

AVAILABLE NOW FOR BTS | TERRELL, TX 75160



TERRELL 20

BUSINESS PARK

DELIVERY DATE: Q1 2028

UP TO 119MW OF POWER AVAILABLE



Categorically Different

500K–1.9MM SF | 780 Acres

FULLY ENTITLED BUILD-TO-SUIT READY OPPORTUNITY



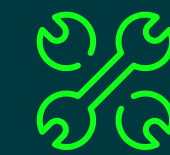
25 miles
east of Dallas

Fast growing metroplex



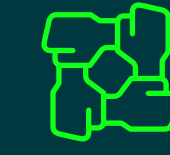
Immediate
access to I-20

Regional + national reach



Flexible
development

Up to 1.9MM SF
Built to user needs



Major corporate
corridor

Amazon • Goodyear
Hayes • Autozone

Prime Connectivity



Located less than 1 mile to I-20 and
25 miles to Downtown Dallas.

Build-Ready Scale

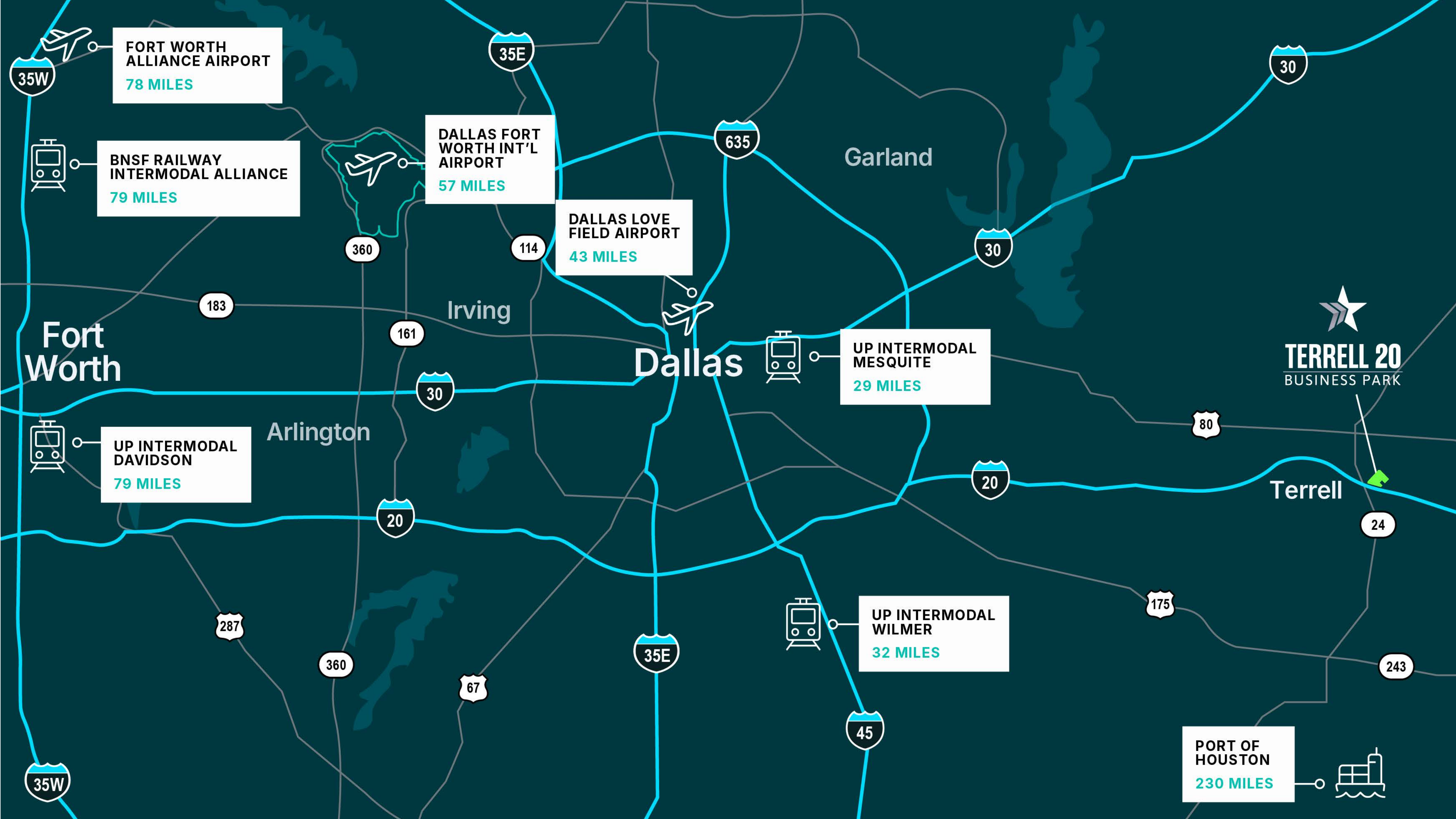


Flexible site supporting building sizes up to
1.9MM SF and 11.47MM SF of total development,
with up to 119MW of power available.

Rapid Population Growth



Access a growing population and deep
regional labor pool.



FORT WORTH
ALLIANCE AIRPORT
78 MILES

BNSF RAILWAY
INTERMODAL ALLIANCE
79 MILES

DALLAS FORT
WORTH INT'L
AIRPORT
57 MILES

DALLAS LOVE
FIELD AIRPORT
43 MILES

UP INTERMODAL
MESQUITE
29 MILES

UP INTERMODAL
DAVIDSON
79 MILES

UP INTERMODAL
WILMER
32 MILES

PORT OF
HOUSTON
230 MILES


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BUSINESS PARK

Infrastructure Advantage

Existing utilities, roadway access & power capacity position the site for growth.

- Type A Major Arterial (120 ROW)
- Type AA Principal Arterial (140" ROW)
- - - Type AA Principal Arterial (140 ROW)
- - - Type D Major Collector (80' ROW)
- Water Line
- Sewer Line

FIBER Long-haul routes provide direct E/W connectivity to Dallas' main connection points

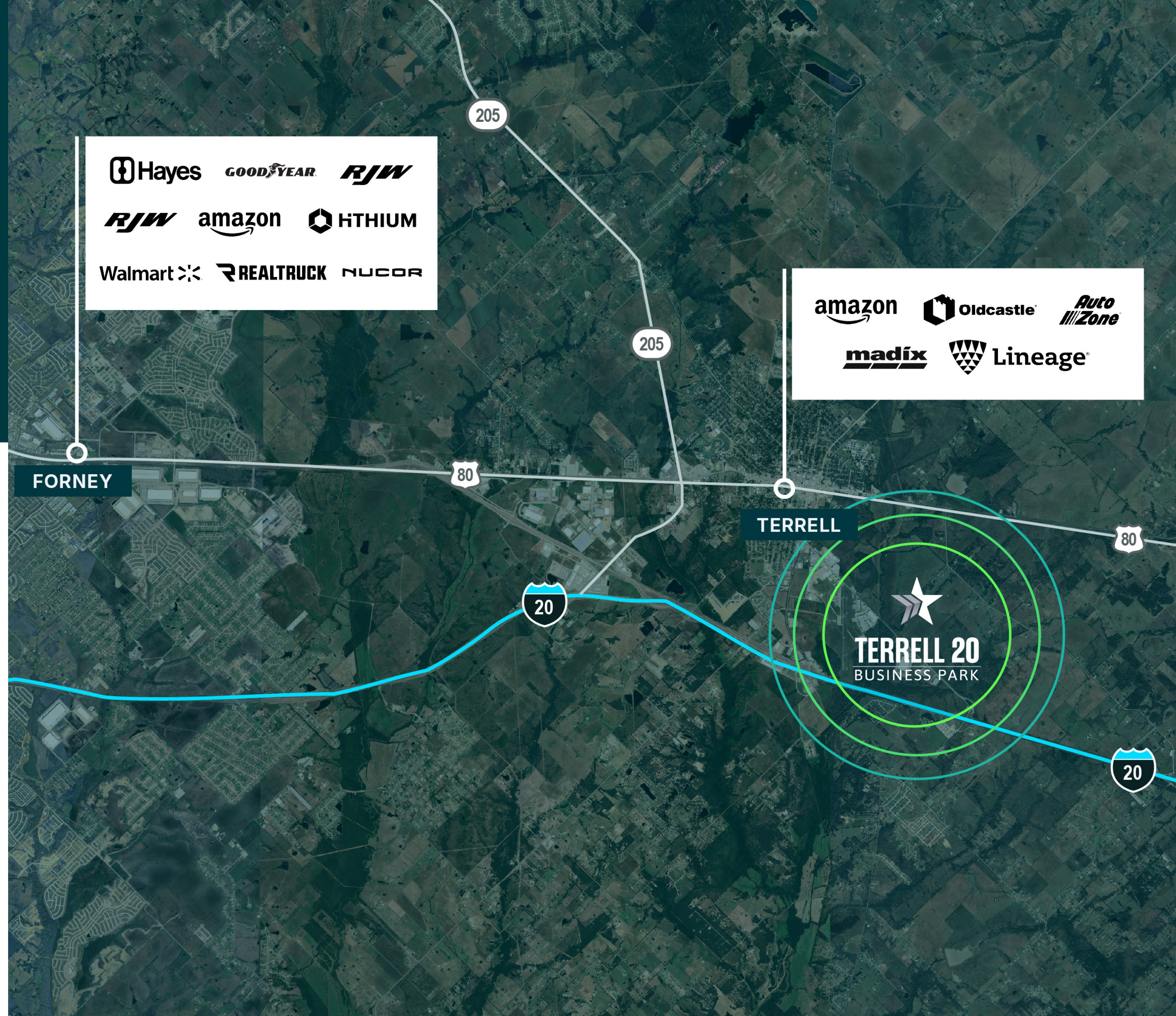
- redIT
- Sprint
- United Fiber
- Windstream
- Zayo North America



In Good Company

Operate alongside best-in-class logistics and distribution.

- ✓ Strong corporate neighbors
- ✓ Amenities and services nearby
- ✓ Institutional quality location



Available Land



amazon

780 ACRES

EXIT 503

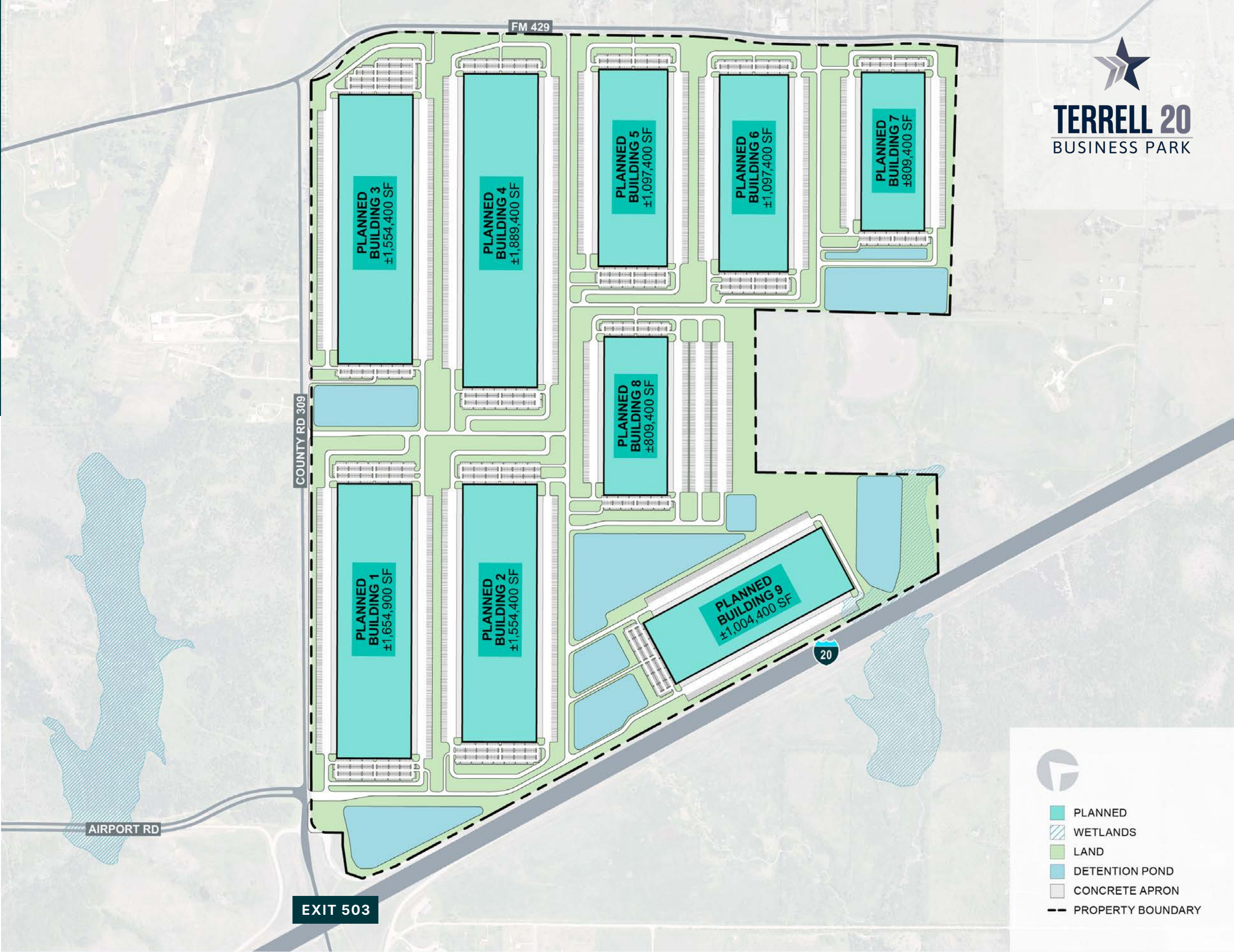
20

Flexible Specs

Industry-leading features to empower your business.

Development highlights

- Flexible site totaling ±780 acres
- 11,471,200 SF total available
- Up to 119 MW of power available



Conceptual Building Specs

Building	Building Size	Lot Size	Car Parking Spaces	Dock Spaces	Total Trailer Parking
Building 1	1,654,900 SF	81.9	841	394	791
Building 2	1,554,400 SF	80.9	858	369	743
Building 3	1,554,500 SF	90.6	785	387	765
Building 4	1,889,400 SF	91.1	681	451	901
Building 5	1,097,400 SF	59.3	621	281	562
Building 6	1,097,400 SF	58.1	564	282	571
Building 7	809,400 SF	64.9	471	220	440
Building 8	809,400 SF	76	471	219	890
Building 9	1,004,400 SF	97.3	386	285	570

Flexible Specs

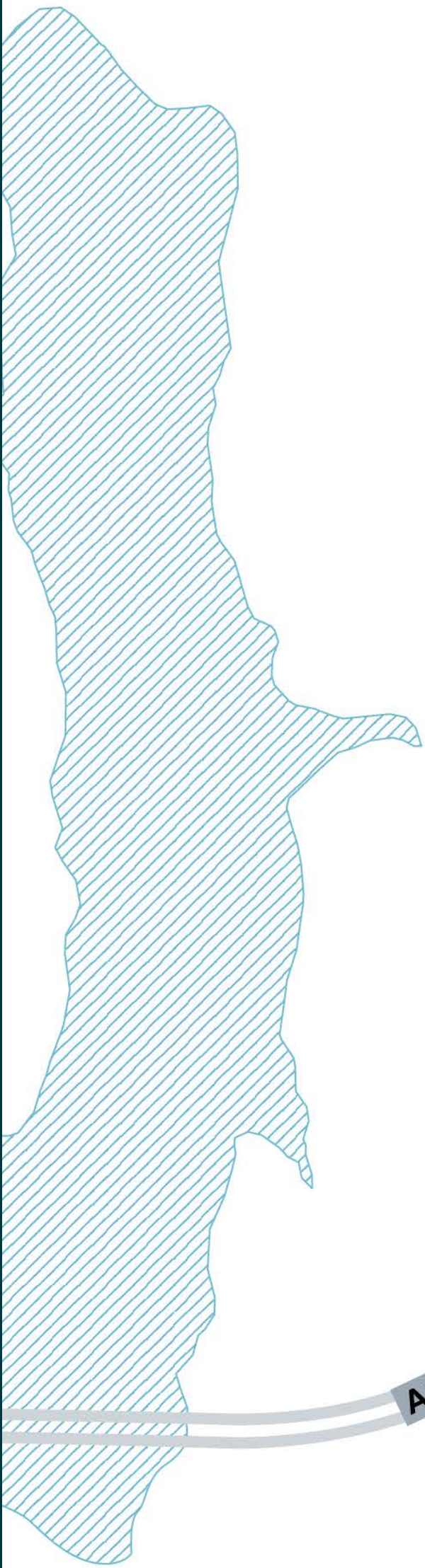
Phase I: Building I

Buildable SF	1,654,900 SF
Drive-in Doors	4
Dock Doors	Up to +/- 394
Car Parking Spaces	Up to +/- 841
Trailer Parking Spaces	+/- 791
Clear Height	42'
Truck Court Depth	190'

Phase I: Building II

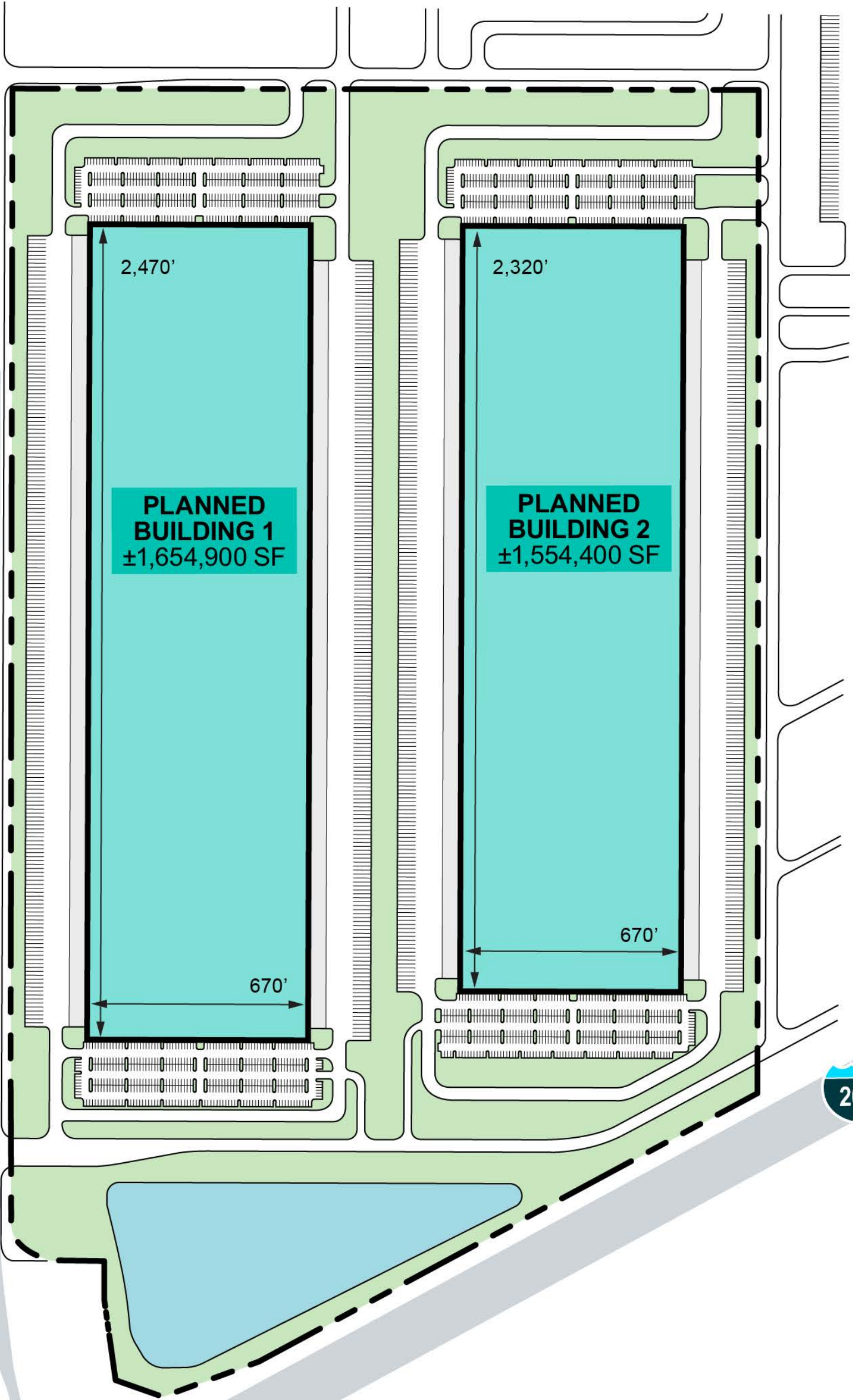
Buildable SF	1,554,400 SF
Drive-in Doors	4
Dock Doors	Up to +/- 369
Car Parking Spaces	Up to +/- 858
Trailer Parking Spaces	+/- 743
Clear Height	42'
Truck Court Depth	190'

DELIVERY DATE: Q1 2028



COUNTY RD 309

AIRPORT RD



- PLANNED
- WETLANDS
- LAND
- DETENTION POND
- CONCRETE APRON
- PROPERTY BOUNDARY

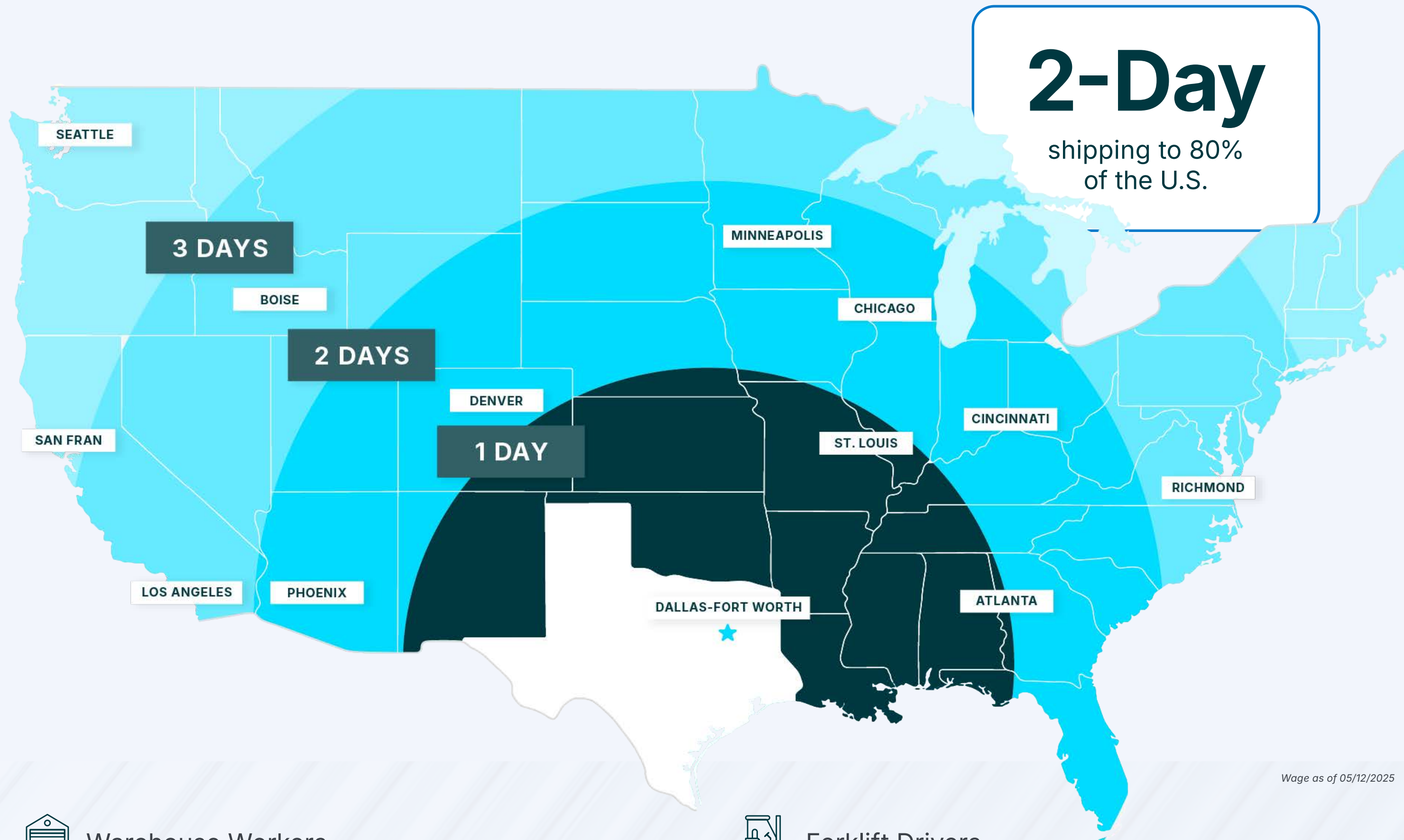
GROWTH
MODE

Kaufman County is the fastest-growing county in Texas and the second-fastest in the U.S. at 49.8% since 2020.

EMPLOYMENT
OPPORTUNITY

Roughly 2,000 of the resident workers drive more than 30-minutes for employment.

Labor + Consumer Access



Wage as of 05/12/2025



Warehouse Workers

\$17.65 AVG. HOURLY
EARNINGS



Forklift Drivers

\$20.08 AVG. HOURLY
EARNINGS

DRIVE TIME	2025 RESIDENT WORKERS	2020-2025 % CHANGE IN WORKERS	2025 NET COMMUTERS
30 min	13,460	55%	-1,983

DRIVE TIME	2025 RESIDENT WORKERS	2020-2025 % CHANGE IN WORKERS	2025 NET COMMUTERS
30 min	2,290	95%	134

1 DAY DRIVE TIME

74,898,037

2025 TOTAL U.S. POPULATION

22% OF U.S. POPULATION

2 DAY DRIVE TIME

265,208,614

2025 TOTAL U.S. POPULATION

78% OF U.S. POPULATION

3 DAY DRIVE TIME

337,572,159

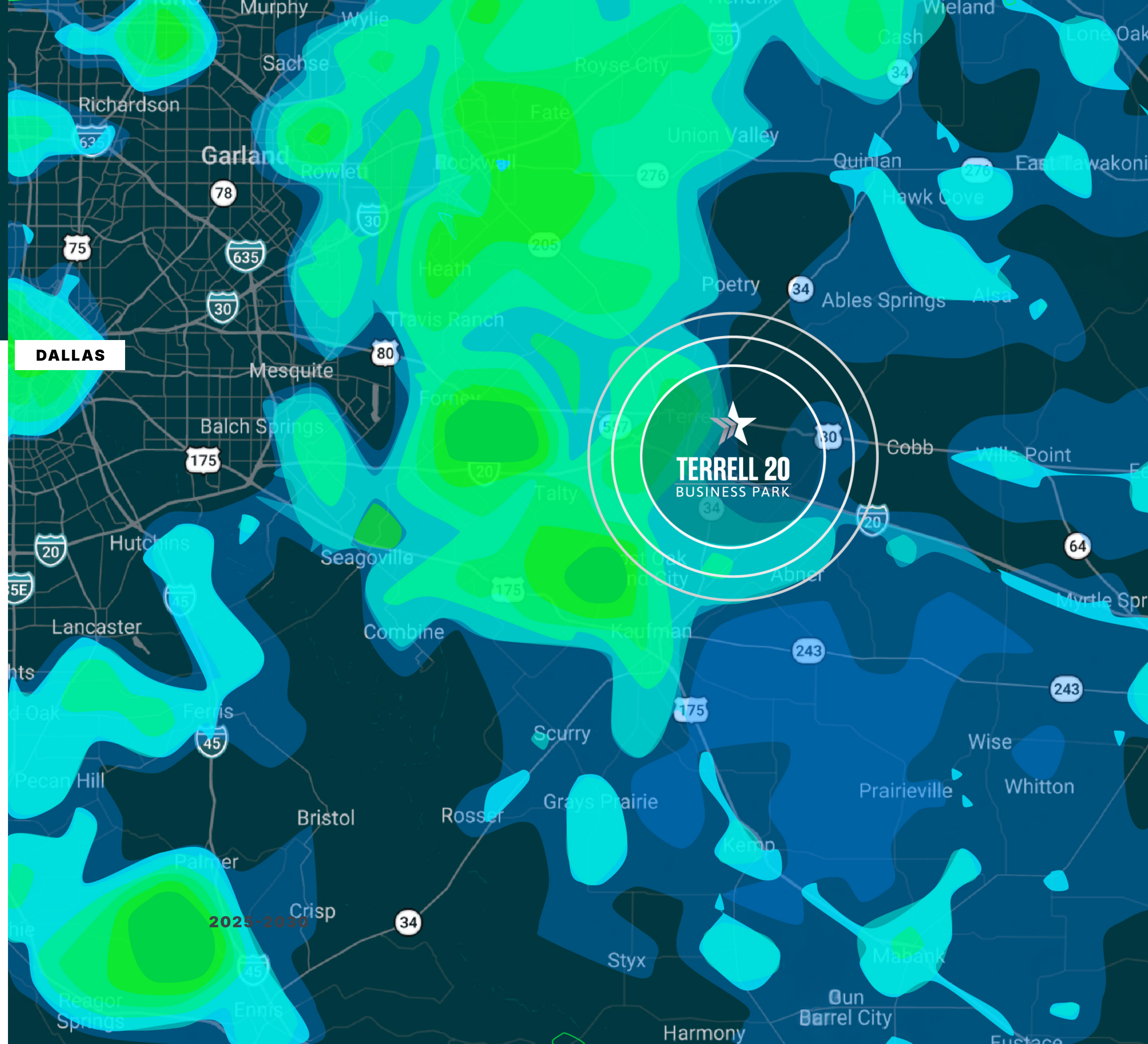
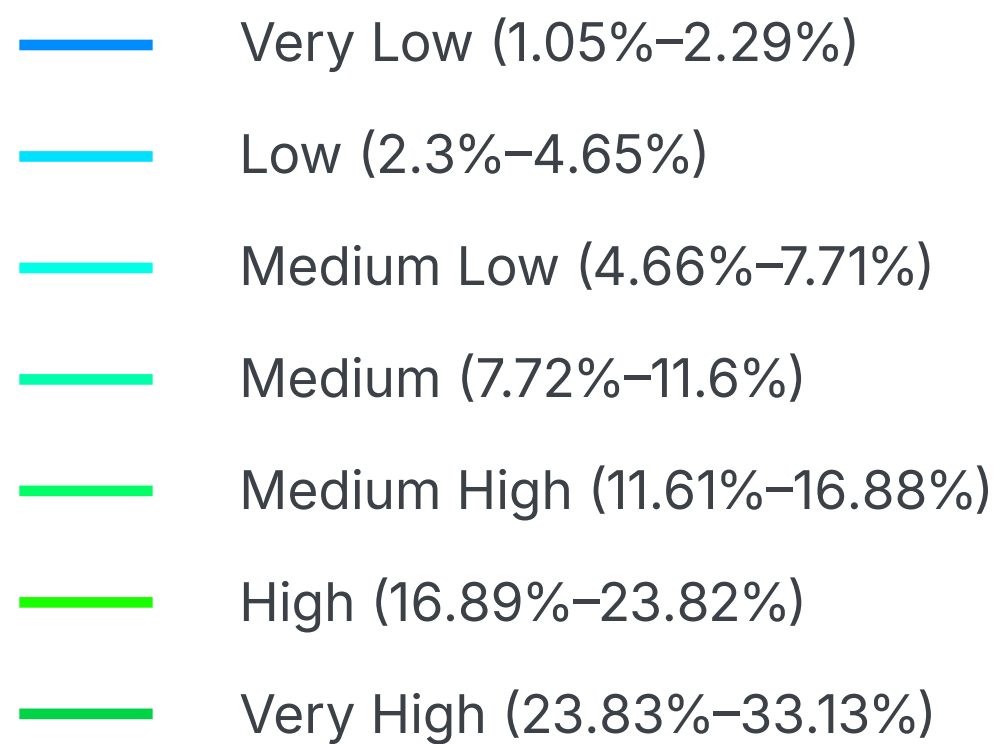
2025 TOTAL U.S. POPULATION

99% OF U.S. POPULATION

Area Growth

2025-2030

Population Growth Rate



Terrell 20 Business Park



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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.



AIRPORT ROAD
TERRELL, TX 75160



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