



For Sale

± 3.7 Acres

HOME DEPOT OUTPARCEL

I-20 @ SH 34
Terrell, Texas



Contact Information

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Location: I-20 & SH34
Terrell, Texas (Kaufman County)

Zoning: C - Commercial District

Size: ±3.7 Acres
(± 292' x ± 520')

Traffic Counts: I-20 46,000 V.P.D. (01')
S.H. 34 16,800 V.P.D. (01')

Access: SH 34
Windsor Avenue

HOME DEPOT OUTPARCEL

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Terrell, Texas

Demographics

	5 Mile	10 Mile	15 Mile
2001 Population Est.	16,927	36,809	67,968
2001 Median HH Income	\$34,688	\$38,560	\$44,376



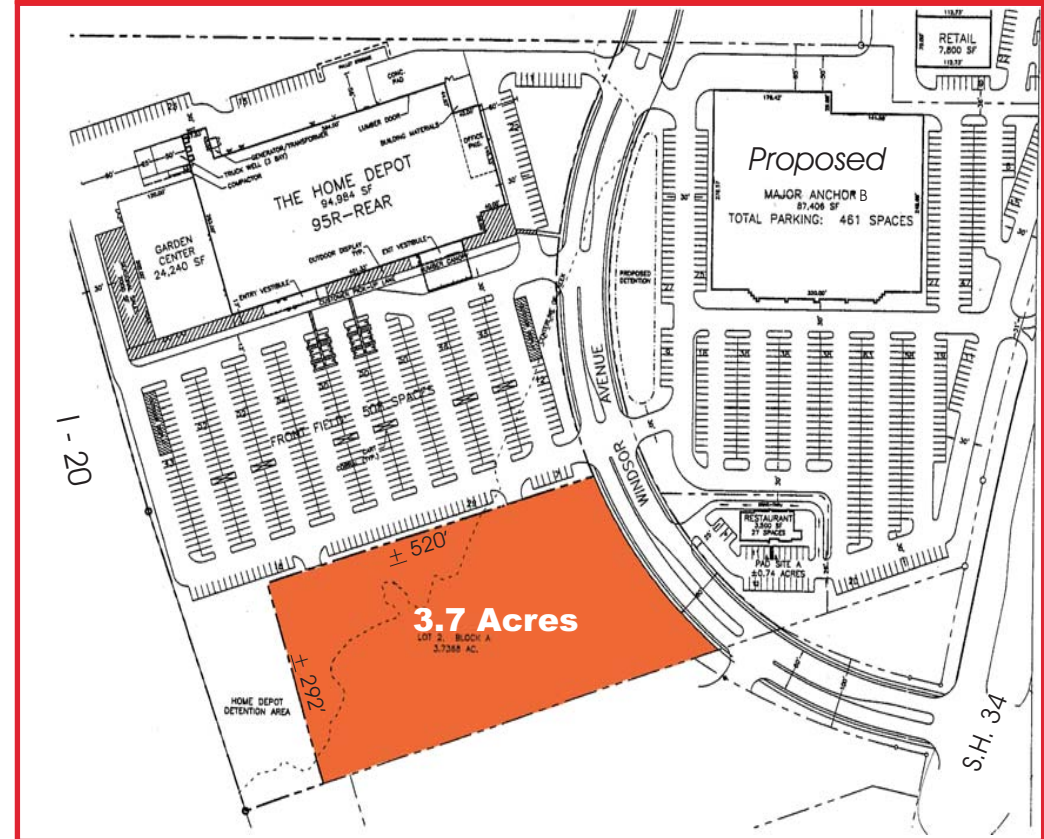
Comments:

The City of Terrell is located along I-20 and US Hwy 80 approximately 25 miles East of Dallas. Terrell with an estimated population of 13,840 is located in Kaufman County which has a current population over 60,000. The subject property has excellent visibility from I-20. Tanger Outlet Mall sits directly across from the subject site on the South side of I-20.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and Your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Site Plan



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