Avid

REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

± 27.23 Acres Unrestricted Land

Barnes Ln
Terrell, TX 75161

CONTACT BROKER FOR MORE INFORMATION:

Quinn Lane
qlane@avidrea.com
214.379.1045

Ryan Jordan
rjordan@avidrea.com
214.379.1043

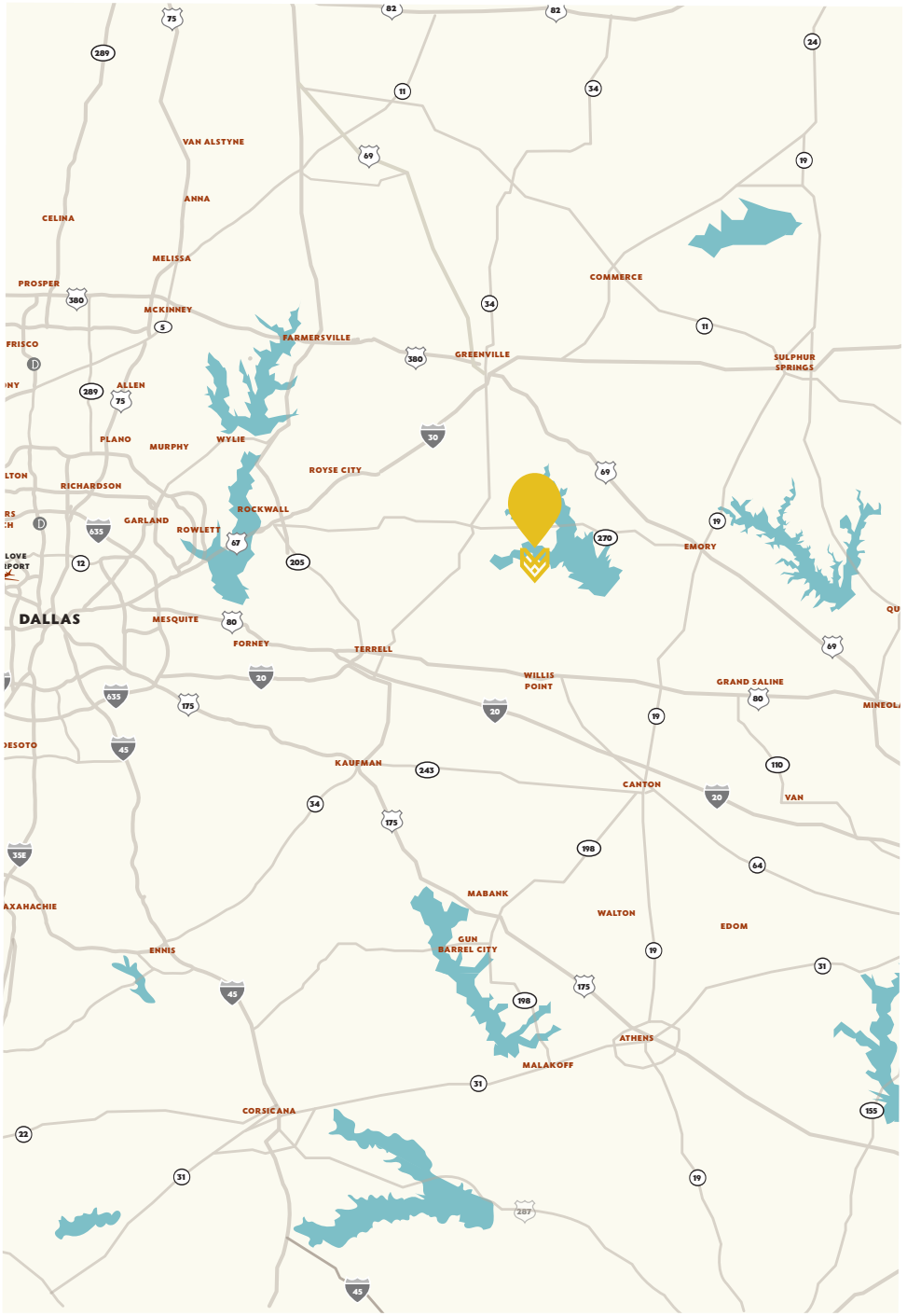


Property Details

LOCATION	Barnes Ln, Terrell, TX 75161
AVAILABLE	±27.23 acres
PRICE	Please call for pricing
ZONING	Unincorporated Kaufman County
HIGHLIGHTS	» ±27.23 acres of raw land » No FEMA floodplain on the tract » Just north of FM 429, between Terrell and Lake Tawakoni
AREA RETAIL & TRAFFIC DRIVERS	Dollar General, Family Dollar, Lake Tawakoni
TRAFFIC COUNTS	FM 429 2,454 CPD 2025 FM 751 6,937 CPD 2025

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	183	2,751	10,249
EST. POP GROWTH 2026-31	1.9%	1.9%	2.1%
MEDIAN AGE	38.5	41.7	41.4
NUMBER OF HOUSEHOLDS	61	1,012	3,902
AVG HOUSEHOLD INCOME	$109,720	$97,081	$90,029
MED HOUSEHOLD INCOME	$99,844	$82,323	$70,777



Wide Aerial


Lake Tawakoni
FAMILY DOLLAR
DOLLAR GENERAL
6,937 cpd '25
FM 751
2,011 cpd '25
Barnes Ln
FM 429
TX-34
8,875 cpd '25
Co Rd 329
2,454 cpd '25
FM 2728

Zoom Aerial



Information About Brokerage Services

11-2-

EQUAL HOUSING OPPORTUNITY

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.

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.

Avid Real Estate Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	**#9008251** License No	 E-mail	**214.379.1040** Phone
Ryan Jordan Designated broker of Firm	**#622105** License No	**rjordan@avidrea.com** E-mail	**214.379.1043** Phone
 Licensed Supervisor of Sales Agent/Associate	 License No	 E-mail	 Phone
 Sales Agent/Associate's Name	 License No	 E-mail	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Information available at www.trec.

IABS