

AIRPORT RD, TERRELL, TX

±100 Acres for Sale or Up to 1.7M SF BTS



CONFIDENTIAL
OFFERING MEMORANDUM



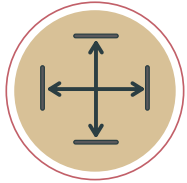
AIRPORT RD, TERRELL, TX

Industrial Development

PROPERTY SUMMARY

The Property is located east of Dallas, in one of the fastest growing regions of the metroplex. The eastern corridor is home to corporate users like Amazon, Goodyear, Hayes Distribution, AutoZone and others. With connectivity back to I-20, this location has the ability to serve a regional/national base. The site provides flexibility for development up to 1.7 Million SF and/or can accommodate specific user needs.

PROPERTY ADVANTAGES



Flexible Site
for up to 1.7M SF
Development



Less than
1 Mile to I-20



Rapid Population
Growth & Dense
Labor Supply



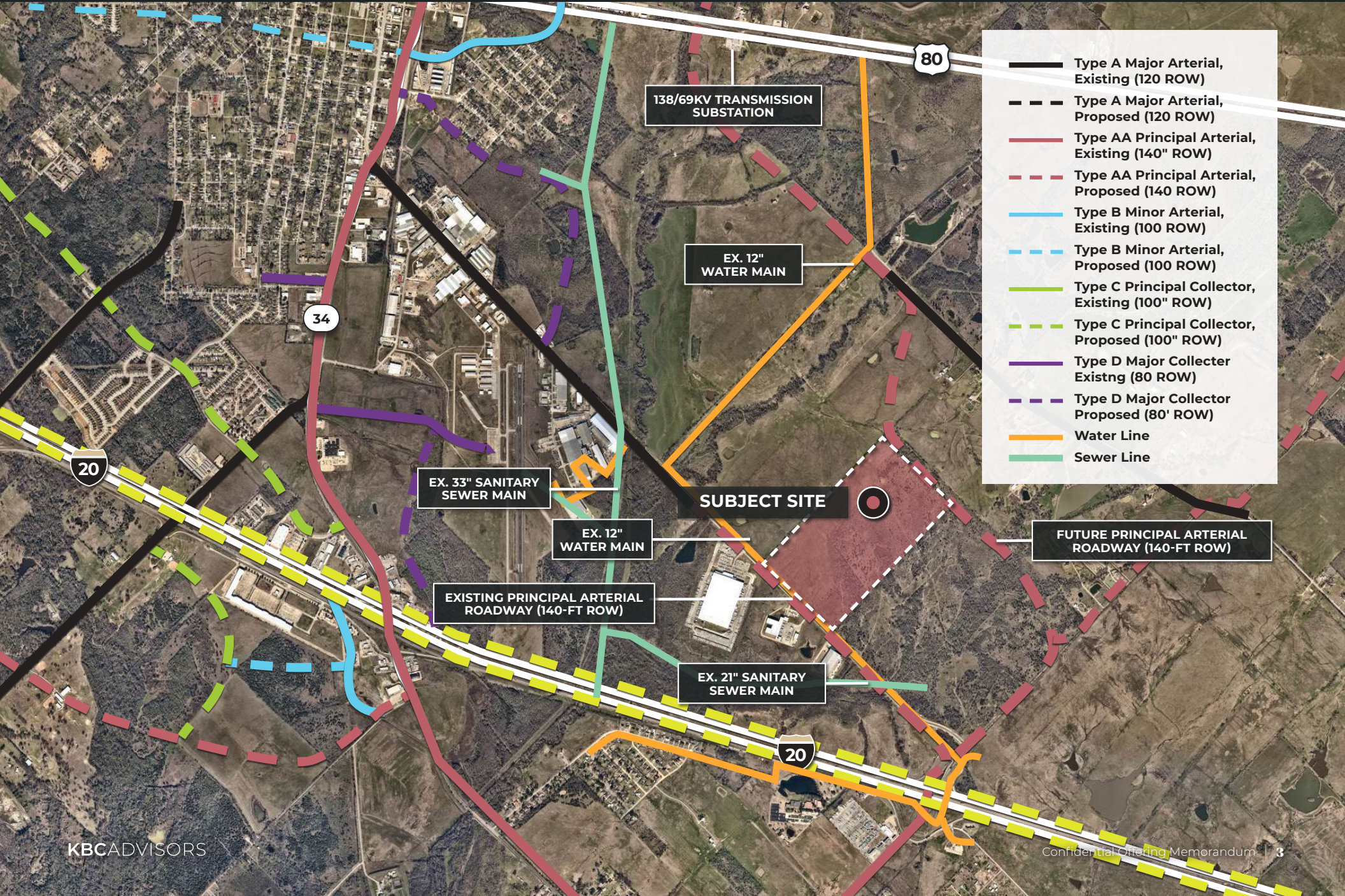
Less than
1.5 Miles to Terrell
Municipal Airport



25 Miles East
of Downtown Dallas



Area Infrastructure

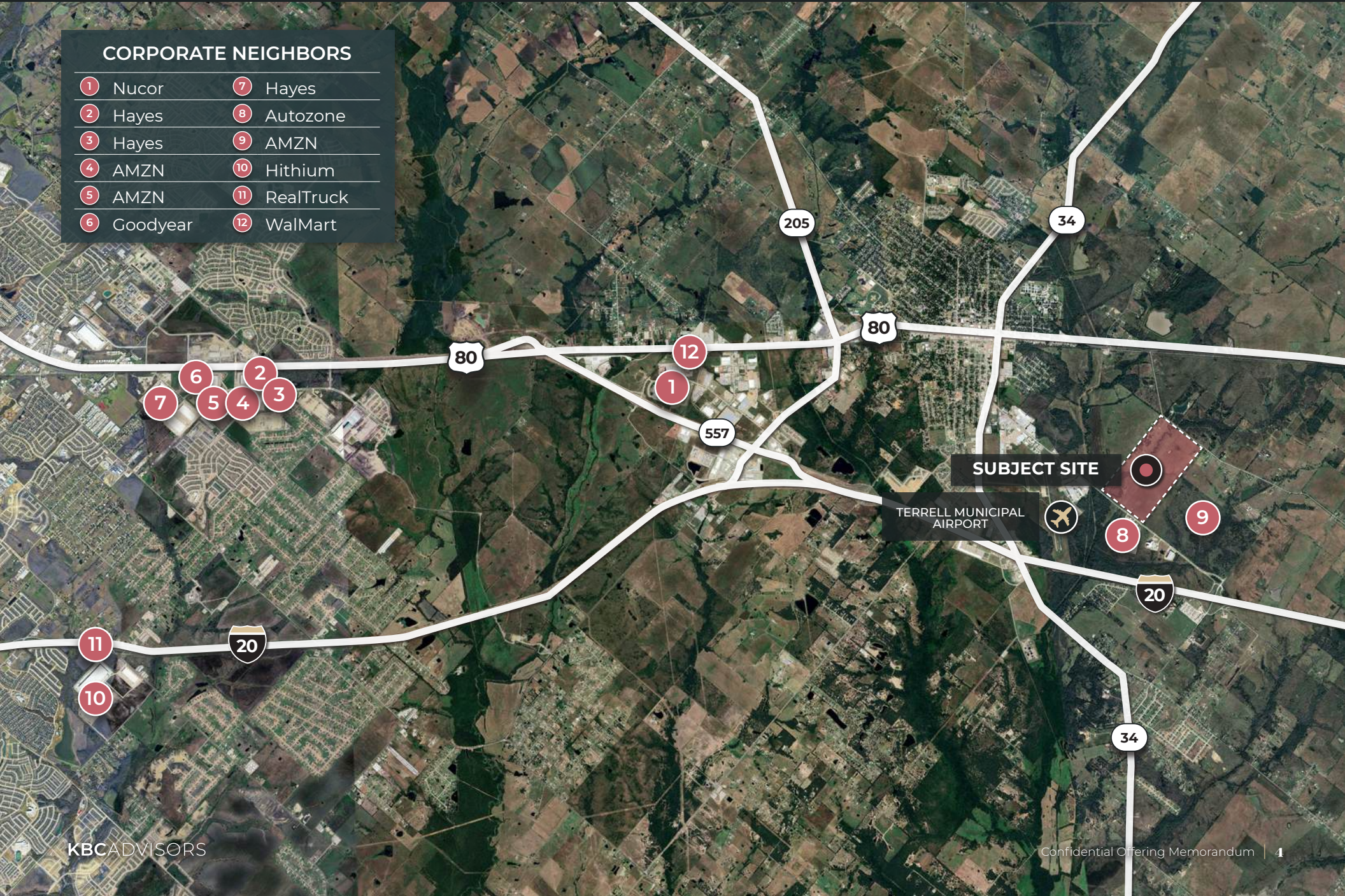


- Type A Major Arterial, Existing (120 ROW)
- - - Type A Major Arterial, Proposed (120 ROW)
- Type AA Principal Arterial, Existing (140" ROW)
- - - Type AA Principal Arterial, Proposed (140 ROW)
- Type B Minor Arterial, Existing (100 ROW)
- - - Type B Minor Arterial, Proposed (100 ROW)
- Type C Principal Collector, Existing (100" ROW)
- - - Type C Principal Collector, Proposed (100" ROW)
- Type D Major Collector Existing (80 ROW)
- - - Type D Major Collector Proposed (80' ROW)
- Water Line
- Sewer Line

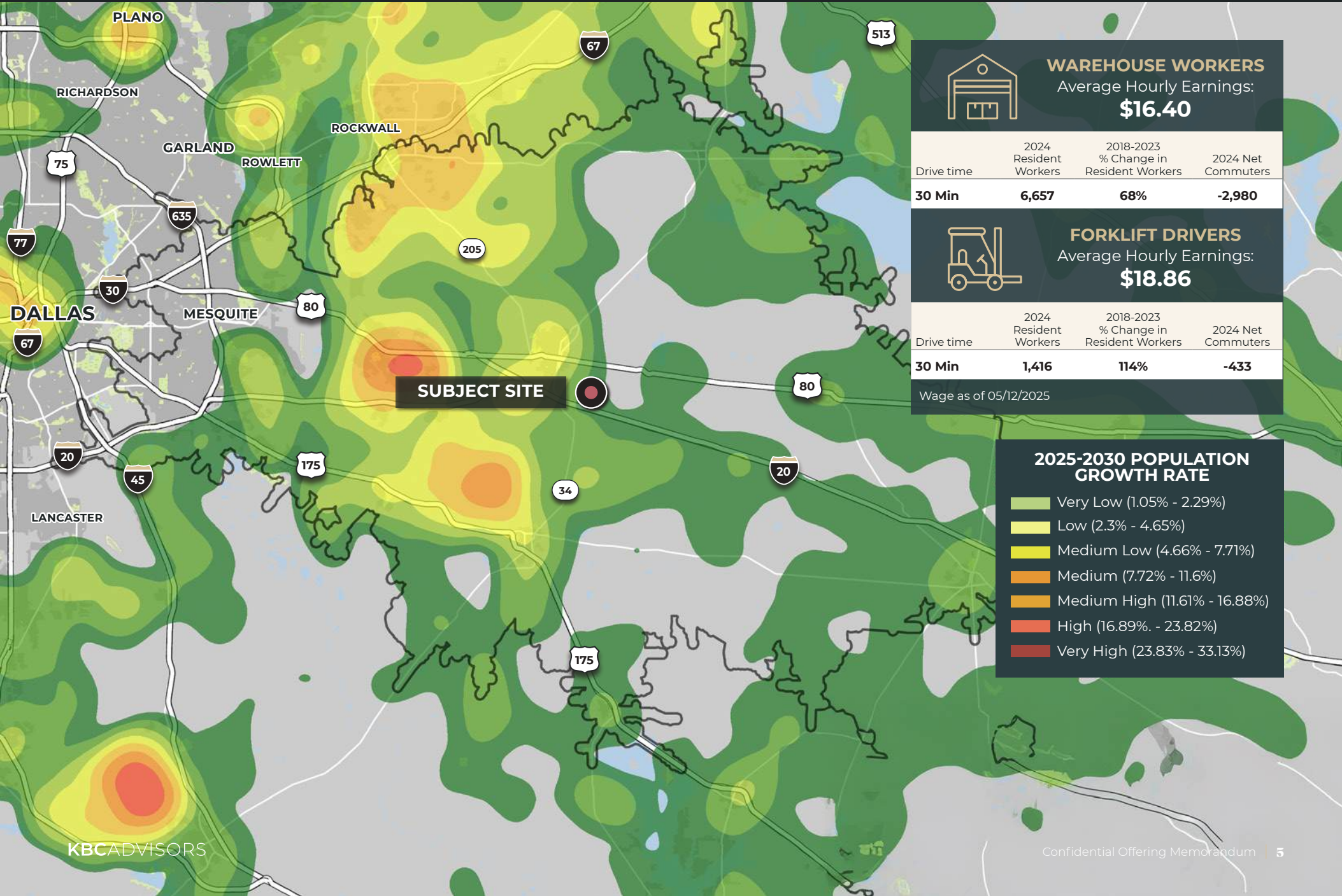
Corporate Neighbors

CORPORATE NEIGHBORS

- | | |
|------------|--------------|
| 1 Nucor | 7 Hayes |
| 2 Hayes | 8 Autozone |
| 3 Hayes | 9 AMZN |
| 4 AMZN | 10 Hithium |
| 5 AMZN | 11 RealTruck |
| 6 Goodyear | 12 WalMart |



Population and Labor Reach



WAREHOUSE WORKERS

Average Hourly Earnings:
\$16.40

Drive time	2024 Resident Workers	2018-2023 % Change in Resident Workers	2024 Net Commuters
30 Min	6,657	68%	-2,980



FORKLIFT DRIVERS

Average Hourly Earnings:
\$18.86

Drive time	2024 Resident Workers	2018-2023 % Change in Resident Workers	2024 Net Commuters
30 Min	1,416	114%	-433

Wage as of 05/12/2025

2025-2030 POPULATION GROWTH RATE

- Very Low (1.05% - 2.29%)
- Low (2.3% - 4.65%)
- Medium Low (4.66% - 7.71%)
- Medium (7.72% - 11.6%)
- Medium High (11.61% - 16.88%)
- High (16.89% - 23.82%)
- Very High (23.83% - 33.13%)

Population Reach



1 DAY DRIVE TIME

74,898,037

2025 TOTAL U.S. POPULATION
(22% OF U.S. POPULATION)

2 DAY DRIVE TIME

265,208,614

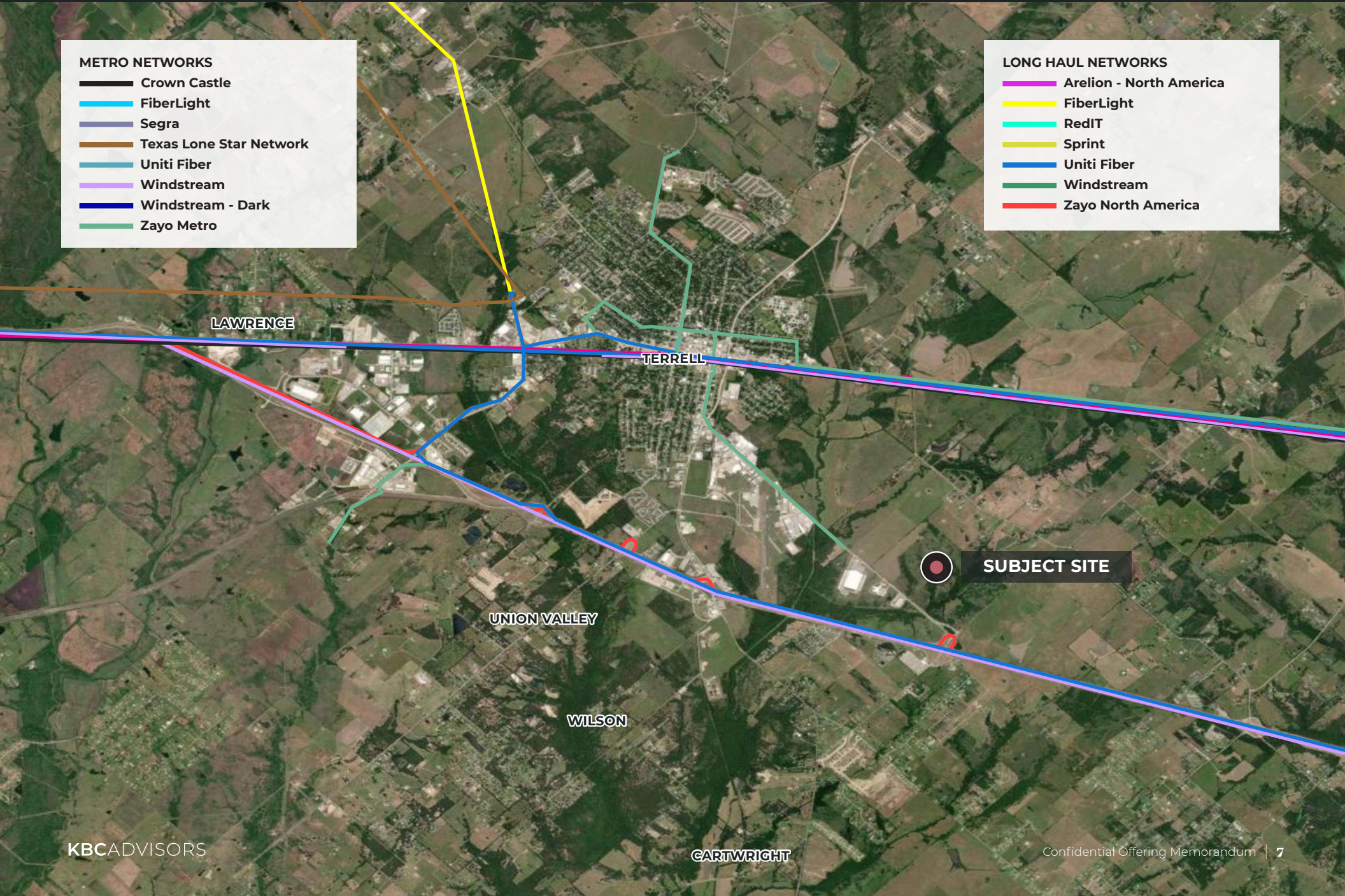
2025 TOTAL U.S. POPULATION
(78% OF U.S. POPULATION)

3 DAY DRIVE TIME

337,572,159

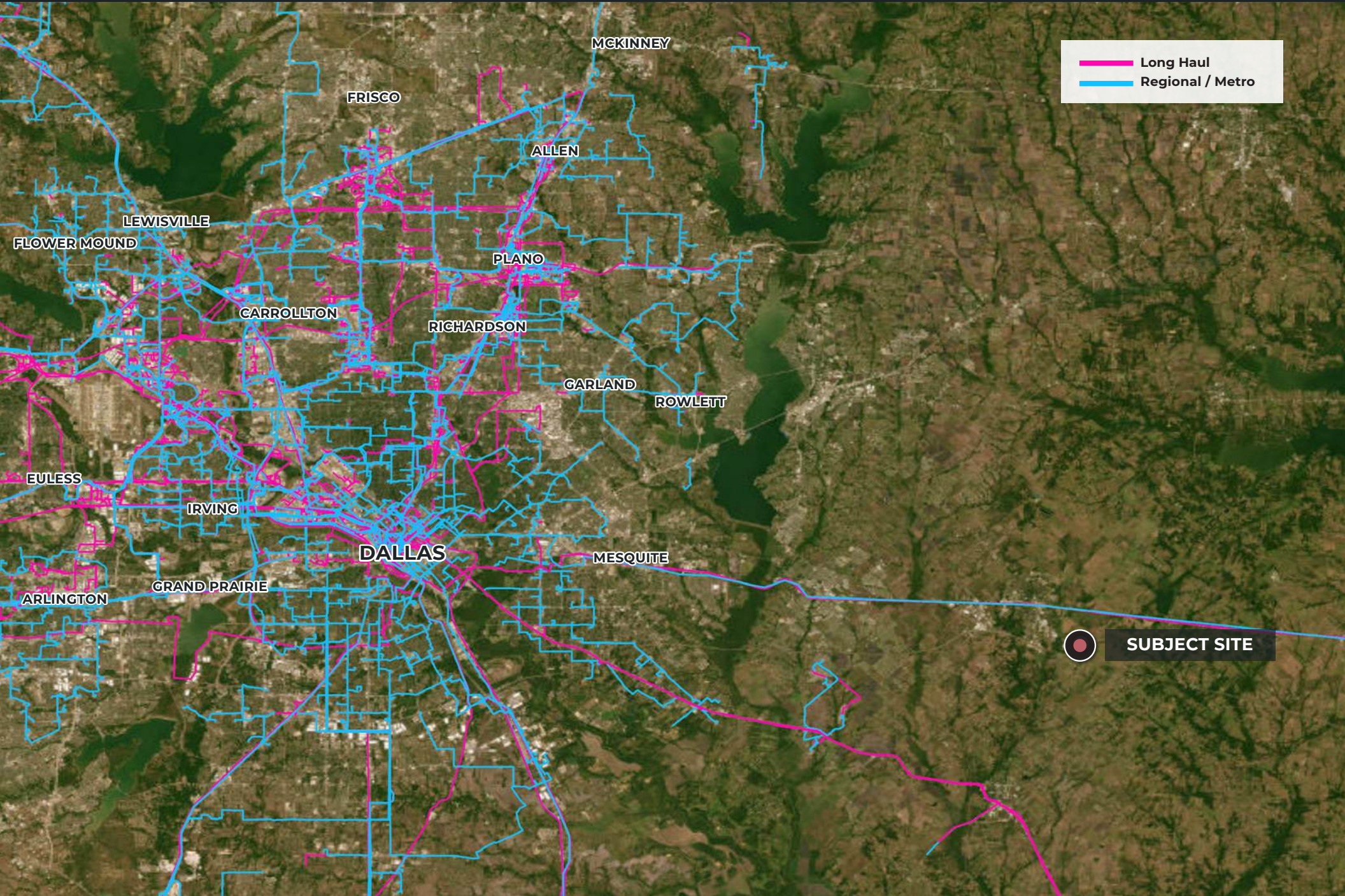
2025 TOTAL U.S. POPULATION
(99% OF U.S. POPULATION)

Fiber Local



AIRPORT RD, TERRELL, TX

Long Haul Fiber Connectivity



— Long Haul
— Regional / Metro

● SUBJECT SITE



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