Company & Republic Title of Texas Inc.;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2020 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 6, 8, 13 and 16 of Table A thereof.

The field work was completed on March 23, 2025.

Survey Date: April 16, 2025

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

William J. Johnson Date
 Registered Professional Land Surveyor No. 5428
 Kimley-Horn and Associates, Inc.
 2500 Pacific Avenue, Suite 1100
 Dallas, TX 75201
 Ph. 469-745-8849
 bill.johnson@kimley-horn.com

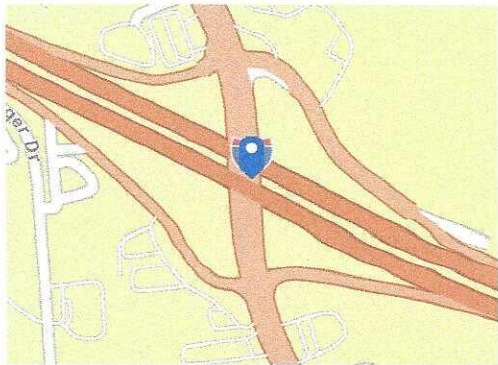
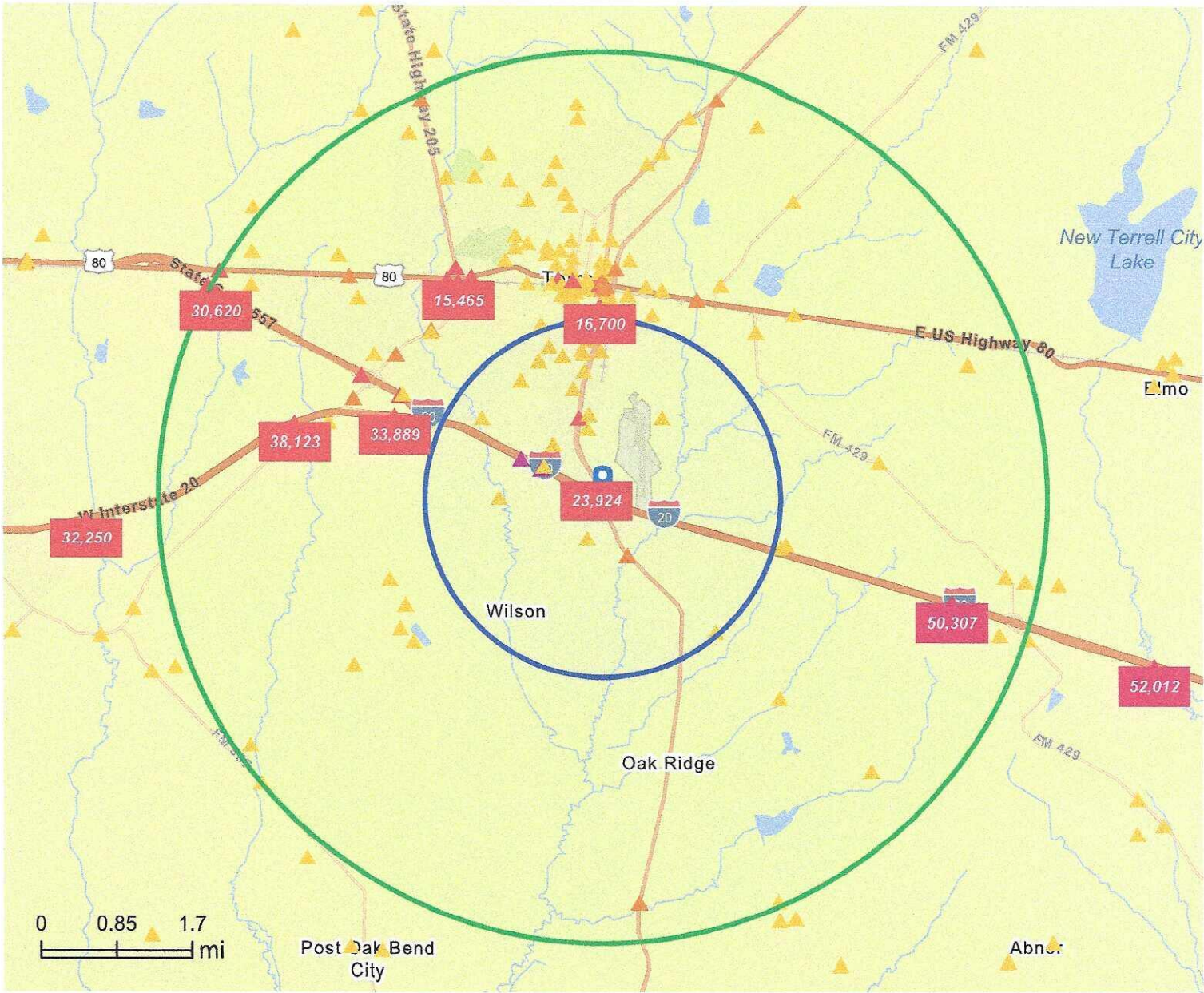
ALTA/NSPS TITLE SURVEY
 15.5250 ACRES SITUATED IN THE
 RANSOM SOWELL SURVEY, ABSTRACT NO. 443
 CITY OF TERRELL, KAUFMAN COUNTY, TEXAS

Kimley»Horn

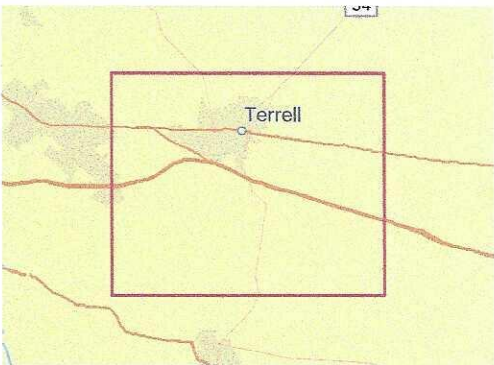
2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75201
 Tel. No. (469) 711-6849
 www.kimley-horn.com
 Scale: 1" = 100' Drawn by: GGL Checked by: VAL Date: Apr-26 Project No.: 064487036 Sheet No.: 1 OF 1

Traffic Count Map

I-20 E
State Highway 34 S, Terrell, Texas, 75160
Rings: 2, 5 mile radii



- Average Daily Traffic Volume
- ▲ Up to 8,000 vehicles per day
 - ▲ 8,001 - 15,000
 - ▲ 15,001 - 50,000
 - ▲ 50,001 - 70,000
 - ▲ 70,001 - 100,000
 - ▲ More than 100,000 per day



Source: Traffic Counts (2026)

