



# Capitalize on Growth: Future I-20 On/Off Ramp Footprint

±29 ACRES AT I-20 & FARM TO MARKET 148



TBD I-20 & FM 148 | Terrell, TX 75160

LISTED BY: WENDY JOHNSON, ALC | 972-757-9383

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# Property Overview

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A ±29.940-acre, three-parcel commercial and residential development opportunity with I-20 and Farm To Market 148 frontage in Terrell, Texas.

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# Property Overview



## ABOUT THIS PROPERTY

Discover a prime development opportunity with this expansive ±29 acre parcel, zoned **Highway Commercial**, with dual frontage on FM 148 (405 ft) and I-20 (1,400 linear ft) in Kaufman County, one of the fastest-growing counties in Texas.

FM 148 is proposed to widen to 3 lanes, and a new I-20 frontage road is planned with TxDOT-approved on and off ramps. City water (16") runs along FM 148, with access to city sewer via CR 305.

The site is surrounded by master-planned communities, including Arboretum Estates, plus growth drivers such as Buc-ee's, the proposed Amazon distribution center, H-E-B, Crossroads at Terrell, and the existing Wal-Mart Distribution Center, AutoZone and Longhorn Fabrication.

Ideal for retail, industrial, distribution, hospitality, or mixed-use: a single user, investors, or subdivided into multiple pads. **Ag exemption in place. Survey and I-20 easement available.**

## REMARKS

**Site:** TxDOT I-20 frontage access on/off ramps – 0.654 acres fee simple acquisition; 0.063 acres permanent easement encumbered by TxDOT easement rights (utility, drainage, highway project).

**Easements:** Transmission Line and Pipeline.

**Lease:** Agricultural Lease.

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# Property Overview

## SITE OVERVIEW

|                           |                                                                                                      |
|---------------------------|------------------------------------------------------------------------------------------------------|
| SIZE                      | ±29 Acres<br>Three Adjoining Tracts                                                                  |
| ACCESS                    | I-20 Frontage – 1,400± LF<br>FM 148 Frontage – 405± LF                                               |
| LOCATION                  | City of Terrell   Kaufman County<br>Terrell ISD                                                      |
| ZONING                    | Highway Commercial (HC)                                                                              |
| UTILITIES                 | 16" City Water Line (FM 148)<br>City Sewer Access Available                                          |
| EASEMENTS                 | 30' Gas Line (Koch Pipeline)<br>70' Twin Pole Transmission (Oncor)<br>Easements Will Support Parking |
| TXDOT                     | Planned I-20 On/Off Ramps<br>CSJ 0095-14-035                                                         |
| TRAFFIC COUNT             | 47,189 VPD – I-20<br>22,498 VPD – FM 148                                                             |
| AGRICULTURAL<br>EXEMPTION | Agricultural Lease                                                                                   |

## ABOUT THIS SITE

Located within the Terrell city limits and Terrell ISD, this ±29 acre site sits between Interstate 20 and FM 148 and consists of three adjoining tracts. The property offers approximately 1,400 linear feet of I-20 frontage and 405 feet of FM 148 frontage, and is zoned Highway Commercial (HC). Traffic volume along the surrounding I-20 corridor is reported at approximately 47,189 vehicles per day.

Situated about 25 miles east of Downtown Dallas in fast-growing Kaufman County, the site allows investors and developers to capitalize on strong regional momentum, with future direct access to Interstate 20 and U.S. Highway 80, SH 34 and SH 205/FM 148. Interstate 30 and U.S. Highway 175 are also close by.

City water is available via a 16" line along FM 148, and city sewer access is readily available. Existing gas line and transmission line easements will support parking. No conceptual plan has been illustrated.

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## I-20 FRONTAGE



## FARM TO MARKET 148



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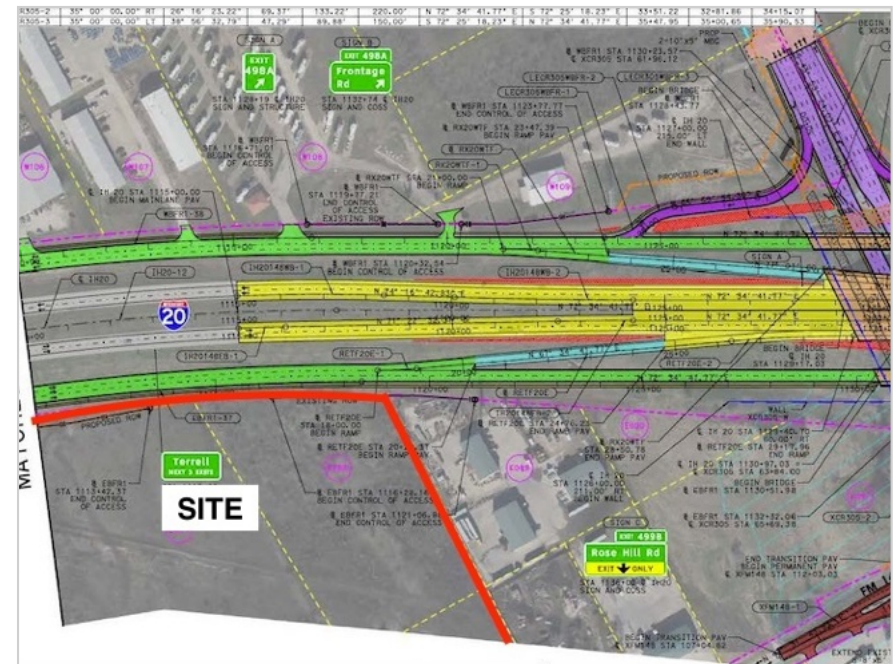
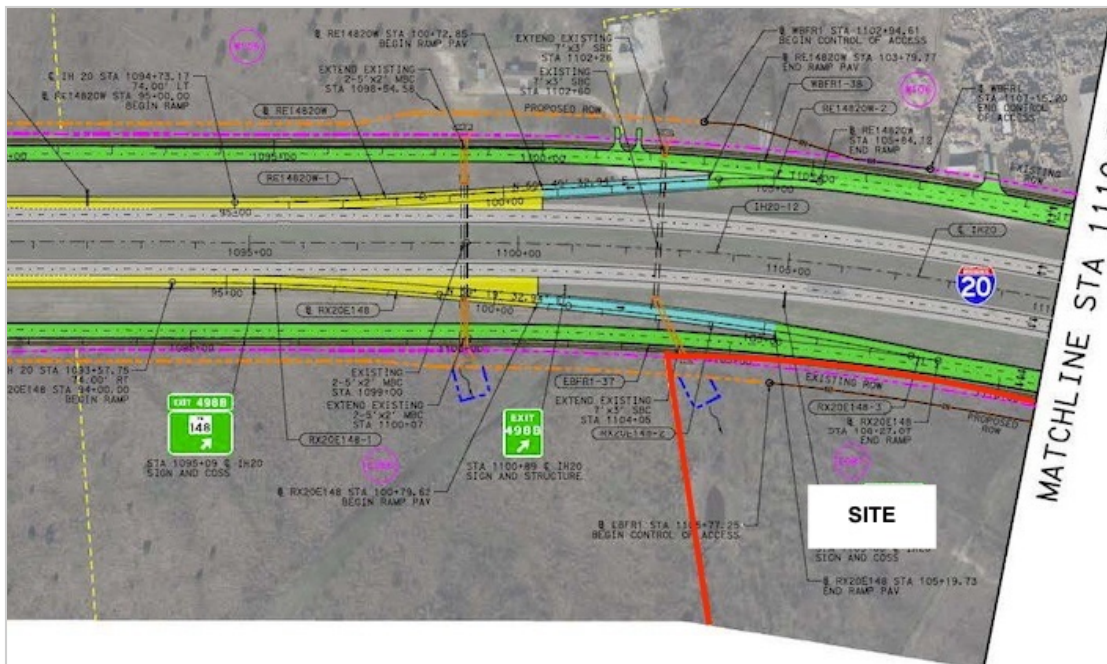
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# Planned I-20 On-Off Ramps Schematics

## TXDOT I-20 ACCESS

TxDOT has planned on/off ramp access on I-20, a highly desirable feature for highway commercial users (Control Section Job 0095-14-035). The design was completed in May 2025. Environmental and utility clearance, along with a bid-ready date, are still to be determined.



TxDOT schematic sheets (west and east) – site boundary shown in red

# Site Area



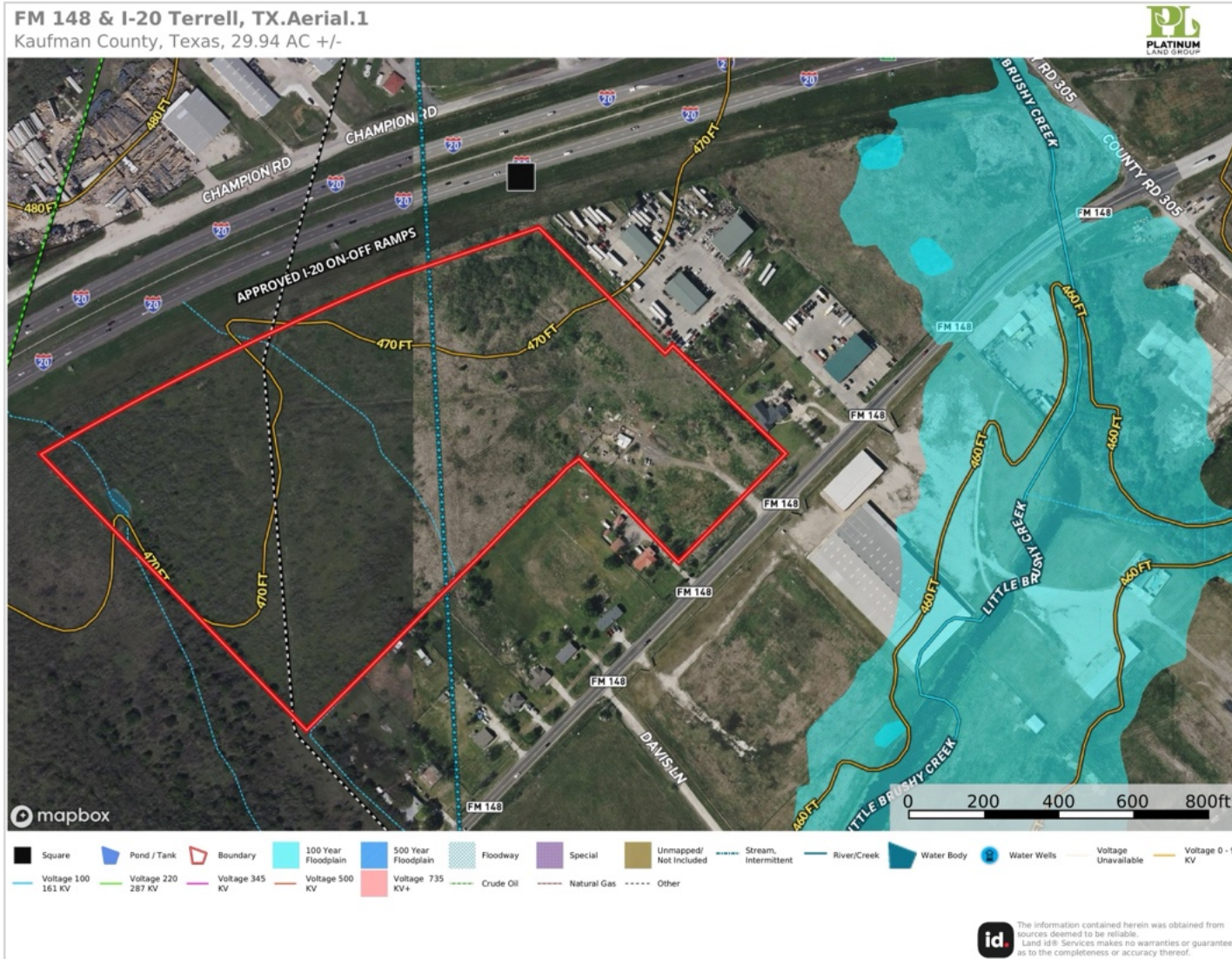
## DEVELOPMENT UNDER CONSTRUCTION OR COMPLETED NEAR THE SUBJECT

- Manufacturing, Distribution & Logistics – Workforce
- Amazon Project
- Crossroads at Terrell
- Buc-ee's Highway Travel Center
- Centurion American Development – Arboretum Estates of Terrell (residential & commercial lots)
- H-E-B – 91 Acres
- Centurion American Development – 52-Acre Retail Land
- 390-Acre Mixed-Use Development (commercial & residential)
- Jones Blue Star Land – 180-Acre Industrial Park
- Master Plan of Las Lomas Community
- Mike Cronin Business Park
- Airport Business Park – Class G Executive Airport
- Home to Fortune 500 Companies: Wal-Mart Distribution Center, Longhorn Fabrication, AutoZone

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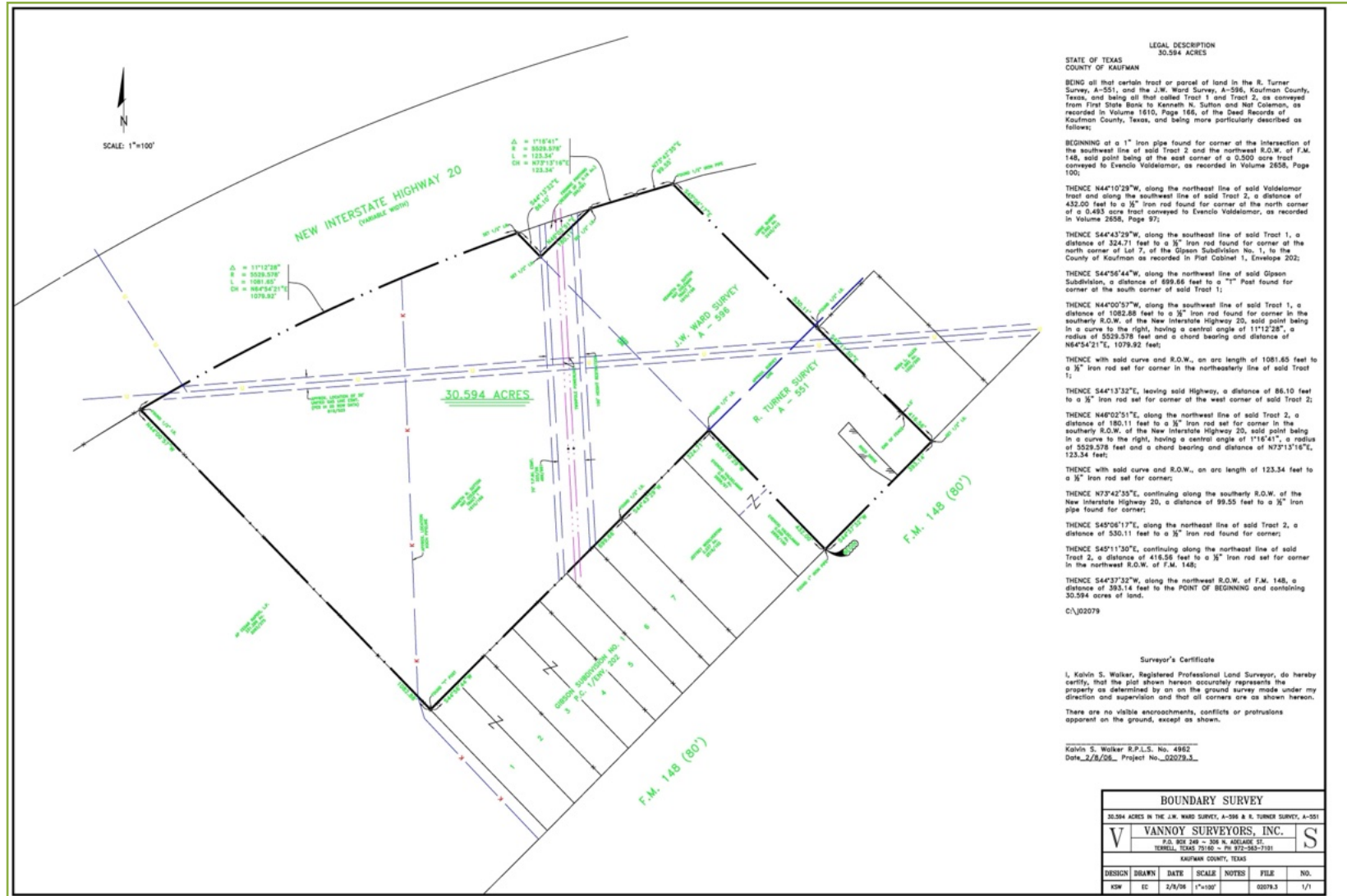
# Aerial Map



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# Disclaimer

This marketing brochure has been created to provide a summary of information regarding the property described herein. The information contained in this brochure has been obtained from sources believed to be reliable; however, it has not been independently verified.

Platinum Land Group has not conducted an independent investigation of the property and makes no representations or warranties, express or implied, as to the accuracy or completeness of the information provided. All information, including but not limited to acreage, zoning, utilities, development potential, pricing, and property details, is subject to change without notice.

Prospective buyers are strongly encouraged to conduct their own independent due diligence and consult with their legal, financial, and technical advisors prior to making any investment decision.

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# Brokerage Services



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|                                                                      |             |                         |              |
|----------------------------------------------------------------------|-------------|-------------------------|--------------|
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