

# CENTURY 21®

Judge Fite Company



## TANGER DRIVE

TERRELL, TX 75160



\$3,060,000



1 acres

## DESCRIPTION

Prime 12.23± Acre Commercial Site in The Shops at Terrell – Terrell, TX. Outstanding opportunity to acquire a multiple building commercial tract located within a high-traffic area in The Shops at Terrell in Terrell, TX. Strategically positioned, this site offers excellent visibility and accessibility just off Interstate 20. Neighboring national brands include McDonald's, Wendy's, Nike, Old Navy, Reebok, and Levi's—contributing to strong area traffic and consumer draw. Located in Kaufman County, the second-fastest growing county in the United States, this property benefits from robust regional growth and new residential developments nearby. With The Shops at Terrell currently 87% occupied by premier retailers, this location presents exceptional potential for retail, hospitality, or restaurant development. Just 30 miles east of Dallas, this site offers both local appeal and regional reach, making it ideal for investors or end-users looking to capitalize on continued growth along the I-20 corridor. Water and sewer available on-site.

**PROPERTY TYPE:** Land - Improved Land  
**MLS STATUS:** Active  
**MLS:** 20966887  
**YEAR BUILT:**  
**COUNTY:** Kaufman  
**TRACT OR SUBDIVIION:** Tanger Add  
**LIST DATE:** 06/19/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 12.23  
**LOT SIZE (SQFT):** 532,738

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Cleared
- CityLot

## UTILITIES

**UTILITIES:**

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Frank Roberts 

**PHONE:** 972.524.0689

**BROKERED BY:** RE/MAX Landmark

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