

TERRELL FLEX SPACE

For Lease · 1,479 - 5,960 SF · 15720 SH 205, Terrell, Texas



Gardner Construction ("Gardner") is proud to introduce **60,000 square feet** of modern **flex industrial** space, strategically located to serve tenants looking to establish a presence at the center of the fastest-growing counties in the United States.

Terrell Flex Space

Location:	15720 SH 205, Terrell, Texas
Sq. Ft.	60,000 SF
Suite Sq. Ft.	1,479 to 5,960 SF
Type:	Flex Industrial
Lease Rate:	CALL FOR PRICING (214) 675-4435

Property Highlights

- Customizable and divisible suites
- Overhead doors (10' x 14')
- Clear height of 16' to 23'
- Abundance of parking

Location Highlights

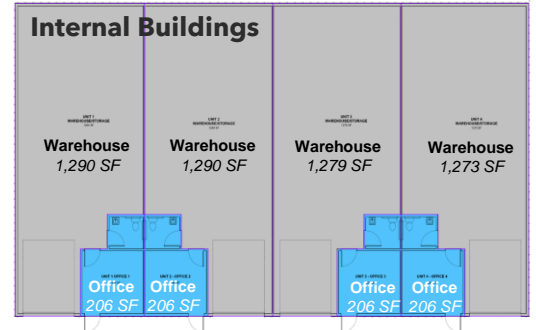
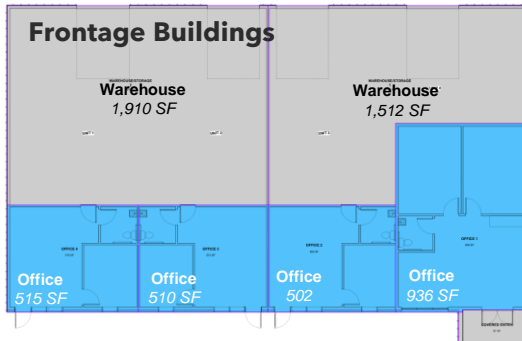
- Located at the corner of State Hwy 205 and CR 1392
- State Hwy 205 is currently being expanded to 5 lanes
- **Fantastic proximity** to Rockwall, Terrell, Forney
- High vehicle traffic along State Hwy 205 = **>10K vehicles per day**
- **Exploding** population and household growth

Site Plan & Area Map



Floor Plans & Elevations

Below are the proposed floor plans; however, they are preliminary and subject to refinement based on tenant needs and final design adjustments.



Demographics

	3 miles	5 miles	10 miles
2024 Population	6,222	26,781	145,023
2029 Pop. Projection	8,976	38,809	209,987
Annual Growth 24-29'	8.90%	9.00%	9.00%
2024 Households	2,181	8,972	46,758
2029 HH Projection	3,138	12,962	67,482
Annual Growth 24-29	8.80%	8.90%	8.90%
Median Home Value	\$300,687	\$216,930	\$299,337
Median Year Built	1986	1992	2008
Avg HH Income	\$103,166	\$85,439	\$109,995





Information About Brokerage Services

Texas law requires all real estate licensees 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.

RIDGE POINTE COMMERCIAL REAL ESTATE

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Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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