



# THE PRESERVE AT ROSEHILL TERRELL, TX

**RANGE**  
REALTY ADVISORS

**DILLON COOK**  
214.416.8223

[dcook@rangerealtyadvisors.com](mailto:dcook@rangerealtyadvisors.com)

**TOM ALLISON**  
214.416.8218

[tallison@rangerealtyadvisors.com](mailto:tallison@rangerealtyadvisors.com)

**MILTON BLACK**  
214.416.8219

[mblack@rangerealtyadvisors.com](mailto:mblack@rangerealtyadvisors.com)



# PROPERTY OVERVIEW



## LOCATION

NEQ I-20 & FM 148  
Terrell, TX 75160



## ACREAGE

Gross: ± 193.107 AC  
Net: ± 85.6 AC



## ZONING

PD 21-04  
[\(CLICK HERE FOR INFO\)](#)



## FUTURE LAND USE

Platted & engineered for  
423 residential lots



## UTILITIES - see page 9

Water: To Site  
Sewer: To Site



## ISD

Terrell ISD



Disclaimer: Range Realty Advisors, LLC makes no guarantee, warranty or representation regarding any information contained in this marketing flyer. All prospective buyers are solely responsible for conducting any and all due diligence to determine the feasibility for your intended use. The content within this marketing flyer is for speculative marketing purposes only.



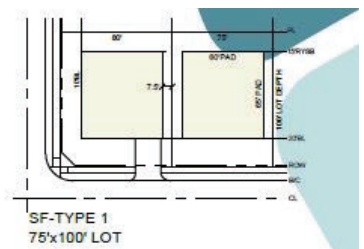
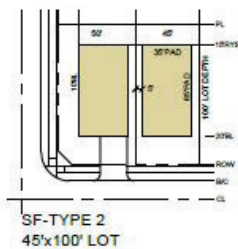
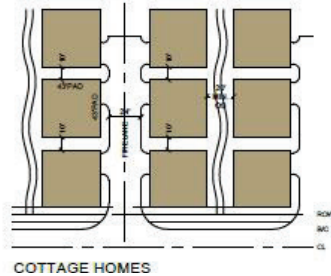
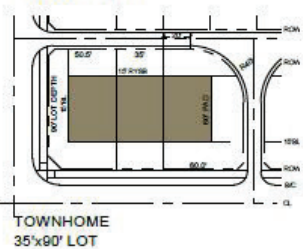


# SITE PLAN



### Lot Summary - Phase 1

43' x 43' - Cluster Homes	168	39.7%
35' x 90' Townhomes	50	11.8%
45' x 100'	100	23.6%
75' x 100'	105	24.8%
<b>Total</b>	<b>423</b>	







PROPOSED SINGLE FAMILY



TERRELL CROSSING ± 196 LOTS

HINES NORTHSPUR ± 700.41 ACRES

LAS LOMAS ± 4,510 ACRES MASTER PLANNED COMMUNITY

NUCOR BUILDINGS GROUP

Walmart Distribution Center

HELWIG TERRELL TEXAS

SNACK FOODS CORP

CARLISLE

WHITMORE

GOODYEAR

GROSSROADS AT TERRELL

HEATHER LANE TOWNHOMES ± 240 UNITS  
TIFFANY SQUARE ± 96 UNITS  
PLATINUM AUTO

PROPOSED BaylorScott&White HEALTH



PRESERVE AT ROSEHILL

PIONEER TERRACES ± 45 LOTS

WOODLANDS TERRELL BTR ± 276 UNITS

THE TERRACES ± 118 LOTS

TERRELL SENIOR TERRACES ± 252 UNITS

MEADOWVIEW TOWNHOMES ± 76 UNITS

BLUE STAR INDUSTRIAL

ARBORETUM ESTATES ± 2,390 LOTS

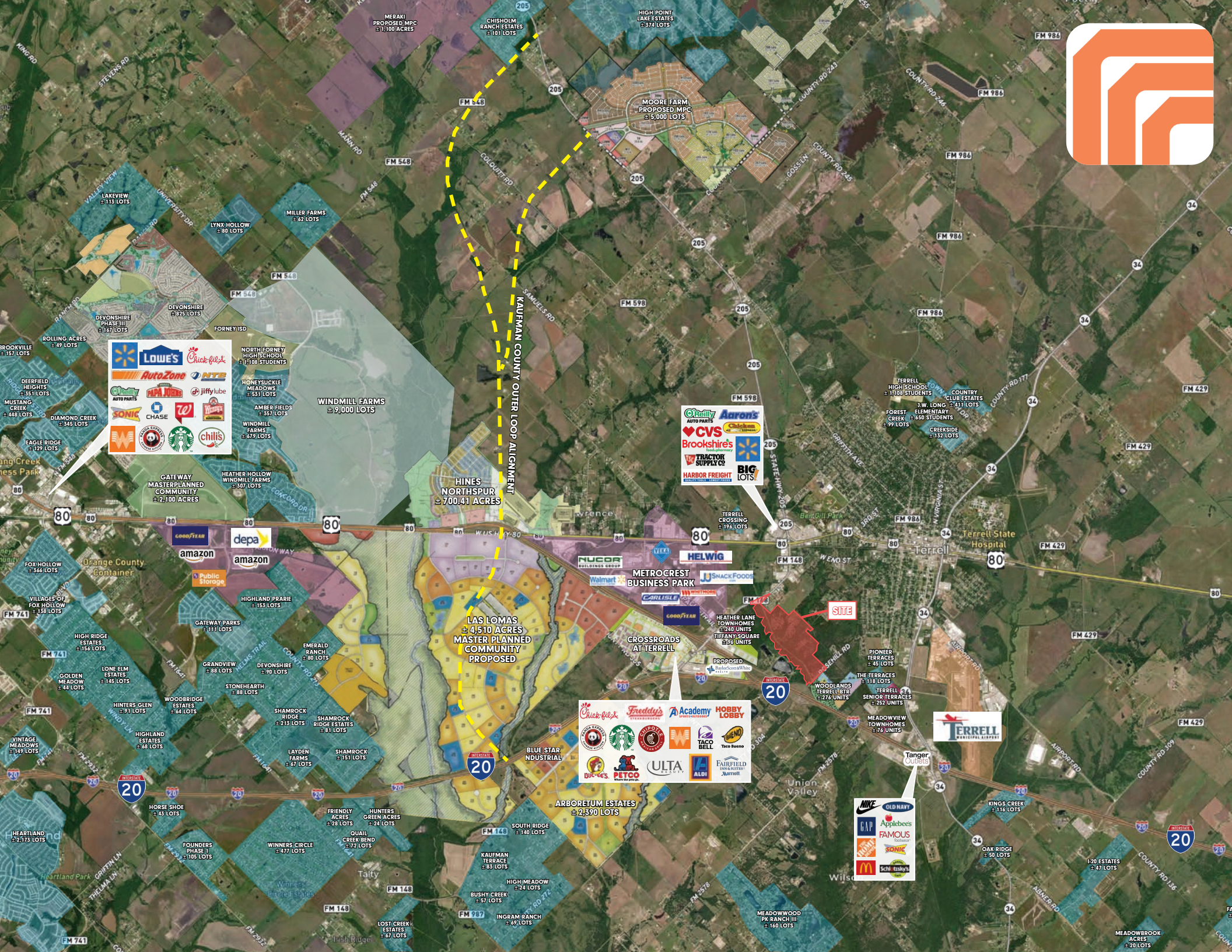
Tanger Outlets



TERRELL MUNICIPAL AIRPORT

Union Valley





MERAKI PROPOSED MPC ± 1,100 ACRES

CHISHOLM RANCH ESTATES ± 101 LOTS

HIGH POINT LAKE ESTATES ± 374 LOTS

MOORE FARM PROPOSED MPC ± 5,000 LOTS

WINDMILL FARMS ± 9,000 LOTS

HINES NORTHSPUR ± 700.41 ACRES

LAS LOMAS ± 4,510 ACRES MASTER PLANNED COMMUNITY PROPOSED

ARBORETUM ESTATES ± 2,390 LOTS

TERRELL HIGH SCHOOL ± 1,100 STUDENTS

FOREST CREEK ELEMENTARY ± 650 STUDENTS

W. W. LONG ± 411 LOTS

CREEKSIDE ± 132 LOTS

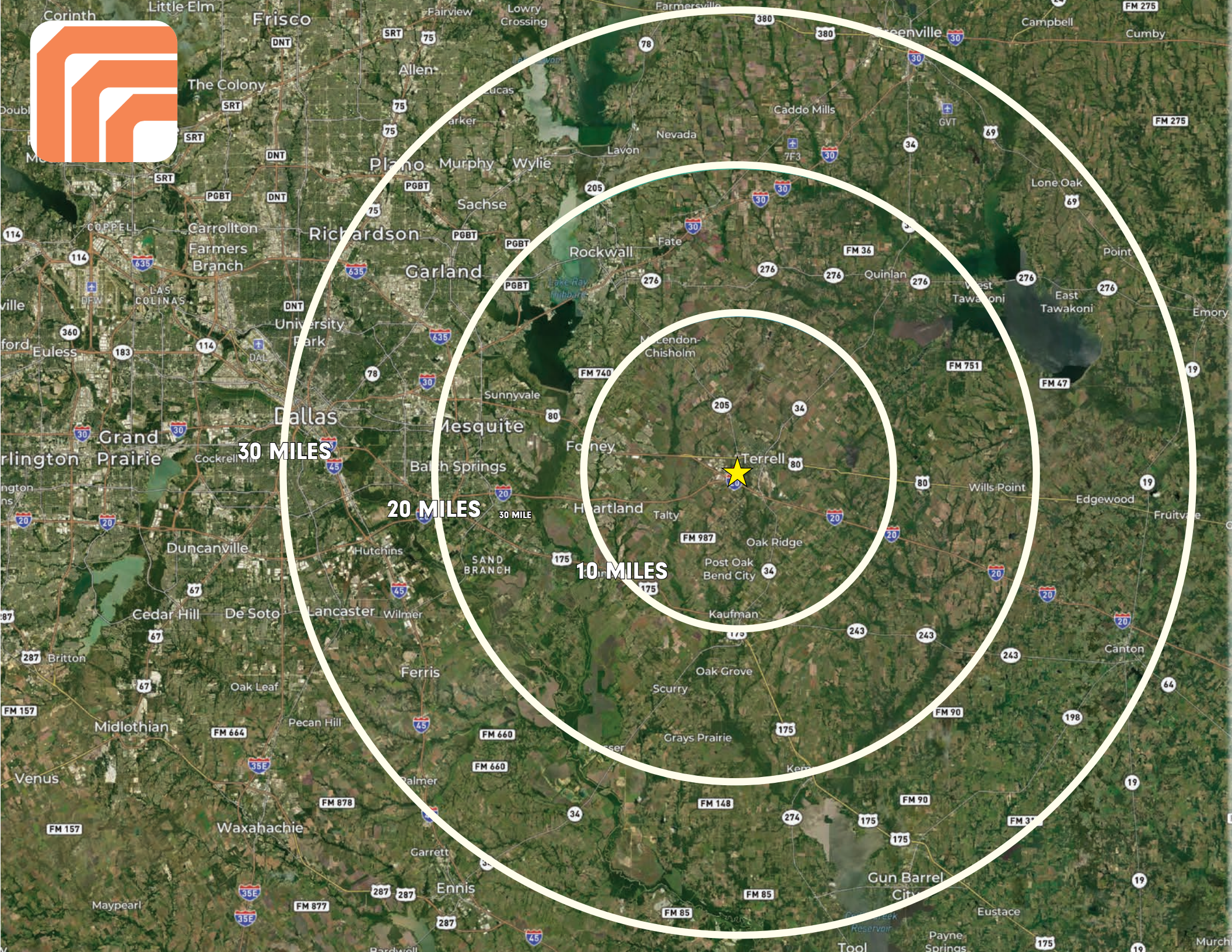
- Lowe's
- Chick-fil-A
- AutoZone
- NTE
- SONIC
- CHASE
- 7-Eleven
- Starbucks
- Chili's

- Oran's Auto Parts
- Aaron's
- CVS
- Brookshire's
- TRACTOR SUPPLY CO.
- HARBOR FREIGHT
- BIG LOTS

- Chick-fil-A
- Freddy's
- Academy Sports & Outdoors
- HOBBY LOBBY
- Starbucks
- SONIC
- DICK'S SPORTS & OUTDOORS
- PETCO
- ULTA Beauty
- ALDI
- TACO BELL
- Fairfield

- Nike
- Old Navy
- GAP
- Applebees
- Famous Dave's
- SONIC
- McDonald's
- Schlotzsky's





30 MILES

20 MILES

10 MILES





# MARKET OVERVIEW



## PROJECT SUMMARY

**THE PRESERVE AT ROSEHILL OFFERS DEVELOPERS THE OPPORTUNITY TO DEVELOP A MIXED RESIDENTIAL COMMUNITY WITH SINGLE-FAMILY, TOWNHOME, AND AGE RESTRICTED HOMES IN THE KAUFMAN COUNTY SUBMARKET WITHIN THE DALLAS FORT WORTH, TX, MSA. MORE SPECIFICALLY, THE SUBJECT (THE PRESERVE AT ROSE HILL) IS LOCATED NEAR THE INTERSECTION OF INTERSTATE 20 AND FM 148. IN TERRELL, TX.**

**THE PRESERVE AT ROSEHILL IS LOCATED IN AN OPPORTUNITY ZONE WHICH OFFERS SIGNIFICANT TAX INCENTIVES. THE PROPERTY IS BEING SOLD AT A SPECULATIVE LAND COST/ACRE ALLOWING FOR A LARGE SPREAD TO HOLD AND SELL TO A BFR DEVELOPER.**

**THE PRESERVE AT ROSE HILL WILL CONSIST OF 423 LOTS WITHIN FOUR DIFFERENT UNIQUE HOMES. THE SUBJECT WILL INCLUDE 100 45 X 100 LOT SINGLE-FAMILY HOMES, 105 75 X 100 LOT SINGLE-FAMILY HOMES, 50 TOWNHOMES, AND 168 AGE RESTRICTED CLUSTER HOMES. THE PROPERTY WILL OFFER A MIX OF TWO-, THREE-, AND FOUR-BEDROOM FLOOR PLANS AS WELL AS A COMPETITIVE AMENITY PACKAGE.**





# PROPERTY OVERVIEW



**PROJECT: PRESERVE AT ROSEHILL**

**STATUS: FULLY ENTITLED, PLATTED, FULL CONSTRUCTION PLANS**

**OUTSTANDING ITEMS: DEVELOPMENT AGREEMENT WITH CITY OF TERRELL TO REIMBURSE DEVELOPER FOR CONSTRUCTION OF WINDSOR AVENUE EXTENSION.**

## COMPLETED ITEMS

- SURVEY
- CONCEPT PLAN AND PLAT
- PD 21-04 ZONING ORDINANCE (APPROVED SEPTEMBER 9, 2021)
- FLOORPLANS AND ELEVATIONS
- GEOTECHNICAL INVESTIGATION (COMPLETED SEPTEMBER 13, 2022)
- PHASE 1 ENVIRONMENTAL STUDY (COMPLETED JULY 27, 2021)
- UTILITY WILL SERVE LETTERS - ATMOS, AT&T, ONCOR

## AFFILIATED PARTIES

- CAFFEY ARCHITECTURE - PLANS AND ELEVATIONS
- CAMBRIDGE SERVICES GROUP - ENVIRONMENTAL STUDY
- KIMLEY HORN - CIVIL, CONSTRUCTION SCHEDULES, OPC'S, ETC
- REED ENGINEERING GROUP - GEOTECH STUDY
- TRICOR - CONSTRUCTION PLANS AND BUDGETS
- VALBRIDGE PROPERTY ADVISORS - MARKET STUDY

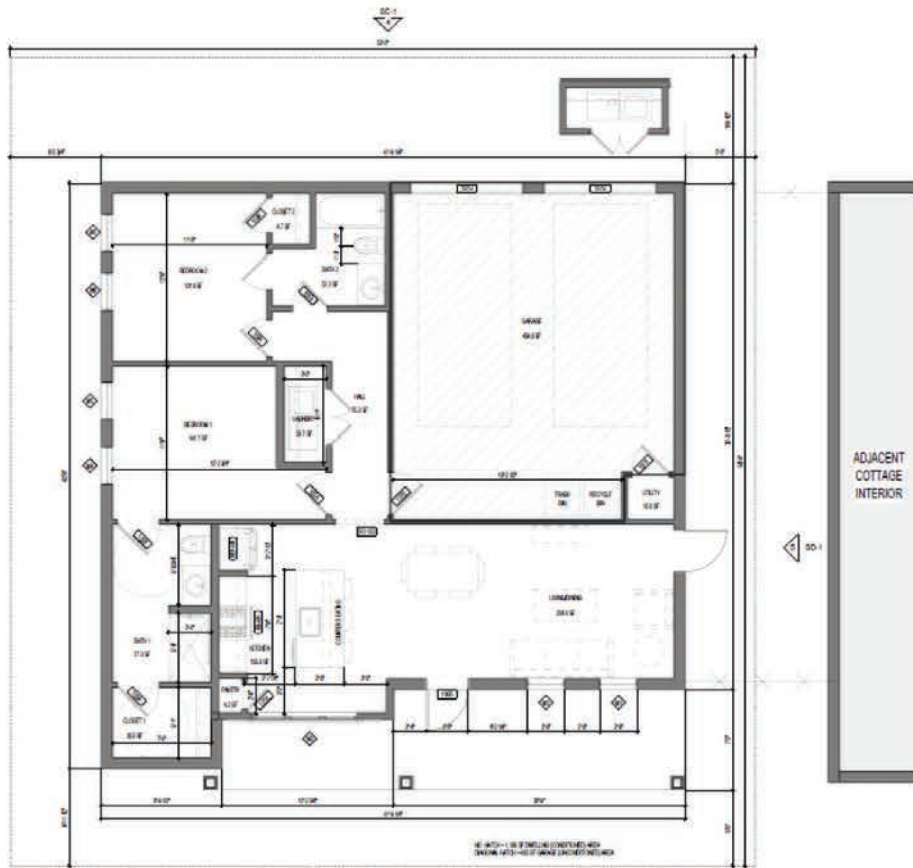


# UTILITY MAP





# FLOOR PLAN & ELEVATION - COTTAGES (43' X 43')



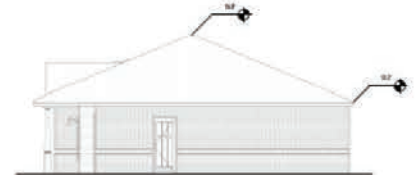
1 FLOOR PLAN - COTTAGE  
SCALE: 1/4" = 1'-0"



6 3D - COTTAGE  
SCALE:



4 REAR ELEVATION - COTTAGE  
SCALE: 1/8" = 1'-0"



5 RIGHT SIDE ELEVATION - COTTAGE  
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION - COTTAGE  
SCALE: 1/8" = 1'-0"



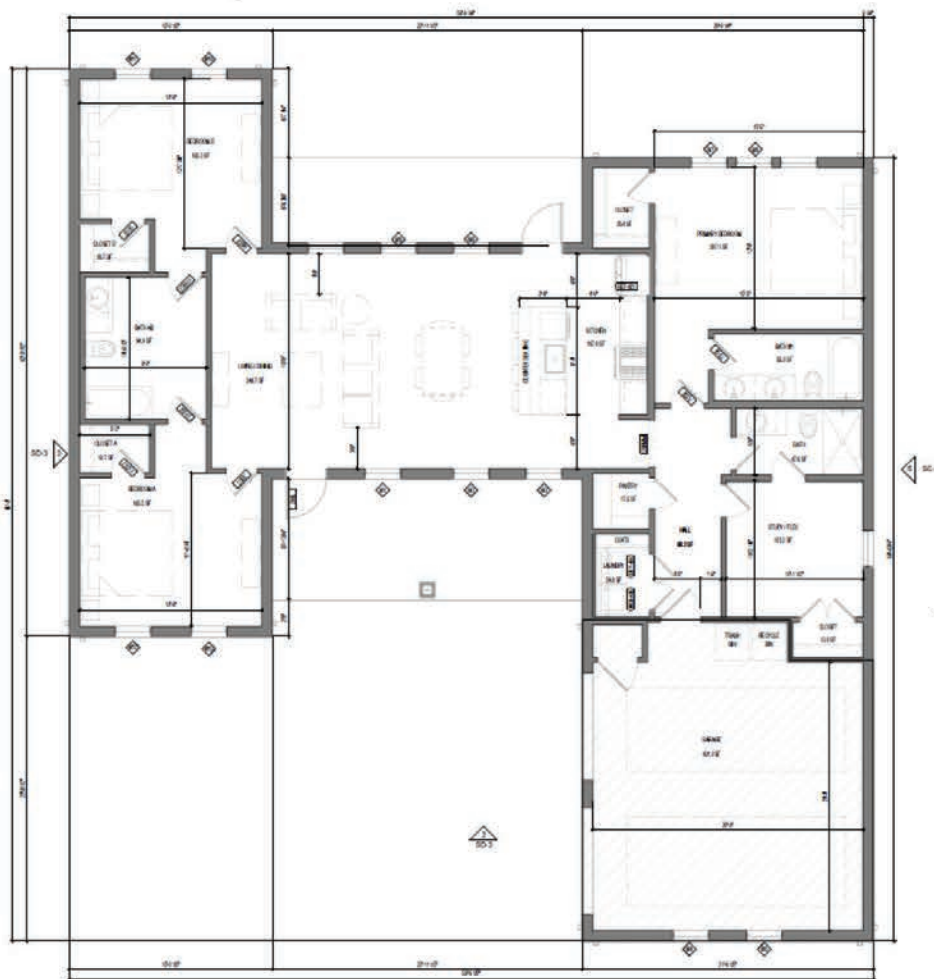
3 LEFT SIDE ELEVATION - COTTAGE  
SCALE: 1/8" = 1'-0"



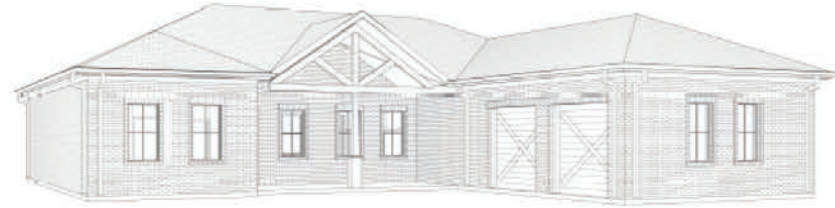




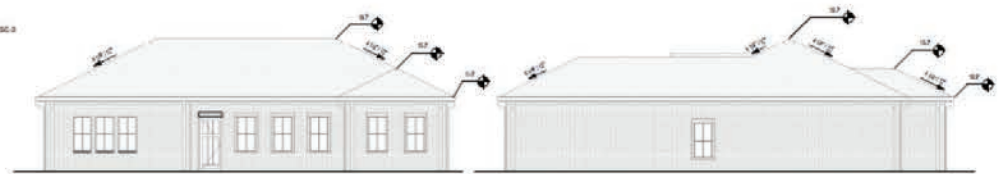
# SINGLE FAMILY (SF-7.5 / 75' X 100' LOT)



**1 FLOOR PLAN - SF TYPE 1**  
SCALE: 1/4" = 1'-0"  
10 HATCH = 1,000 SF DWELLING CONDITIONED AREA  
DRAGONAL HATCH = 400 SF GARAGE (UNCONDITIONED) AREA



**6 3D - SF TYPE 1**  
SCALE:



**4 REAR ELEVATION - SF TYPE 1**  
SCALE: 1/8" = 1'-0"



**5 RIGHT SIDE ELEVATION - SF TYPE 1**  
SCALE: 1/8" = 1'-0"



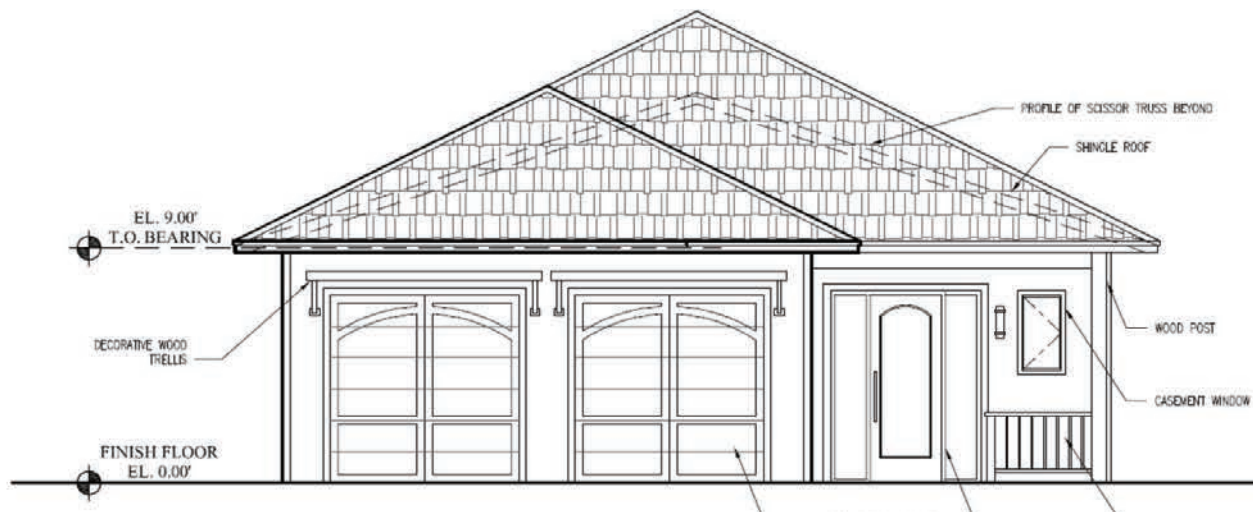
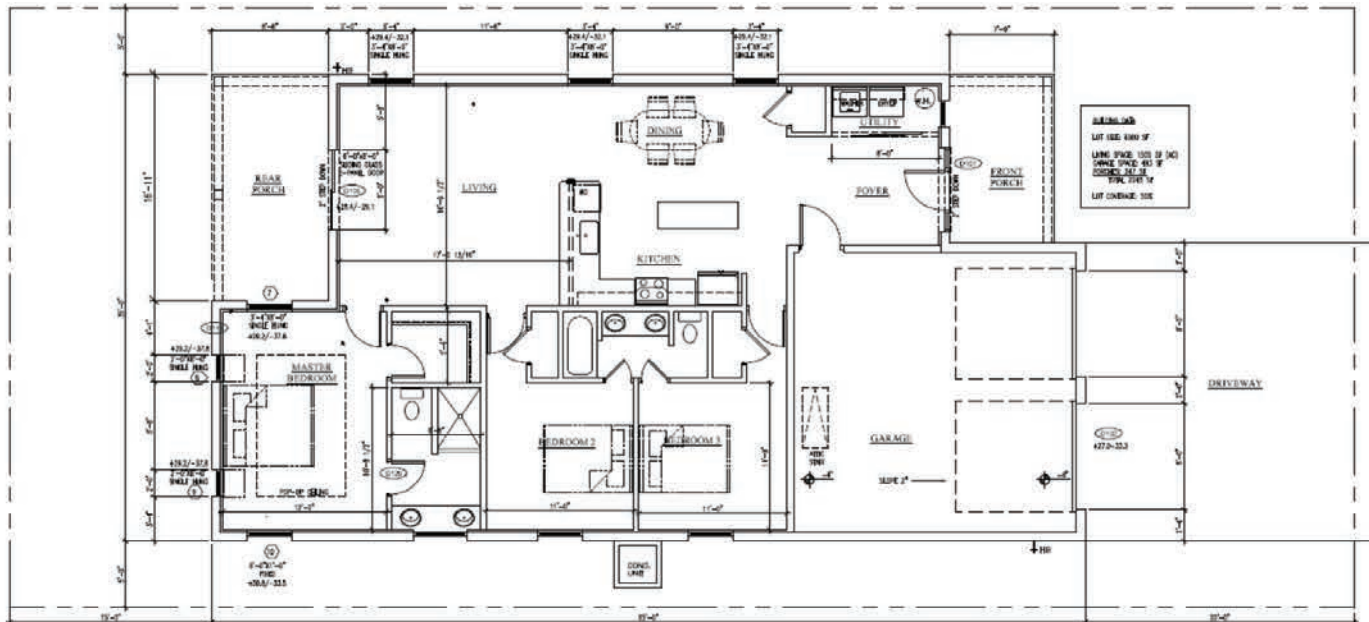
**2 FRONT ELEVATION - SF TYPE 1**  
SCALE: 1/8" = 1'-0"



**3 LEFT SIDE ELEVATION - SF TYPE 1**  
SCALE: 1/8" = 1'-0"



# SINGLE FAMILY (SF-4.5 / 45' X 100' LOT)





THIS INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT RANGE REALTY ADVISORS, LLC HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. RANGE REALTY ADVISORS, LLC MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS ARE REQUIRED TO CONDUCT THEIR OWN INVESTIGATION.

**RANGE REALTY ADVISORS  
4633 N CENTRAL EXPY, SUITE 250  
DALLAS, TX 75205**

**214-416-8222 | [RANGEREALTYADVISORS.COM](https://www.rangerealtyadvisors.com)**





# 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.

11-2-2015



### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

<b>Range Realty Advisors, LLC</b>	<b>9008180</b>	<b>info@rangerealtyadvisors.com</b>	<b>214-416-8222</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Allison	627781	tallison@rangerealtyadvisors.com	214-416-8218
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_