

Flexible Mixed-Use Commercial Building on Hwy 80

RETAIL, OFFICE, BEAUTY/NAILS OR SPA POTENTIAL

±2,796 SF Commercial Building
±0.277-Acre Corner Site
Open Retail/Beauty Floorplan
Multiple Room Configuration
Existing Paved Parking
Flexible Commercial Reuse

815 E Moore Ave | Terrell, Texas 75442

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Table of Contents

Pages 4-10 | Property Overview

Pages 11-14 | Location Overview

Page 15 | Contacts



Property Overview

815 E Moore Ave offers a vacant $\pm 2,796$ SF commercial building on ± 0.277 acres in Terrell, TX, with an open retail-style or nail/salon floorplan, multiple support rooms, two existing restrooms, and an existing drive-thru configuration. Positioned for non-liquor retail/showroom, beauty and personal care, and professional service users or investors seeking an existing commercial footprint with flexible interior conversion potential and drive-up service functionality.

Listed By:
Jon Stafford | 336.601.5680



Property Overview

BUILT FOR ADAPTIVE COMMERCIAL REUSE

M&D CRE is pleased to present 815 E Moore Ave, a ±2,796 SF commercial building positioned on a ±0.277-acre site in Terrell, Texas. The opportunity centers on speed-to-market and adaptive reuse: an existing commercial structure with a large open floorplan, multiple perimeter rooms, two restrooms, paved on-site parking, and an existing drive-thru configuration that may support customer pickup, service flow, or convenience-based operations.

For a retail or showroom owner-user, the building provides a customer-facing format with drive-thru service potential without starting from raw shell condition. For beauty, nail, spa, salon, lash, brow, or other appointment-based personal service users, the room configuration creates potential for reception, treatment areas, private service rooms, product display, storage, or administrative functions, while the drive-thru component may support product pickup, client convenience, or order-ahead service flow. For professional service users, the site offers an established commercial building with enough interior scale to balance open customer areas, back-of-house operations, and drive-up customer service options.

The broader trade area adds support to the positioning. Within 15 minutes, Esri reports a 2025 population of 40,573 projected to grow to 48,749 by 2030, strengthening the property's appeal to local-serving retail, beauty and personal care, and service-based owner-users.

For more information, contact **Jon Stafford** at **336.601.5680** or jon.stafford@mdcregroup.com

Property Size	±2,796 SF ±±0.277 Acres
Parcel ID / APN	31859
County	Kaufman County
Frontage	95' on Hwy 80/E Moore & 121' on Dellis St
Utilities On-Site	Electric, Sewer & City Water
Prohibited Use	Liquor store
Layout	Open retail area, support rooms, two restrooms



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815 E MOORE AVE—TERRELL



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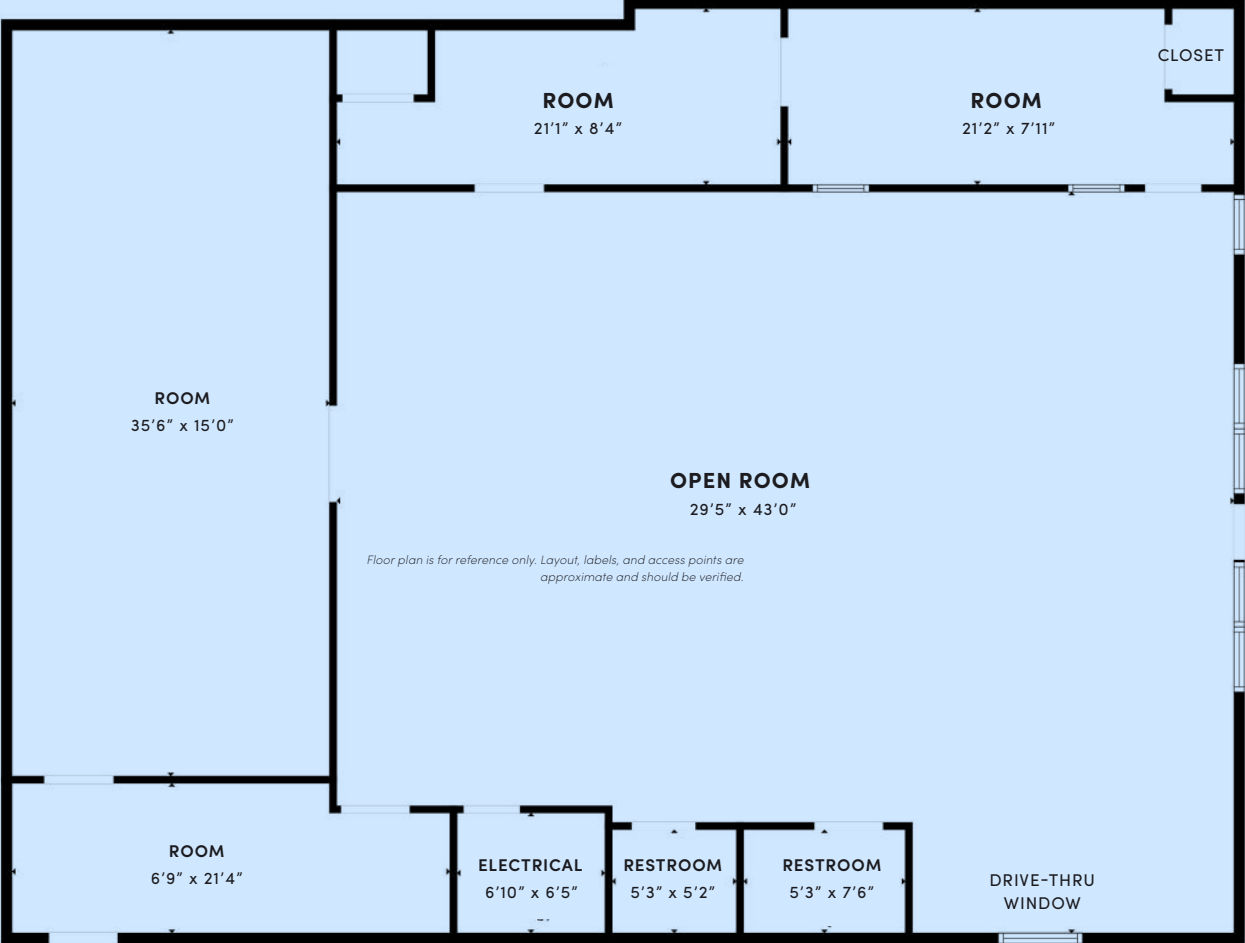
Highlights

- ±2,796 SF Commercial Building
- ±0.277-Acre Corner Site
- Flexible Open Layout
- Existing Drive-Thru Configuration
- Multiple Rooms For Conversion
- Two Existing Restrooms
- Existing Paved Parking
- Liquor Store Use Excluded
- Existing format supports customer-facing merchandising
- Strong fit for specialty retail or showroom concepts
- Local consumer behavior supports daily-needs positioning

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815 E MOORE AVE—TERRELL



Floor plan is for reference only. Layout, labels, and access points are approximate and should be verified.

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Location Overview

Terrell serves as a growing Kaufman County trade area with local-serving retail demand, household growth, and access to an expanding east-of-Dallas population base.

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Terrell, TX— Established Corridor With Expanding Demand

Terrell, TX Overview

Terrell's Hwy 80 corridor supports a range of local-serving commercial users, from neighborhood retail and service businesses to appointment-based operators. For 815 E Moore Ave, the location story is not about one narrow use; it is about a flexible building positioned for businesses that rely on nearby households, repeat customer patterns, and convenient access.

The surrounding trade area continues to show growth across population and households. Within 15 minutes, Esri projects population growth from 40,573 in 2025 to 48,749 by 2030, while households are projected to increase from 13,484 to 16,155. Those fundamentals support the property's positioning for beauty, wellness, specialty retail, grocery, and service office users seeking an established commercial footprint in a growing Terrell market.

40,573

Population Increase

15 MIN—ESRI

3.74%

Projected Annual Pop Growth

15 MIN—ESRI

\$77,916

2025 Median HH Income

15 MIN—ESRI

13,484

2025 Households

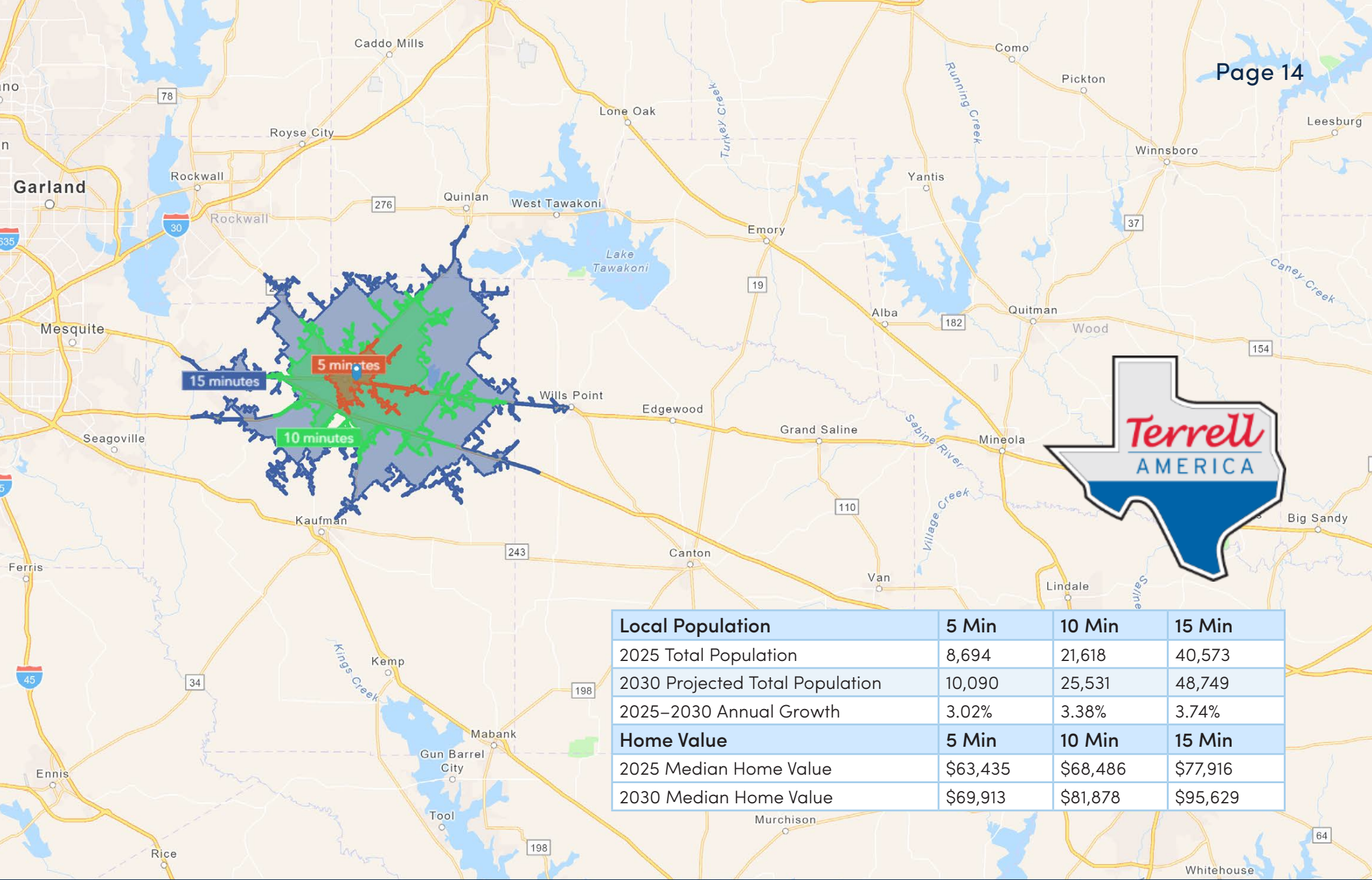
15 MIN—ESRI





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Local Population	5 Min	10 Min	15 Min
2025 Total Population	8,694	21,618	40,573
2030 Projected Total Population	10,090	25,531	48,749
2025–2030 Annual Growth	3.02%	3.38%	3.74%
Home Value	5 Min	10 Min	15 Min
2025 Median Home Value	\$63,435	\$68,486	\$77,916
2030 Median Home Value	\$69,913	\$81,878	\$95,629

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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.

2-10-2025



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.

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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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Buyer/Tenant/Seller/Landlord Initials	Date		