



46.7 ACRES

For Sale
Highway 557
& I-20
Terrell, Texas 75160

VENTURE

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Metrics

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Terrell, Texas 75160

Location

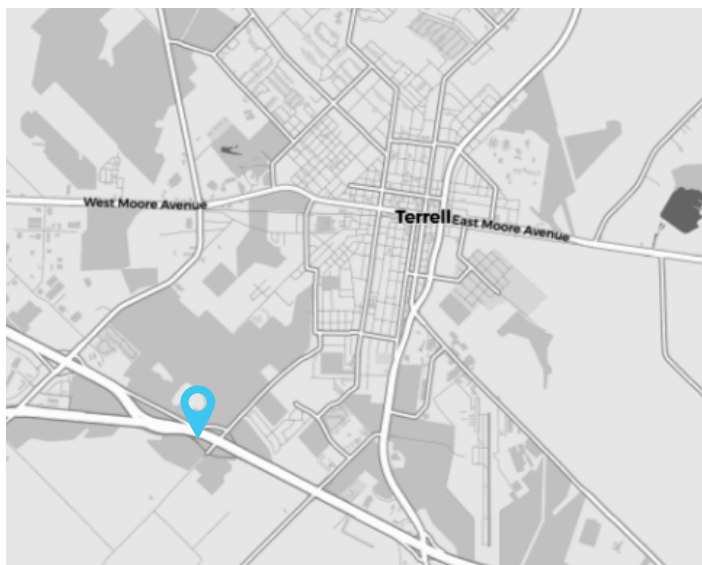
Highway 557 & I-20

Size

Land
46.7 Acres

Traffic Counts

I-20	Highway 557
48,092 VPD	46,617 VPD



Property Highlights

1. Prime Regional Intersection – Highly visible location at the major crossroads of US-557 and I-20, serving as a key retail gateway for the market.
2. Established Retail Hub – Surrounded by national retailers including Buc-ee's, Chick-fil-A, Ross, and Hobby Lobby, driving strong consumer traffic.
3. Institutional & Grocery Growth – Land across the street is owned by H-E-B, with Baylor Scott & White also controlling nearby land, signaling significant future development.
4. High Traffic Growth Corridor – Strong daily traffic counts in one of the region's fastest-growing expansion markets, supporting long-term retail demand.

2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,127	17,314	26,950
EST. DAYTIME POPULATION	742	10,972	12,154
EST. AVG. HH INCOME	\$58,969	\$89,226	\$93,953

Area Attractions



Aerial

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Drone

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VENTURE

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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:

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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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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Date



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