TERRELL GATEWAY
TRADE CENTER

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AIRPORT RD, TERRELL, TX

INDUSTRIAL DEVELOPMENT

PROPERTY ADVANTAGES

- FLEXIBLE SITE FOR UP TO 1.7M SF DEVELOPMENT
- LESS THAN 1 MILE TO I-20
- RAPID POPULATION GROWTH & DENSE LABOR SUPPLY
- LESS THAN 1.5 MILES TO TERRELL MUNICIPAL AIRPORT
- 25 MILES EAST OF DOWNTOWN DALLAS

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MAIN SITE PLAN

1,688,400 SF
AVAILABLE SIZE

56' x 50' (60' Staging)
COLUMNS SPACING

400
TRAILER PARKING

97.7
ACRES

40'
CLEAR HEIGHT

883
CAR PARKING

670' x 2,520'
BUILDING DIMENSIONS

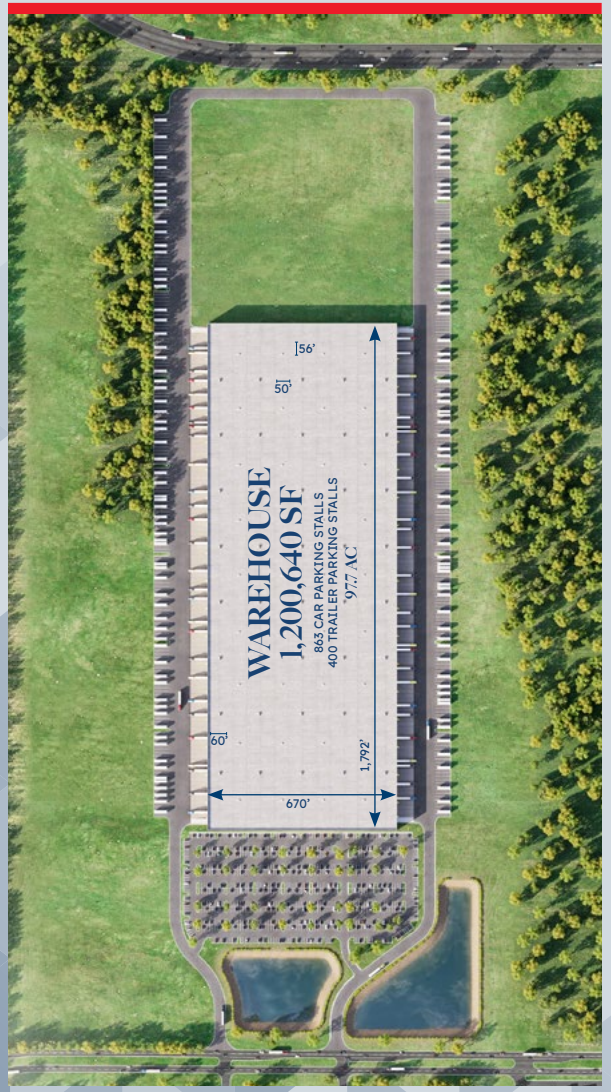
298
DOCK DOORS

AIRPORT RD, TERRELL, TX

ALTERNATE SITE PLANS

OPTION A

1.2M SF EXPANDABLE TO 1.6M SF



OPTION B

1.2M SF WITH HEAVY TRAILERS

OPTION C

1.5M SF WITH HEAVY TRAILERS

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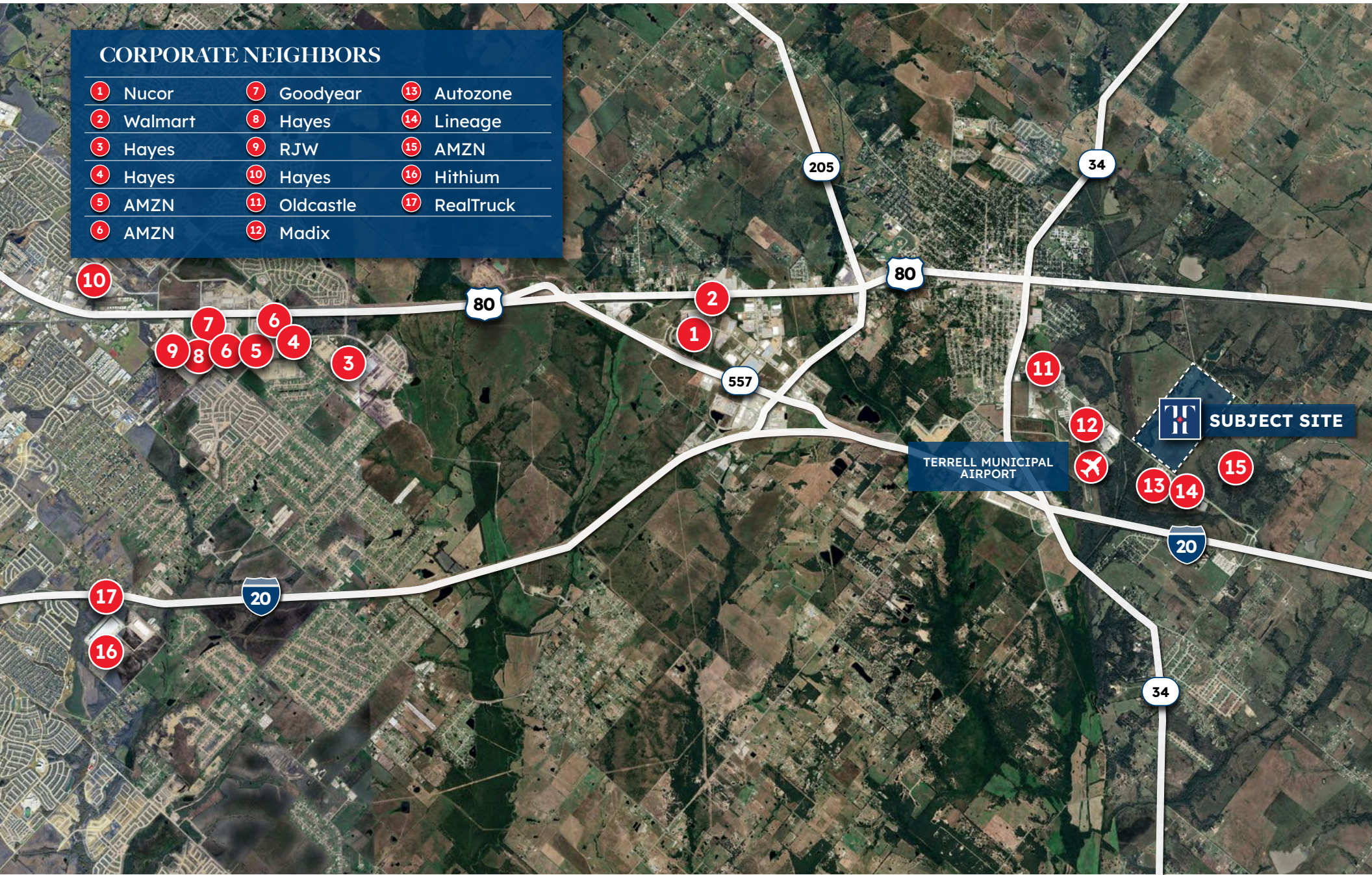
CORPORATE NEIGHBORS



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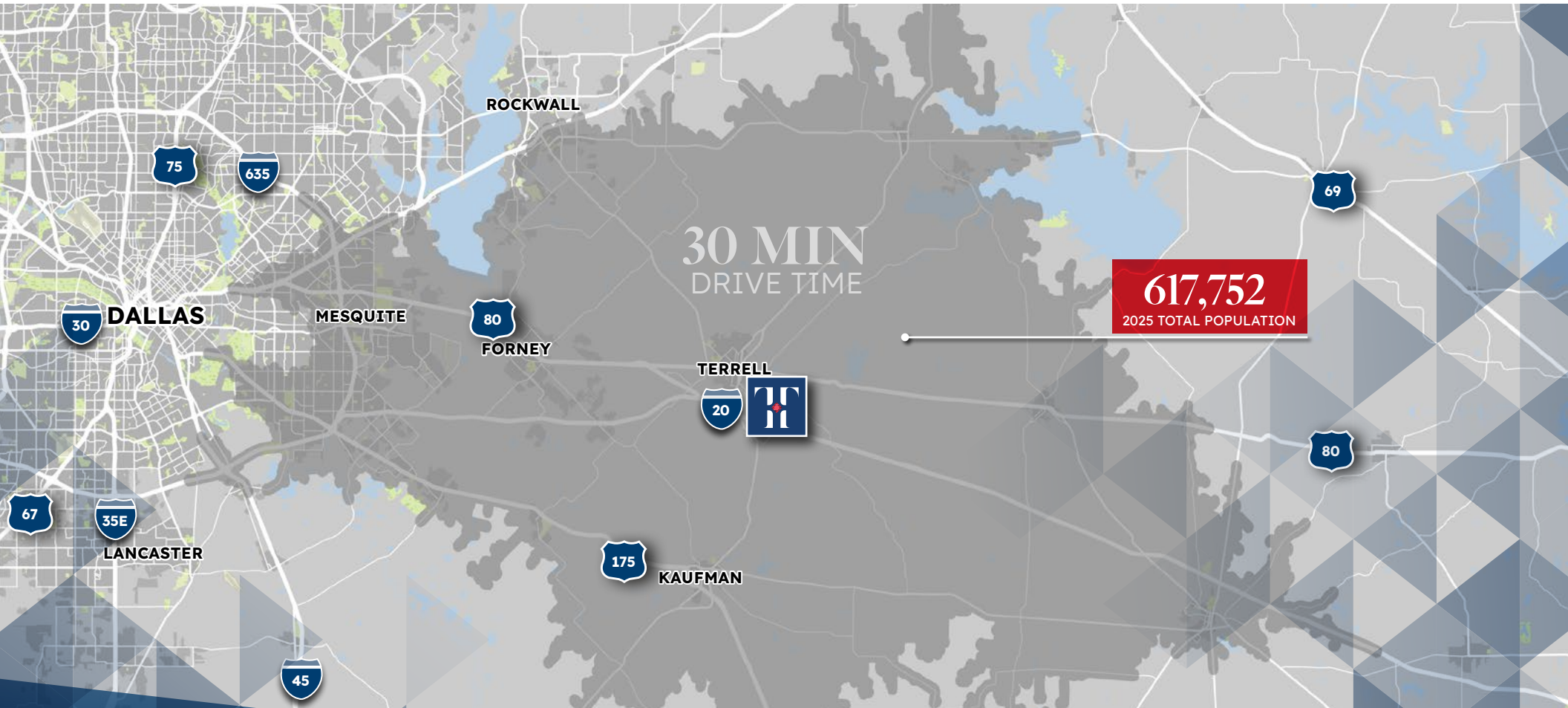
DEMOGRAPHICS & LABOR



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) $17.65

2025 Resident Workers	% Change in Resident Workers (2020-2025)	2025 Net Commuters
10,985	36%	-1,712

FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) $20.08

2025 Resident Workers	% Change in Resident Workers (2020-2025)	2025 Net Commuters
2,151	70%	347

MANUFACTURERS & FABRICATORS

AVERAGE EARNINGS (HOURLY) $18.51

2025 Resident Workers	% Change in Resident Workers (2020-2025)	2025 Net Commuters
1,886	6%	-782

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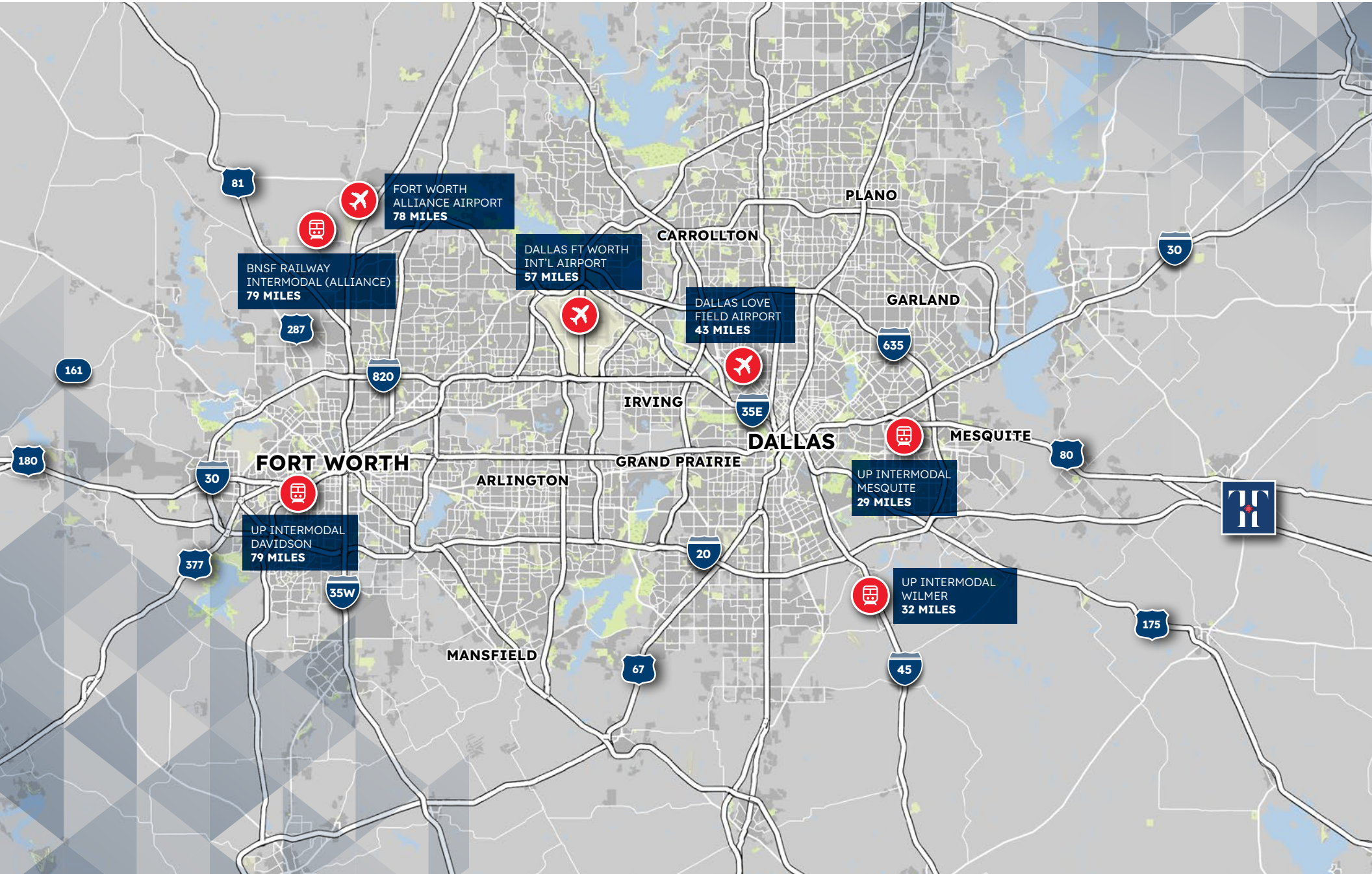
REGIONAL REACH



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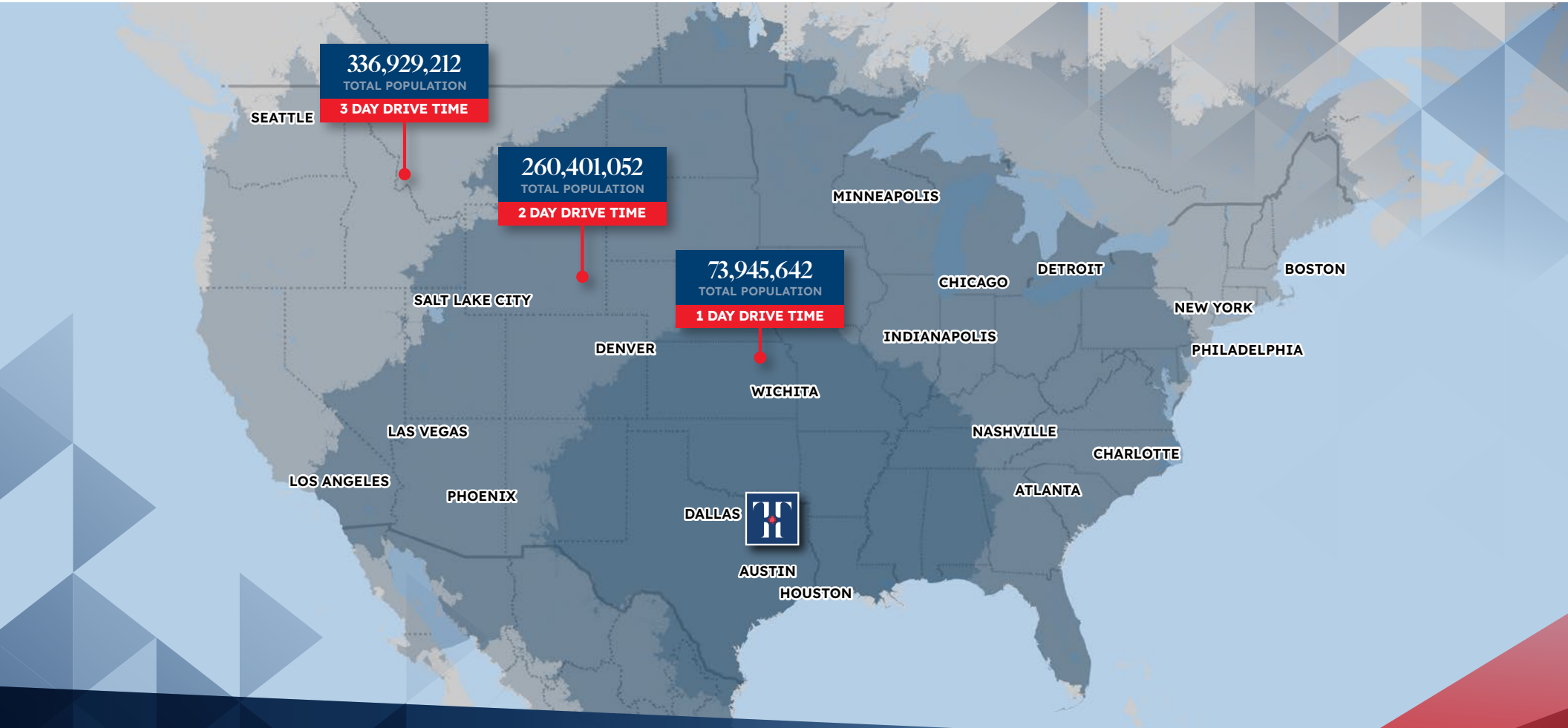
PREMIER NATIONAL DISTRIBUTION



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