

FOR SALE

23.07 ACRES | LAND



9476 COUNTY ROAD 136
Terrell, TX 75161

AVAILABILITY HIGHLIGHTS

- Land Area: 23.07 Acres
- Zoning: Commercial
- Utilities to Site
- Ability to Subdivide into Nine (9) Parcels
- Interstate 20 Frontage
- Zoning Allows Wide Variety of Uses
(City of Terrell [Permitted Uses](#))
- Traffic Count of 74,275 Vehicles Per Day (VPD)



FOR MORE INFORMATION:

TAYLOR STELL

214.558.1969

tstell@lee-associates.com

NATHAN DENTON

214.228.0611

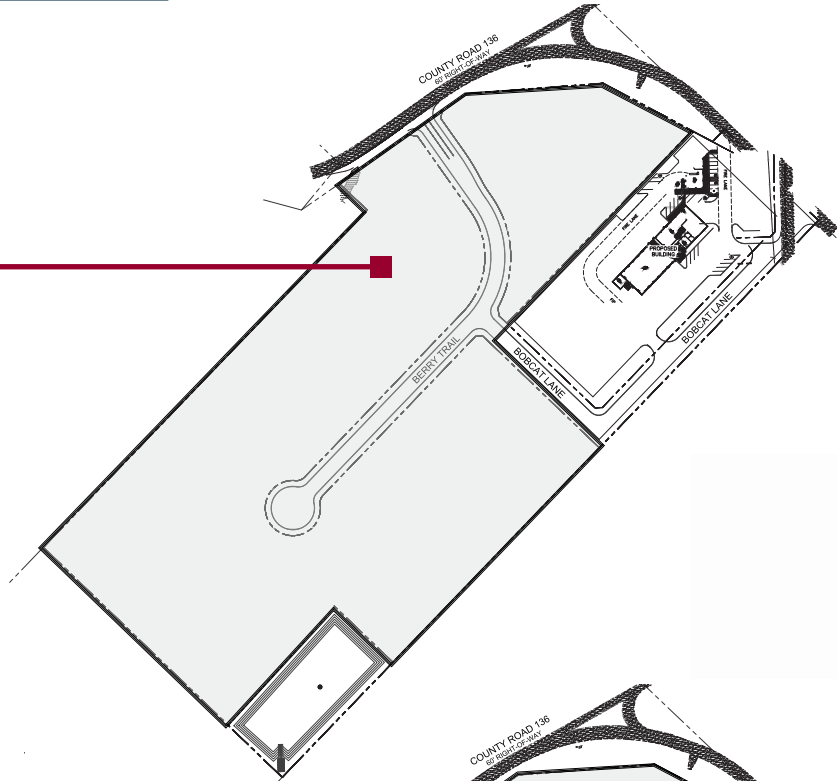
ndenton@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leadallas.com

SITE PLAN

CURRENT SITE PLAN

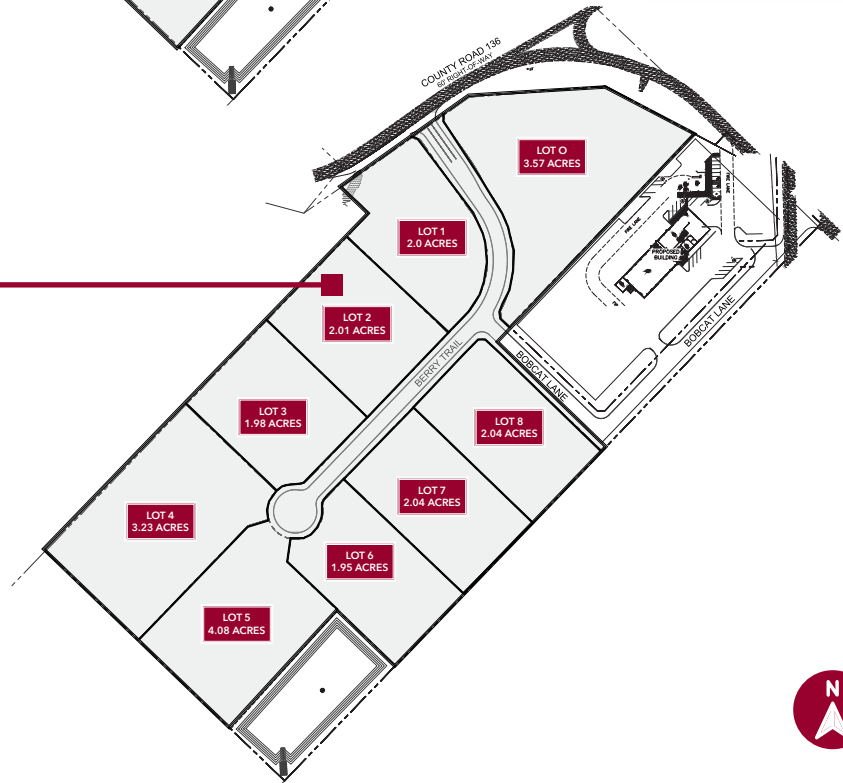
23.07 ACRES - 1 PARCEL PLAN



POTENTIAL SITE PLAN

23.07 ACRES - 9 PARCEL PLAN

Lot 0	3.57 Acres
Lot 1	2.00 Acres
Lot 2	2.01 Acres
Lot 3	1.98 Acres
Lot 4	3.23 Acres
Lot 5	4.08 Acres
Lot 6	1.95 Acres
Lot 7	2.04 Acres
Lot 8	2.04 Acres



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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