Avid

REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

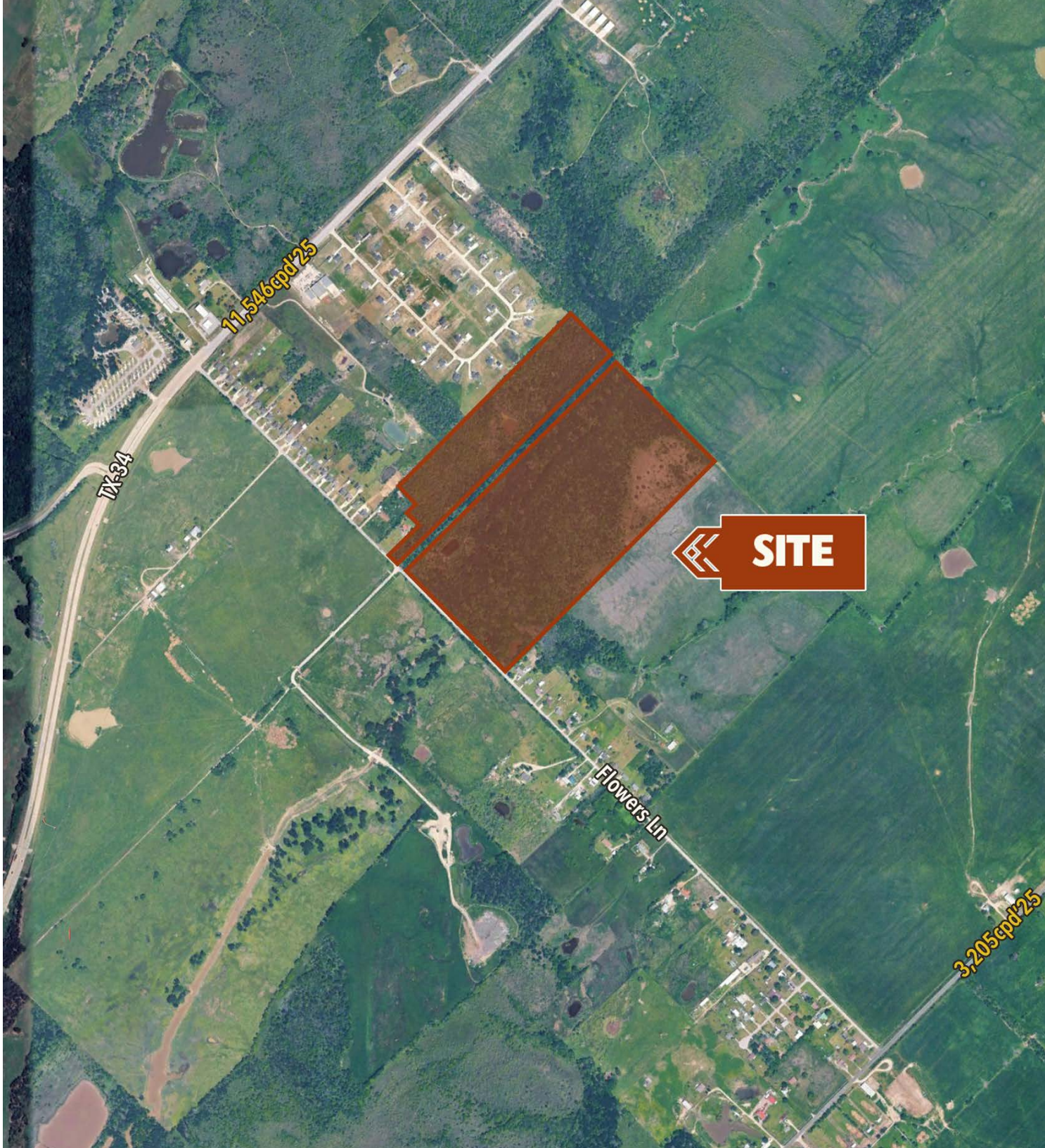
± 30.6 Net AC/ ± 77.7 Gross AC Near Evening Star Development

Flowers Ln
Terrell, TX 75161

CONTACT BROKER FOR MORE INFORMATION:

Quinn Lane
qlane@avidrea.com
214.379.1045

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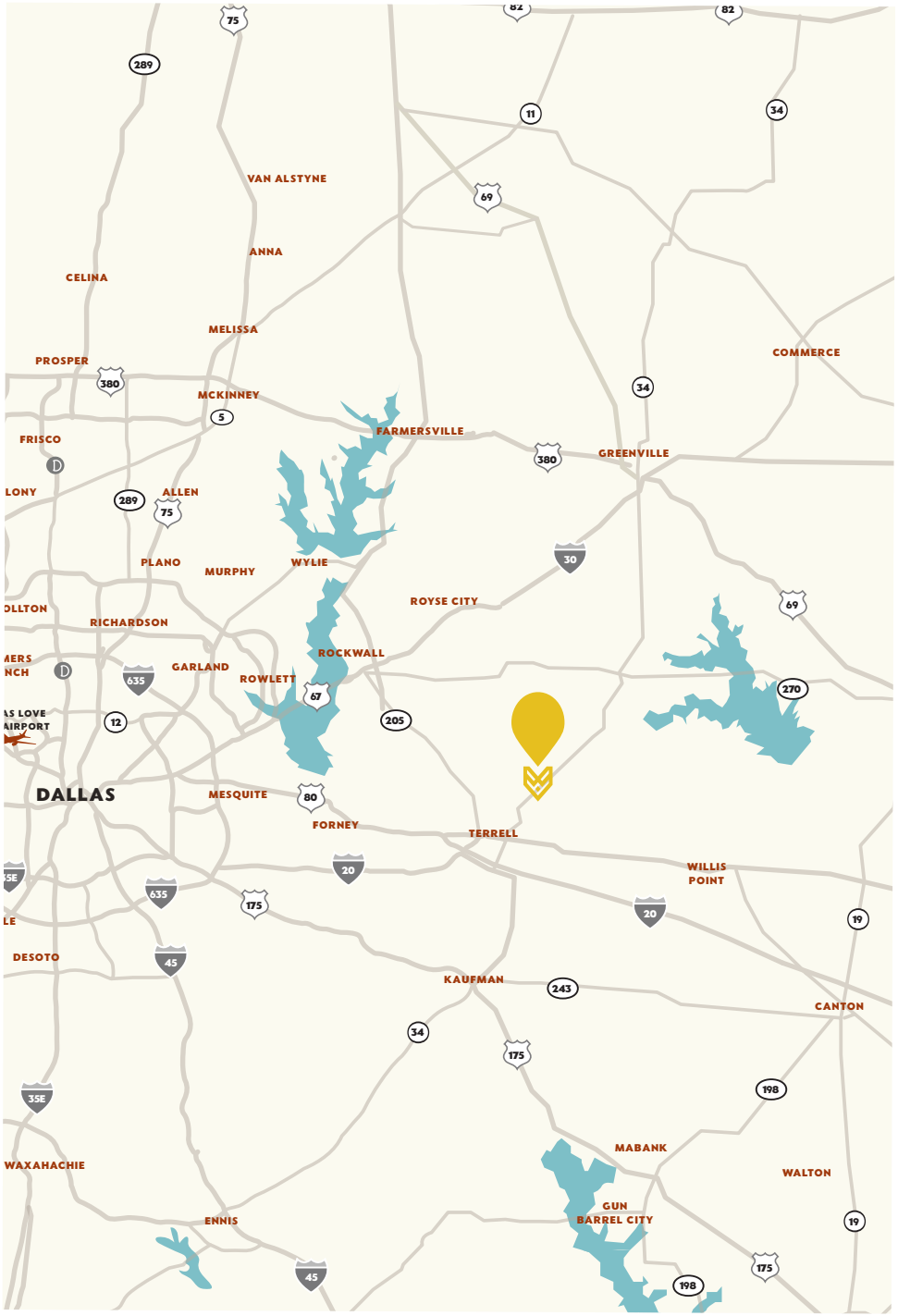


Property Details

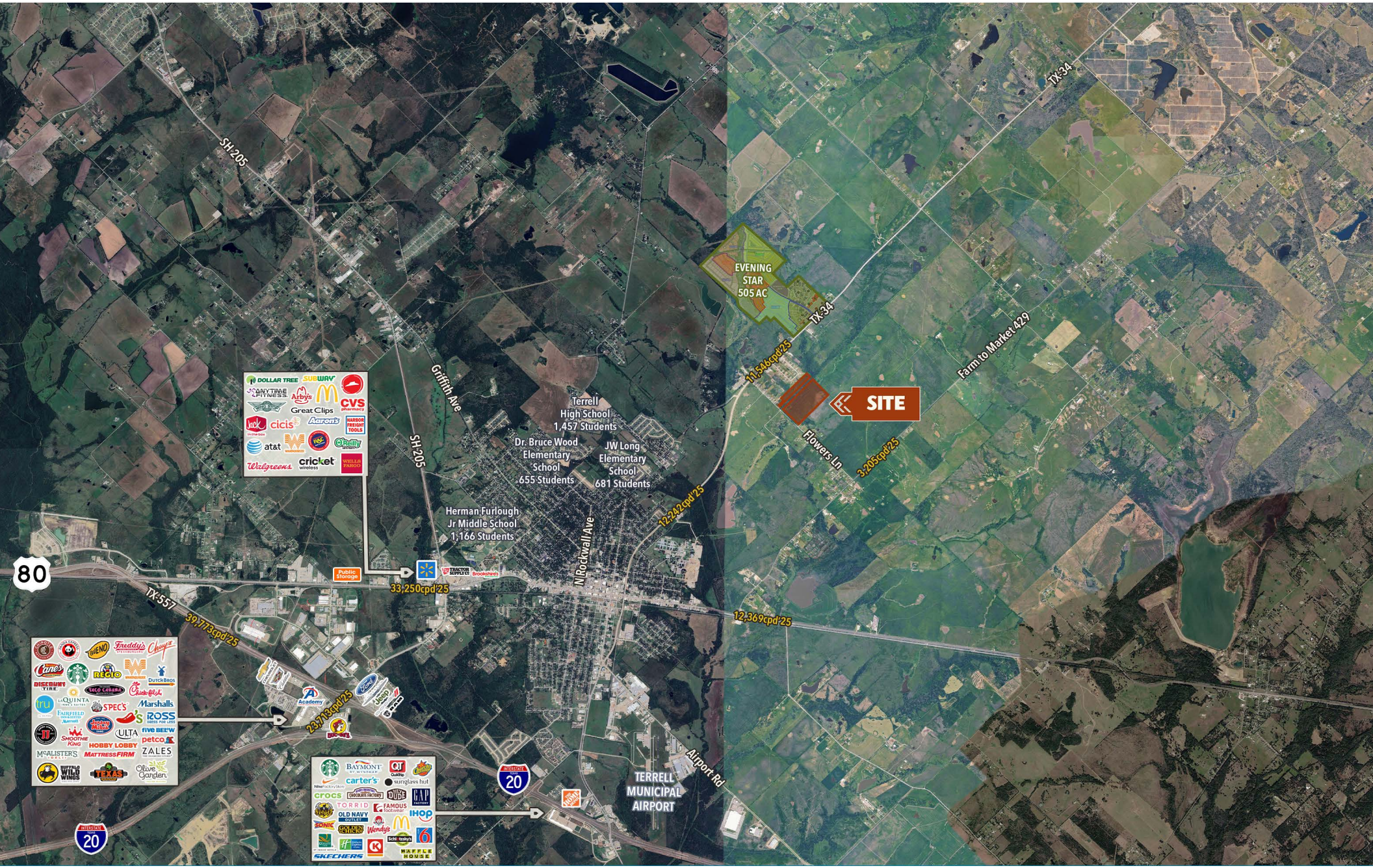
LOCATION	Flowers Ln, Terrell, TX 75161
AVAILABLE	±77.77 Gross Acres/ ±30.6 Net Acres
PRICE	Please call for pricing
ZONING	Unincorporated Kaufman County
HIGHLIGHTS	» Unincorporated Kaufman County, partly inside Terrell's ETJ » ±1 mile from Evening Star, a 499-acre planned community » 4.3 miles away from Amazon's new 1.16M SF Terrell facility, a major new employment driver
AREA RETAIL & TRAFFIC DRIVERS	Buc-ee's, Walmart, Tractor Supply Co, Brookshire's, The Home Depot, Anytime Fitness, Walgreens, Gap Factory, Old Navy Outlet, Nike Factory Store, Hobby Lobby, Texas Roadhouse, Buffalo Wild Wings, Olive Garden, Marshalls, Ross, Spec's, Starbucks, Cane's, Petco, Famous Footwear, IHOP
TRAFFIC COUNTS	TX-34 12,242 CPD 2025 US-80 33,250 CPD 2025

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	457	9,716	20,294
HISTORICAL ANNUAL GROWTH 2020-26	6.5%	0.4%	1.1%
MEDIAN AGE	35.2	33.1	33.0
NUMBER OF HOUSEHOLDS	136	2,855	6,124
AVG HOUSEHOLD INCOME	$106,862	$93,784	$87,595
MED HOUSEHOLD INCOME	$97,432	$75,052	$71,170



Wide Aerial


SH 205
Griffith Ave
SH 205
EVENING STAR 505 AC
TX-34
TX-34
Farm to Market 429
11,546cpd'25
SITE
Flowers Ln
3,205cpd'25
Terrell High School 1,457 Students
Dr. Bruce Wood Elementary School 655 Students
JW Long Elementary School 681 Students
Herman Furlough Jr Middle School 1,166 Students
12,242cpd'25
N Rockwall Ave
80
Public Storage
33,250cpd'25
TX-557
39,773cpd'25
12,369cpd'25
23,713cpd'25
Academy
INTERSTATE 20
INTERSTATE 20
TERRELL MUNICIPAL AIRPORT
Airport Rd

Zoom Aerial


SITE
TX-34
11,546 cpd '25
Flowers Ln
Farm to Market 429
3,205 cpd '25
12,242 cpd '25

Flood Plain Map



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.

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 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.

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