

JUST EAST OF DALLAS. JUST RIGHT FOR RETAIL.



TERRELL'S LOCATION CAPTURES THE EAST TEXAS TRADE AREA WITH IDEAL SPACING FROM THE MESQUITE, ROCKWALL AND TYLER RETAIL CONCENTRATIONS



Where East Texas Goes To Shop

Terrell is the Gateway to the expanded East Texas trade area with an ideal location at the convergence of I-20 and U.S. 80 that captures traffic heading west into Dallas-Fort Worth and traffic heading east into East Texas. Terrell is 25 miles east of Dallas and draws from a wide primary trade area with ideal spacing from the Mesquite, Rockwall and Tyler retail concentrations.



The nearest East Texas retail destination is the Tyler mall complex 74 miles away. There's also a very strong underserved secondary rural trade area that has few retail options. This five-county area, Kaufman, Rains, Wood, Van Zandt and Henderson has over 311,000 potential customers*.

Terrell is home to Walmart Supercenter, The Home Depot, Buc-ee's, Tanger Outlets and numerous other



retailers. Terrell has established residential developments and mixed-use communities including Rio, Los Lomas, Fairfields and Whitt Ranch.

With a median age of 37.1, Terrell has a young population and impressive demographics. Almost half of our 17,083 residents are in the prime age group of 20-54.

- 311,050 market area population*
- \$80,781 average household income*
- 14.89% growth rate*
- 78.07% average annual area sales tax increase from 2000-2017

*2018 Retail Coach *2016 TxDOT

With all these competitive advantages in place that are necessary to ensure its long-term viability, Terrell is becoming an East Texas retail and commercial hub that out positions all retail sites to the West.

Contact Ray Dunlap, PCED, President, Ray@terrelltexas.com