PROGRESSIVE. CONNECTED. INNOVATIVE.

Terrell AMERICA™ ECONOMIC DEVELOPMENT
A City Rich In History

This growing city embraces small town values, American ideals, a strong Texas work ethic and a stellar quality of life for our citizens. Terrell is a progressive community with deep Texas roots. Established in 1873, many families have lived here for generations and businesses have prospered for decades. You can see that heritage in the architecture throughout the city and sense it in our attitude. In Terrell America, it’s all about community. We know our neighbors. We know the folks with whom we do business. We know our kids’ friends, their friends’ parents, and their teachers.

Terrell started as a depot town along the Texas and Pacific Railway when ‘King Cotton’ was the cash crop.

Today, it is the principal commercial center of Kaufman County with friendly neighborhoods, a historic downtown, thriving business parks, airport and a variety of cultural activities. Stroll our vibrant turn-of-the-century Historic Downtown District that retains the charm of yesteryear with vintage lighting, wide brick sidewalks and unique storefronts featuring timeless architectural details. The updated buildings have been repurposed for retail, restaurants, offices, lofts, museums and specialty services. The City of Terrell in conjunction with the Chamber of Commerce/Convention and Visitors Bureau have made a commitment to enhance the urban activity taking place in the Historic Downtown District. New wayfinding kiosks, custom sign toppers, display banners and plentiful parking makes it easier to find merchants’ goods and services. Spectacular hand-painted wall murals provide a visual snapshot of Terrell’s rich history.

The Jamie Foxx Performing Arts center hosts virtually all TISD school music and drama events and a wide range of professional concerts featuring renowned artists from all over the globe. It is also home to the El Terrell Entertainment Series and Lake Country Gospel Jubilee Productions.

We preserve our unique history at the family-friendly Annual Heritage Jubilee and Terrell Heritage Museum in the Carnegie Library. The 100-acre Ben Gill Park offers residents a multitude of recreational activities with its softball and baseball complexes, lighted tennis courts, sand volleyball, Olympic-size swimming pool, water slides, kiddle pool, pavilion, gazebo, hiking trail and a 2.5-acre lake.
INCREASING STUDENT ACHIEVEMENT IN ALL AREAS

Terrell Schools Graduate Oscar Winners, Olympic Athletes, and World-Class Professionals.

Established in 1883, the Terrell Independent School District (TISD) has a proud history of providing quality education to all students. Our goal is to create a positive environment for every child to be safe, to be welcomed, and to enrich their unique abilities. We focus on developing the whole child by teaching character traits that will benefit them throughout their life such as integrity, fairness, perseverance, citizenship, trustworthiness, respect, positive attitudes, and school pride. It is our belief that the future of our community, state, and nation hinges on the quality of the students being educated by our accredited school system.

With an enrollment of more than 4,600 students, TISD has a Gifted and Talented Academy, an early childhood campus, three kindergarten through fifth grade elementary schools, one sixth through eighth grade middle school, and one high school serving students in ninth through twelfth grades. Recently, Terrell High School received two Academic Achievement Distinctions from the Texas Education Agency (TEA).

In May 2018, TISD opened a state-of-the-art facility called the Excellence Center for Enhanced Learning (ExCEL). ExCEL is an 89,000 square foot facility that includes an indoor soccer field, basketball and volleyball courts, classrooms, a bistro, an indoor walking track, and a workout facility for senior citizens and TISD staff. The purpose of ExCEL is to provide high-quality opportunities for our youth to enhance their education, athletic skills, character, and their lives.

TISD, in partnership with Trinity Valley Community College (TVCC), offers free Dual Credit college courses for high school students. TISD covers the cost of tuition, fees, books, and transportation to and from TVCC for qualified students. Students can earn college credits up to an associate degree from TVCC when they graduate from high school. Additionally, TISD offers a wide range of Career and Technical Education courses to prepare students for college and careers.

The TISD Excellence Foundation, a non-profit organization, promotes and funds innovative teaching programs, provides resources for creative strategies, and recognizes and rewards staff accomplishments. The Excellence Foundation has awarded more than $1,000,000 in grants since its inception.

Trinity Valley Community College and Southwestern Christian College have campuses in Terrell, and many other institutions of higher education are within a short commute.

TISD Offers Free Dual Credit College Courses for High School Students
Crossroads At Terrell / Terrell Market Center

Crossroads at Terrell is a 255-acre, 600,000 sf major power retail center at the junction of I-20, SH 34 and Spur 557 off U.S. 80. It is developing in phases and includes mixed-use office, retail, hotel, service and apartments. Crossroads’ new anchor tenant is the 74,000 sf Film Alley Movie Entertainment Center. This multi-venue concept will include 8 full-service movie theatres, 24 bowling lanes, a 4,500-sf arcade, bar  }

and grill, full-service dining, 5 party rooms. The retail momentum at the Crossroads at Terrell has spurred the opening of Chipotle, Freddy’s Frozen Custard, Panda Express, Taco Bueno, Hobby Lobby, Marshall’s and Burkes Outlet.

You can bet that Buc-ee’s looked long and hard for their first North Texas location. Terrell Market Center, an 89-acre tract at the junction of FM 148 and I-20 proved to be the high-performance address they picked to build their super-sized 62,000 sf Travel Plaza. Buc-ee’s gets over 6,000 vehicle trips daily to its Terrell store. They also earned the #1 ranking in Gas Buddy’s Best Gas Stations in America. This major anchor of the 37-acre mixed-use development consisting of restaurants, retail and hotels, has already been joined by Fairfield Inn & Suites by Marriott, Whataburger, Dairy Queen, Discount Tire, Starbucks and Taco Cabana.

Baylor Scott & White Health owns the remaining 52 acres which will feature a new full-service, 100-bed expandable to 400-bed hospital. Baylor Medical Terrell will be the largest regional medical facility serving Kaufman County and the East Texas region west of Tyler.

These exciting developments are located in our 4,500-acre TIF District which is the single largest rural TIF in Texas. They are easily accessible from all directions by a double diamond interchange. Traffic counts are over 59,000 VPD and the expanded trade area has a population of 311,050*. With expansions and upgrades to frontage roads and off-ramps, this interchange will be able to handle millions of square feet of development and corresponding traffic volume.

The Terrell Tanger Outlets, located 2 miles east of the I-20 and U.S. 80 merge, is a popular regional attraction - with over 177,000 square feet of leading designer and brand name manufacturers. 85% of Tanger Outlets’ customers are from outside of Terrell, as far away as Shreveport.

*2018 Retail Coach 1206 TeOQTY

The Primary Retail and Commercial Hub for the Region
Capture the Expanded East Texas Market

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

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.

Our 4,500-acre TIF District is the Single Largest Rural TIF in Texas
Central to Everything

Terrell’s centralized location, proximity to major highways and access to a workforce of over 400,000, make it a prime address for business. Terrell is home to more than 5,000 manufacturing and distribution jobs and 3,000 non-industrial positions. 93% of the U.S. market is reachable by truck within 2 days.

The 150-acre Airport Business Park is adjacent to the Terrell Municipal Airport and is located at the junction of U.S. 80, SH 34 and I-20. The park includes building-ready utilities and light industrial landside and airside sites. A 385-acre expansion plan is also underway.

The fully developed 750-acre Mike Cronin Business Park is located between U.S. 80 and I-20. The park includes four lane streets, shovel-ready sites and available Union Pacific rail service in the northern section of the development with proposed extensions scheduled for the remainder of the park. Both business parks are owned and operated by the TEDC to ensure development standards are met.

Three business park tenants, Madix, Oldcastle BuildingEnvelope and Walmart Distribution Center have invested $44,400,000 in expansion plans, adding more than 250 new jobs.

In order to encourage similar expansions or relocations, our incentive program is one of the most aggressive in the State of Texas. We offer grants and infrastructure improvements. Tax Abatement/Triple Freeport, Texas Capital Fund, Enterprise Zones and Job Training under the Skills Development Fund are also available to qualified companies.

In addition, career and technical education programs are offered by the Terrell ISD and Trinity Valley Community College and new TVCC Health Science Center. Terrell has received the prestigious Community Economic Excellence Award five times and the Workforce Excellence Award four times. Both awards are presented annually by the Texas Economic Development Council.
A Popular Choice for Business Executives

Terrell Municipal Airport is a public access airport owned by the City of Terrell. The Major William F. Long terminal building was renovated in 2011. The airport has a full-service FBO terminal with pilots’ lounge, business center, WiFi and meeting room for commercial and private aviation within Class G airspace. The airport also features a heliport, flight school, and hangars for lease. A wide range of amenities for pilots and visitors include lodging, car rental, dining, shopping and recreational activities.

Its location at the junction of I-20, U.S. 80, and SH 34 makes the airport easily accessible from both East Texas and the Dallas Metroplex without the air traffic and congestion of competitive airports.

The adjacent Airport Industrial Park is home to a diverse corporate community, including a number of Fortune 500 companies. The airport is an integral part of the Terrell community, providing facilities for corporate and recreational aviation, flight training, aerial inspections and special events. The city hosts the Annual Flights of Our Fathers Fly-In, benefiting the No. 1 British Flying Training School (BFTS) Museum.

Aircraft operations, including local general aviation, transient general aviation, and air taxi, average 70 per day. The airport operates one asphalt runway, 17/35, which is 5,006 feet long and 75 feet wide. For more information visit www.terrelairport.com.

Terrell Municipal Airport is also the site of the No. 1 British Flight Training School (No. 1 BFTS), the first US location to host flight training for the Royal Air Force during WWII. An on-site museum commemorates the history of this British-American collaboration.
Terrell America is Ready When You’re Ready

Terrell has a creative and focused business climate where community leadership embraces development without the big-city red tape that can choke the energy out of any enterprise. Terrell has everything your company needs to grow and prosper. We have taken all of the necessary steps to ensure that we are prepared for future retail, industrial and housing growth.

Our accomplishments include:
- Enterprise Zones
- New Business Parks
- Shovel Ready Sites From 5-40 Acres
- Tax Abatement/Triple Freeport
- Airport Renovation and New Construction
- Major Road Improvements at Interstate 20/Spur 557 Interchange
- Major Infrastructure Improvements
- Largest Rural TIF District in Texas
- Creation of a New Power Center For Retail Development

Terrell is the largest city in Kaufman County and is located 25 miles east of Dallas, at the junction of I-20 and U.S. 80 with both highways providing easy access to the Dallas/Ft. Worth area, other surrounding cities and to I-30 and U.S. 175. Dallas/Ft. Worth International Airport and Dallas Love Field are less than 55 minutes from Terrell.

Terrell was incorporated in 1875 and now operates under a home rule charter with a city manager form of government. The city, with a Town Bond Rating Aaa, has a Planning and Zoning Board and a Comprehensive Urban Development Plan that provides growth direction.

The Terrell Economic Development Corporation’s mission is to attract new companies, encourage expansion and the retention of local businesses.

Users are attracted by our abundance of resources, cost of “Right-to-Work” labor, transportation systems, no personal income tax and low cost of occupancy which allows them to stay competitive. Terrell features a robust infrastructure of reliable and affordable electric, gas and communications utilities. Providers are Oncor, Atmos Energy, AT&T, Sprint, Verizon and Suddenlink. Water, sewer and sanitation services are provided by the City of Terrell.

Our Economic Development staff is ready to assist you with the site selection process and any related information you need to consider Terrell, Texas as your new address. For more information contact Dawn Steil, President, dawn@terrelltexas.com or visit terrelltexasedc.com.