

8.5 ACRES AVAILABLE

000eason.ebby.com

000 Eason Street

Terrell, TX 75160



EBBY HALLIDAY
Commercial

A Berkshire Hathaway Affiliate

For more information please contact:

Kim Woodul

214.392.7303

kimwoodul@ebby.com

kimwoodulrealtor.com/commercial

 KIM WOODUL
REALTOR

Pricing, terms and availability subject to change.
Information deemed reliable, but not guaranteed.



EXECUTIVE SUMMARY

000 Eason Street

ABOUT THE PROPERTY

8.5 acres of FULLY ENTITLED, DEVELOPMENT AGREEMENT in place for 36 SFR homes. The site plan has been FULLY APPROVED by the City of Terrell. The Development Agreement is available upon request, along with the plat, GEO report and Civil Engineering. This site is SHOVEL READY with all utilities and infrastructure in place to easily tie into.

PROPERTY AT A GLANCE

Legal Property Description: Parcel 41318; Block 567B

No. of lots: 1

Zoning Description: Full approved residential development for 36 SFR units. TIRZ available to developer to reimburse for improvements, including road. Water sewer available to be tied into site. Oncor to bring power lines to SFR unit.

DIRECTIONS

Follow GPS to Eason Street and West End Street in Terrell, continue to Eason Street to real estate sign located on clear lots.





The City is offering TIRZ to reimburse the developers cost to bring utilities to each homesite, and put in the road. Highlights in the DA specify the following details... Cost for utilities would fall under impact fees within the development agreement which is intact. The city will be funding the majority of the infrastructure costs, reimbursing the developer through TIRZ. In consideration of the Eason Street improvements, The City of Terrell agrees to credit one hundred percent (100%) of the Transportation Roadway Impact Fees. The City of Terrell also agrees to provide an amount equal to, for each residence with a homestead exemption, three (3) years of seventy-five percent (75%) of reimbursement of maintenance and operation property taxes. Please contact listing agent for additional information.

HIGHLIGHTS

- COMMERCIALLY ZONED FOR EITHER C1 OR C2 USE - MIXED USE APPROVED OFFICE, RETAIL, FLEX, LIGHT INDUSTRIAL, NEIGHBORHOOD SERVICES, RETAIL. WAREHOUSE, ETC.
- FULLY APPROVED SITE PLAN, FULLY APPROVED BY ARCHITECTURAL REVIEW BOARD ARCHITECTURAL PLAN, LANDSCAPE PLAN, AND CIVIL PLAN IS IN REVIEW.
- SELLER CAN PROVIDE 3D RENDERINGS, ARCHITECTURAL PLANS, CITY APPROVALS, SO THAT YOU CAN SIMPLY PLUG AND PLAY!
- PERFECT FOR BUILDER, DEVELOPER, INVESTOR, END USER. BRING US AN OFFER!
- GREAT VISIBILITY FROM I-30 FRONTAGE.



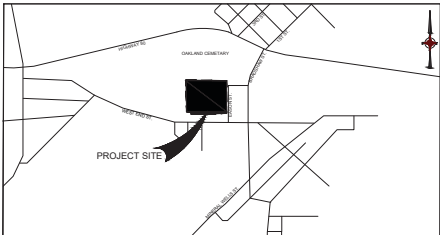
CONSTRUCTION PLANS FOR EARTHWORK, EROSION
CONTROL, PAVING, DRAINAGE & UTILITIES FOR
KINGSMAN ESTATES

CITY OF THE TERRELL, KAUFMAN COUNTY, TEXAS
CITY PROJECT NO. 2024-24

08/16/2024

MAYOR
DIST. 2 COUNCIL MEMBER:
DIST. 3 COUNCIL MEMBER:
DIST. 4 COUNCIL MEMBER:
DIST. 5 COUNCIL MEMBER:
CITY ENGINEER:
DIRECTOR OF MUNICIPAL DEVELOPMENT:

RICK CARMONA
DONNA ANDERSON
MAYRANI VELAZQUEZ
STEPHANIE HOLMES – MAYOR PRO TEM
PHIL ROBISON – DEPUTY MAYOR PRO TEM
CHRIS SNAPP, P.E.
CHRIS SNAPP, P.E.



VICINITY MAP
N.T.S.

SHEET INDEX

01	COVER SHEET
02	CONSTRUCTION PLAT
03	STREET ABANDONMENT SURVEY
04	GENERAL CONSTRUCTION NOTES
05	GENERAL CONSTRUCTION NOTES
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08	STORAGE, STRIPING, AND LIGHTING
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10	WOFFORD CIRCLE (STA. 7+00.00 - 15+00)
11	WOFFORD DRIVE
12	PAVING DETAILS
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13	EASON DEMOLITION
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24	STORM SEWER DETAILS
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30	WATER DETAILS
<u>SIDEWALK PLAN</u>	
31	SIDEWALK LAYOUT
32	BARRIER FREE RAMP DETAILS

ONCOR
BRAD DAVIS
(972) 954-9995

ATMOS:
THOMAS NEMARIAM
(972) 485-6277



CAUTION: UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO THAT, THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY COLLISIONS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. CONTACT ALL POSSIBLE UTILITY AND UNDERGROUND FACILITY OWNERS.

ALL CONTRACTORS TO USE:
CITY OF TERRELL TECHNICAL CONSTRUCTION STANDARD SPECIFICATIONS FOR
PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS FIFTH EDITION 2017
SECTION 8 STANDARD DRAWINGS
UTILITY CONTRACTORS TO USE: CITY OF TERRELL TECHNICAL CONSTRUCTION STANDARDS
AND SPECIFICATIONS FOR ALL UTILITY INSTALLATION.

REVISION	
DATE	COMMENT
8/16/2024	ADDED CITY COUNCIL TO INCREASE UTILITY RATE DRAINAGE BASEMENT VEHICLE

OWNER / DEVELOPER
PROFICIENT DEVELOPMENT

2711 BRUTON ST.
DALLAS, TX 75227
(214)243-3681

CORNERSTONE
ENGINEERING & SURVEYING
P.O. BOX 1459
MANSFIELD, TX 76063
PHONE NO. 817-940-6087
FAX NO. 817-940-6087



KINGSMAN ESTATES – EASON STREET – TERRELL, TEXAS 08/16/2024



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EBBY HALLIDAY

Commercial

A Berkshire Hathaway Affiliate



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