



55.98
ACRES

For Sale
NWQ I-20
& State Hwy 34
Terrell, Texas 75160

VENTURE

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Metrics

NWQ I-20 & State Hwy 34
Terrell, Texas 75160

Location

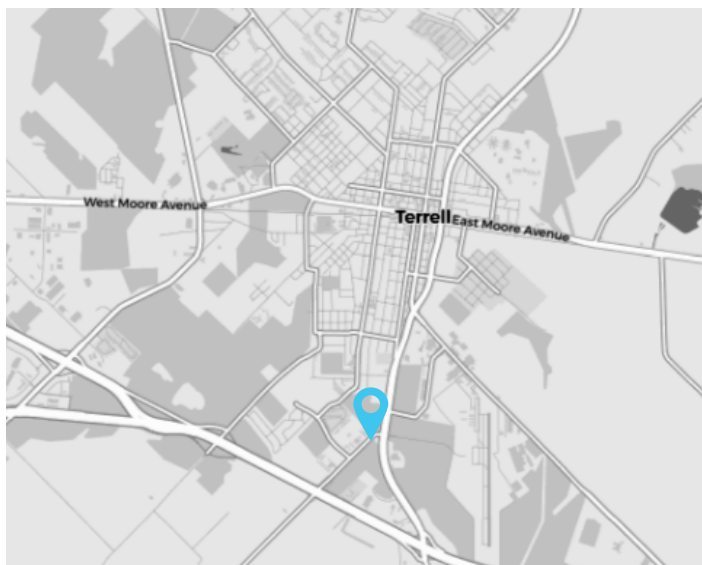
NWQ I-20 and State Highway 34

Size

Land
55.98 Acres

Traffic Counts

I-20	State Hwy 34	FM 2578
75,286 VPD	25,636 VPD	3,028 VPD



Property Highlights

1. Prime intersection with frontage on I-20 and State Highway 34.
2. Seller will divide and site has water and sewer.
3. TXDOT is under construction on I-20 frontage roads from Spur 557 to Highway 34. Frontage roads will connect to the FM 2578 overpass making the site more accessible.
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	1,204	14,971	27,108
EST. DAYTIME POPULATION	1,049	9,596	12,013
EST. AVG. HH INCOME	\$57,756	\$87,446	\$94,127

Area Attractions

Tanger
Outlets

Academy
SPORTS+OUTDOORS



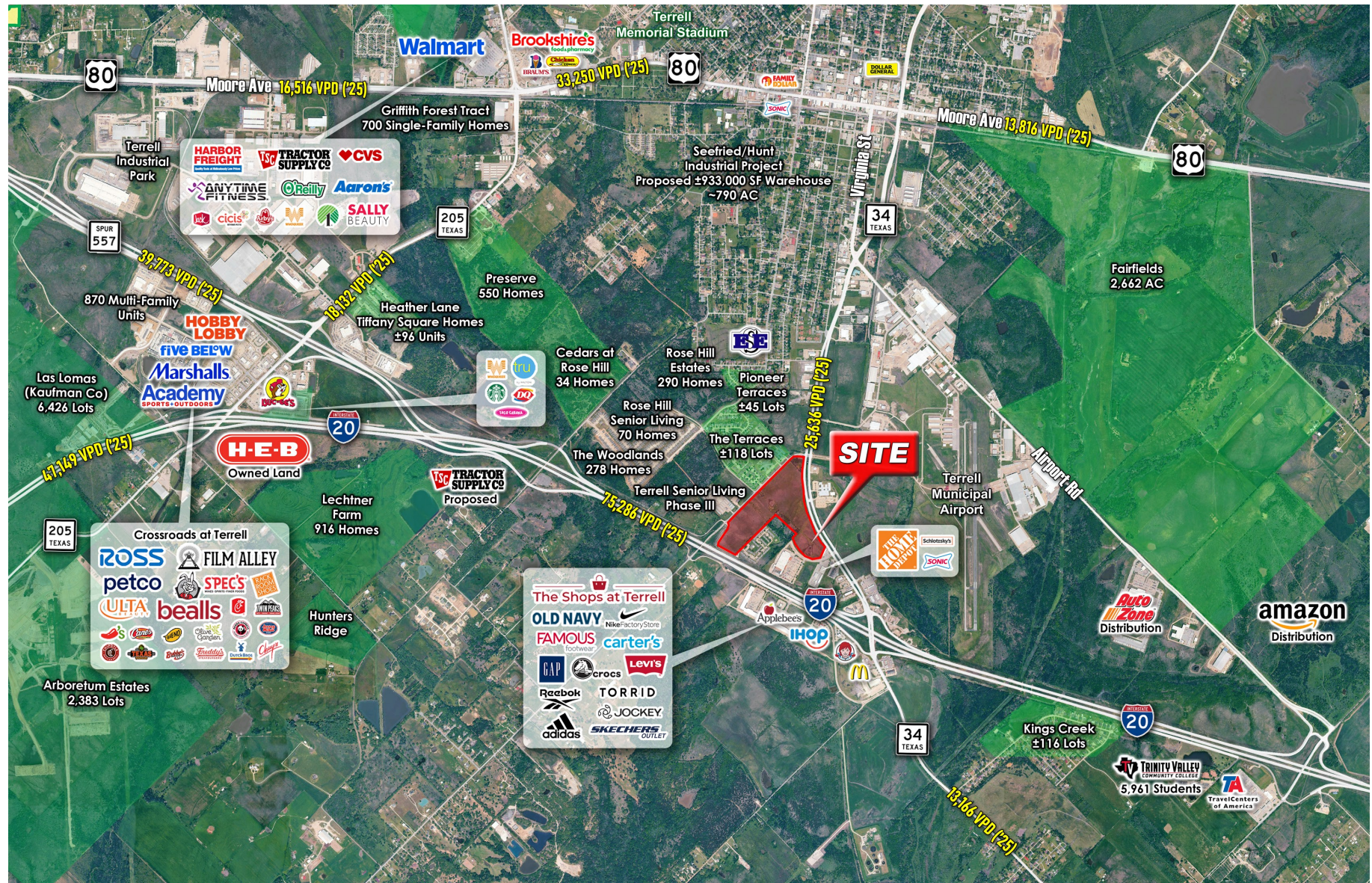
Aerial

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Far Aerial

NWQ I-20 & State Hwy 34
Terrell, Texas 75160



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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:

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. **An owner's agent fees are not set by law and are fully negotiable.**

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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