

# RESTAURANT OPPORTUNITY

201 E MOORE AVE -  
TERRELL, TX 75160



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Accent Commercial  
Real Estate

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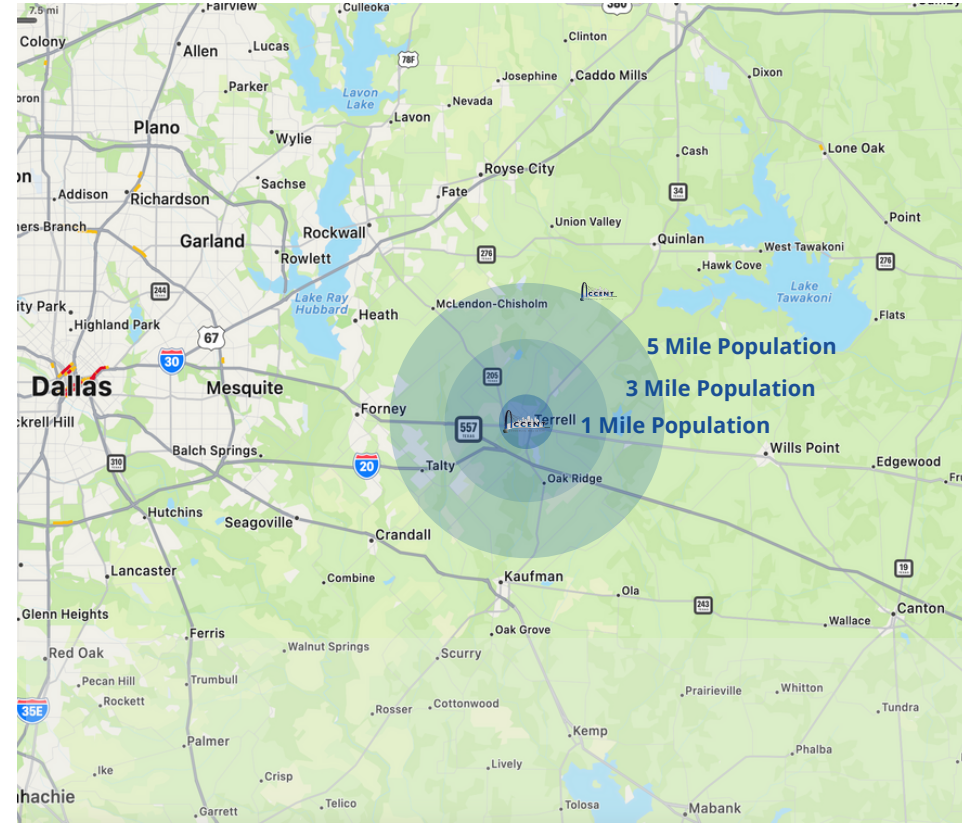




## PROPERTY OVERVIEW

Historic building in downtown Terrell. Terrell is growing fast with a New Buccee's, Film Alley and tons of shopping and new restaurants being built. The City is rezoning and creating an downtown revitalization district and this property is in it. It is also located in what will hopefully be a pocket park in the area and backs up to the old Train depot.

## AREA RETAILERS



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2022 Population	5,421	16,102	21,577
Population Median Age	35	37	37
Households	1,718	5,307	7,006
Avg HH Income	\$47,801	\$59,295	\$70,332
Med HH Income	\$35,475	\$40,530	\$52,351
Total Housing Units	1,966	5,860	7,700

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	<b>Address:</b>	201 E Moore Ave, Terrell Tx 75160
	<b>Property Type</b>	Commercial Retail
	<b>Building Area</b>	25,000 SF
	<b>Lot Size SF</b>	5,750 SF
	<b>Class CD</b>	10CA
	<b>Year Built</b>	1922
	<b>Zoning</b>	Central Business District
	<b>Parcel</b>	40292
	<b>Legal Des.</b>	TERRELL ORIGINAL BLOCK 77 LOTS 12 & 13
	<b>Map ID:</b>	C4-C-3

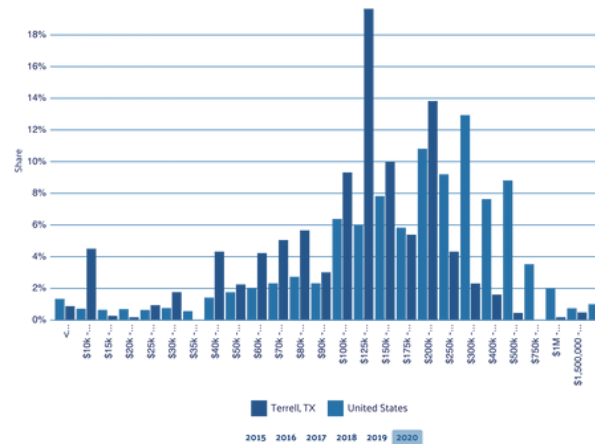
## Quickfacts - Terrell, Texas

The economy of Terrell, TX employs 8.46k people. The largest industries in Terrell, TX are Retail Trade (1,318 people), Health Care & Social Assistance (1,141 people), and Accommodation & Food Services (1,065 people), and the highest paying industries are Utilities (\$113,571), Wholesale Trade (\$56,346), and Mining, Quarrying, & Oil & Gas Extraction (\$52,870).

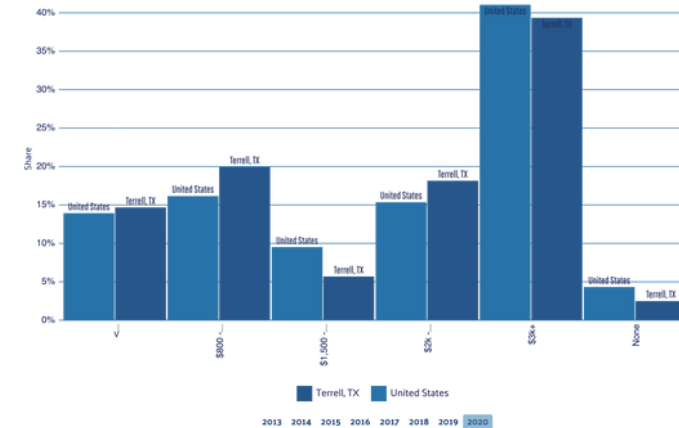
## Economy - Terrell, Texas

The median property value in Terrell, TX was \$135,100 in 2020, which is 0.588 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$118,600 to \$135,100, a 13.9% increase. The homeownership rate in Terrell, TX is 54.5%.

The following chart display the households distributed between a series of property value buckets compared to the national averages for each bucket. In Terrell, TX the largest share of households have a property value in the \$125k - \$150k range



The following chart display owner-occupied housing units distributed between a series of property tax buckets compared to the national averages for each bucket. In Terrell, TX the largest share of households pay taxes in the \$3k+ range.



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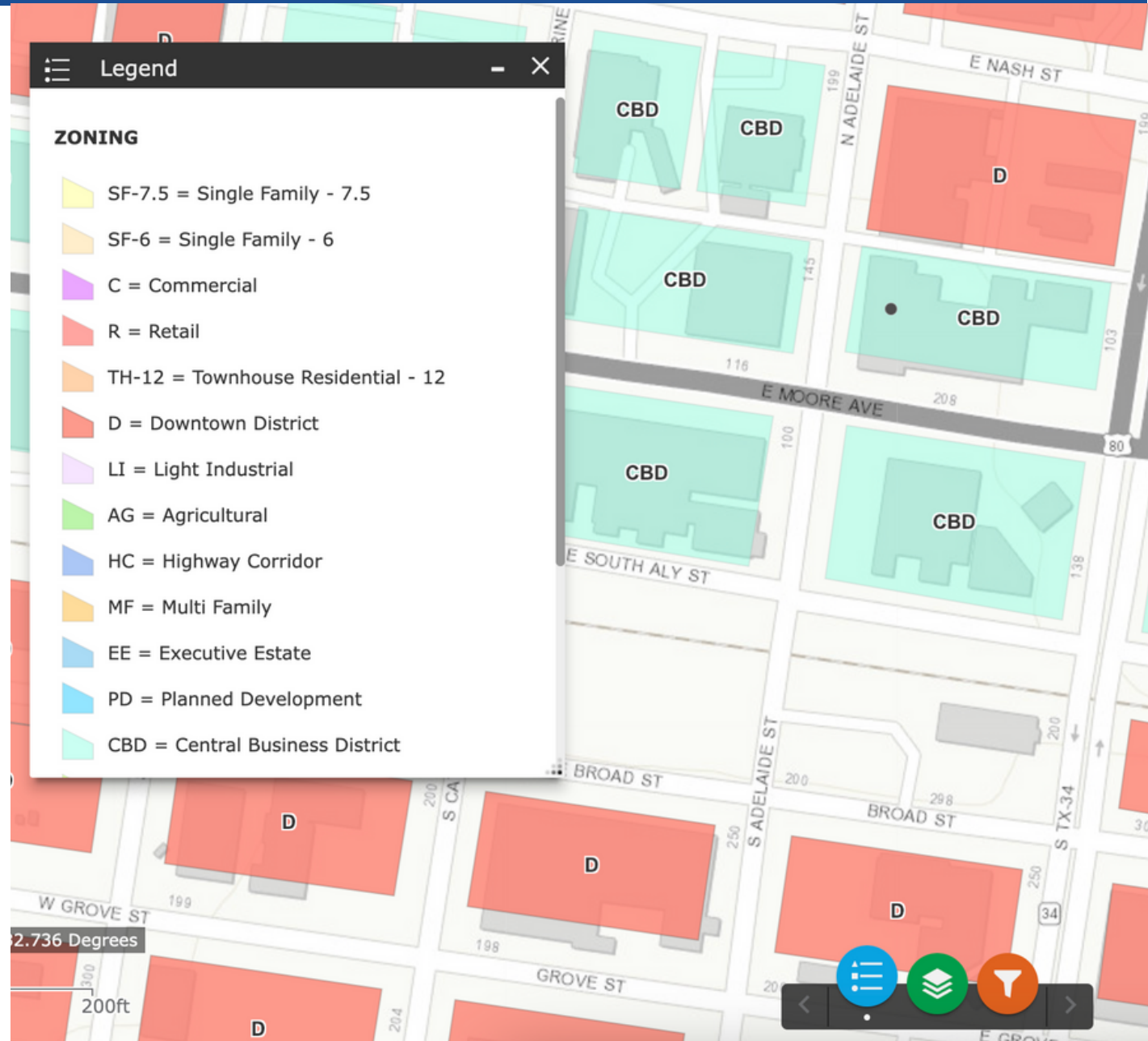
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## ZONING CENTRAL BUSINESS DISTRICT (CBD)

### 27A.1 GENERAL PURPOSE AND DESCRIPTION:

The development standards in the Central Business District (CBD) are designed to maintain and encourage development and redevelopment within the central business section (old downtown) of the City in a "pedestrian friendly" environment that is conducive to special events such as sidewalk sales, street dances, festivals, and other similar events. Standards for the district are generally intended to regulate development such that new structures look similar to existing ones within this section of the City. They are also intended to preserve and enhance the community's "small town" heritage and the unique character of the City's original business district.



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Property Photos



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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.



### 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.

**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.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Joseph Sebastian Rodriquez	715436	sebastian@accentcre.com	817-226-5765
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date