

CENTURY 21[®]

Judge Fite Company



EASON STREET

TERRELL, TX 75160



\$560,000



0 sqft

DESCRIPTION

8.5 acres preliminary dirt work complete, Perfectly suited for residential, multi-family, condos, duplexes, etc. Site is currently FULLY ENTITLED with a DEVELOPMENT AGREEMENT in place with The City of Terrell for 36 SFR homes. Lucrative investment opportunity for a plug and play developers dream. Or bring your own vision! Kaufman County is the FASTEST growing county in the nation. This site is just 10-minutes from a new Amazon distribution facility, making it a prime location with booming growth opportunity. City is offering TIRZ to reimburse developer for part of the infrastructure expense for one of the roads. Utilities are all assessable on site to tie into Oncor has committed to bringing electricity to every door. The site plan has been FULLY APPROVED by the City of Terrell. That and the Development Agreement is available upon request, along with the plat, GEO report and Civil Engineering. This site is SHOVEL READY with all utilities and infrastructure in place to easily tie into. The City is offering TIRZ to reimburse the developers cost to bring utilities to each homesite, and put in the road. Highlights in the DA specify the following details... Cost for utilities would fall under impact fees within the development agreement which is intact. The city will be funding the majority of the infrastructure costs, reimbursing the developer through TIRZ. In consideration of the Eason Street improvements, The City of Terrell agrees to credit one hundred percent (100%) of the Transportation Roadway Impact Fees. The City of Terrell also agrees to provide an amount equal to, for each residence with a homestead exemption, three (3) years of seventy-five percent (75%) of reimbursement of maintenance and operation property taxes. Please contact listing agent for additional information.

PROPERTY TYPE: Commercial - Unimproved Land
MLS STATUS: Active
MLS: 20895376
YEAR BUILT:
COUNTY: Kaufman
TRACT OR SUBDIVIION: Terrell Rev
LIST DATE: 04/07/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 8.5
LOT SIZE (SQFT): 370,260

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- Other
- Subdivision

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- SeeRemarks

LISTED BY: Kimberly Woodul 

PHONE: 21439273032143927303

BROKERED BY: Ebby Halliday, REALTORS

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated