



1,333± ACRE LEGACY RANCH

TERRELL, TEXAS | KAUFMAN COUNTY

OFFERING MEMORANDUM

13695 County Road 352
Terrell, Texas 75161

One of the Largest Contiguous Land Offerings Currently Available in North Texas

Adjacent to Terrell City Lake | 45 Minutes from Downtown Dallas

OFFERED AT \$26,673,980 (\$20,000 PER ACRE)

Presented by Matthew Malone, Broker /
Owner



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Rarely does an opportunity of this scale become available in North Texas.

Encompassing approximately 1,333± contiguous acres across four parcels under common ownership, this exceptional Kaufman County ranch combines scale, accessibility, natural beauty, and long-term investment potential. Located adjacent to Terrell City Lake and less than 45 miles from Downtown Dallas, the property offers a unique blend of working ranch operations, recreation, wildlife habitat, long-term land investment, future development considerations, and legacy ownership.

- Working ranch operations
- Recreational opportunities
- Wildlife habitat
- Long-term land investment
- Future development potential
- Legacy ownership

Properties exceeding 1,000 contiguous acres are increasingly difficult to acquire in North Texas.

1,333±

CONTIGUOUS ACRES

4

PARCELS

45

MINUTES TO DALLAS

+

PONDS / TANKS

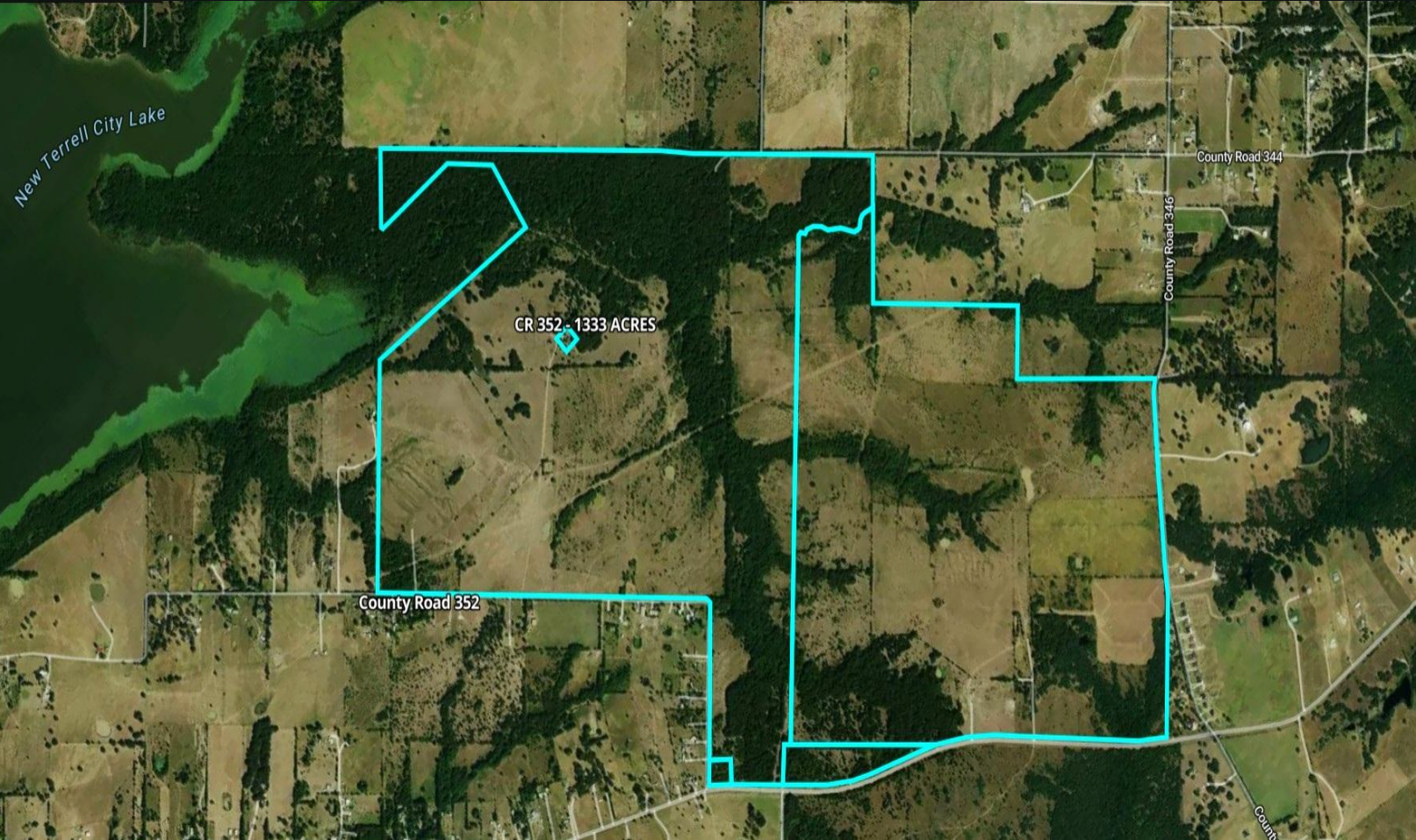
11,000+

FEET OF FRONTAGE

\$20K

PER ACRE

PROPERTY OVERVIEW



Property Name	Legacy Ranch
Location	Terrell, Texas
County	Kaufman County
Acreage	1,333.699 Acres
Parcels	4
Ownership	Single Ownership
Price	\$26,673,980
Price Per Acre	\$20,000
Agricultural Exemption	Yes
Current Use	Cattle Ranch
Road Frontage	11,000+ Feet
Water Features	10+ Ponds/Tanks
School District	Wills Point ISD

1,333± ACRES TERRELL, TEXAS

RARE OPPORTUNITY TO ACQUIRE
1,333 CONTIGUOUS ACRES UNDER
SINGLE OWNERSHIP



WHY THIS PROPERTY MATTERS



1,333±
ACRES



ADJACENT TO
TERRELL CITY LAKE



4
CONTIGUOUS
PARCELS



DFW
GROWTH
CORRIDOR



NEARLY
2 MILES
WIDE



EXTENSIVE
ROAD
FRONTAGE



NEARLY
2 MILES
DEEP



DEVELOPMENT
POTENTIAL



RARE OPPORTUNITY TO ACQUIRE
1,333 CONTIGUOUS ACRES
UNDER SINGLE OWNERSHIP

ADJACENT TO TERRELL CITY LAKE



RARE LAKE-ADJOINING
ACREAGE



RECREATIONAL
OPPORTUNITIES



WILDLIFE
HABITAT



SCENIC
VIEWS



LONG-TERM
DEVELOPMENT VALUE



STRATEGIC NORTH TEXAS LOCATION



TERRELL 10 MINUTES



FORNEY 20 MINUTES



ROCKWALL 30 MINUTES



DOWNTOWN DALLAS 45 MINUTES



DFW INTERNATIONAL
AIRPORT 55 MINUTES



TERRELL MUNICIPAL
AIRPORT 15 MINUTES



DOWNTOWN FORT WORTH 55 MINUTES



TRANSPORTATION & ACCESS

EXCELLENT ACCESS TO MAJOR
TRANSPORTATION CORRIDORS
ACROSS DFW

INTERSTATE 20



US HIGHWAY 80



STATE HIGHWAY 34



STATE HIGHWAY 205



A RARE OPPORTUNITY IN TODAY'S MARKET

As growth continues moving east from Dallas,
opportunities to acquire more than 1,300
contiguous acres under single ownership
are becoming increasingly rare.



1,333±
ACRES



SINGLE
OWNERSHIP



CONTIGUOUS
TRACT



MULTIPLE
POTENTIAL
END USES



POSITIONED IN
ONE OF TEXAS'
FASTEST GROWING
REGIONS



OFFERED AT
\$20,000
PER ACRE

The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice.
Seller or Broker makes no representation as to the environmental condition of the property and recommends purchaser's independent investigation.

Scale

1,333± contiguous acres under common ownership.

Strategic Location

Positioned within the eastern growth corridor of Dallas-Fort Worth.

Lake Adjacency

Bordering Terrell City Lake, a rare amenity on a tract of this magnitude.

Accessibility

Immediate access to FM 2728, CR 352, CR 346, US Highway 80, and Interstate 20.

Agricultural Tax Benefits

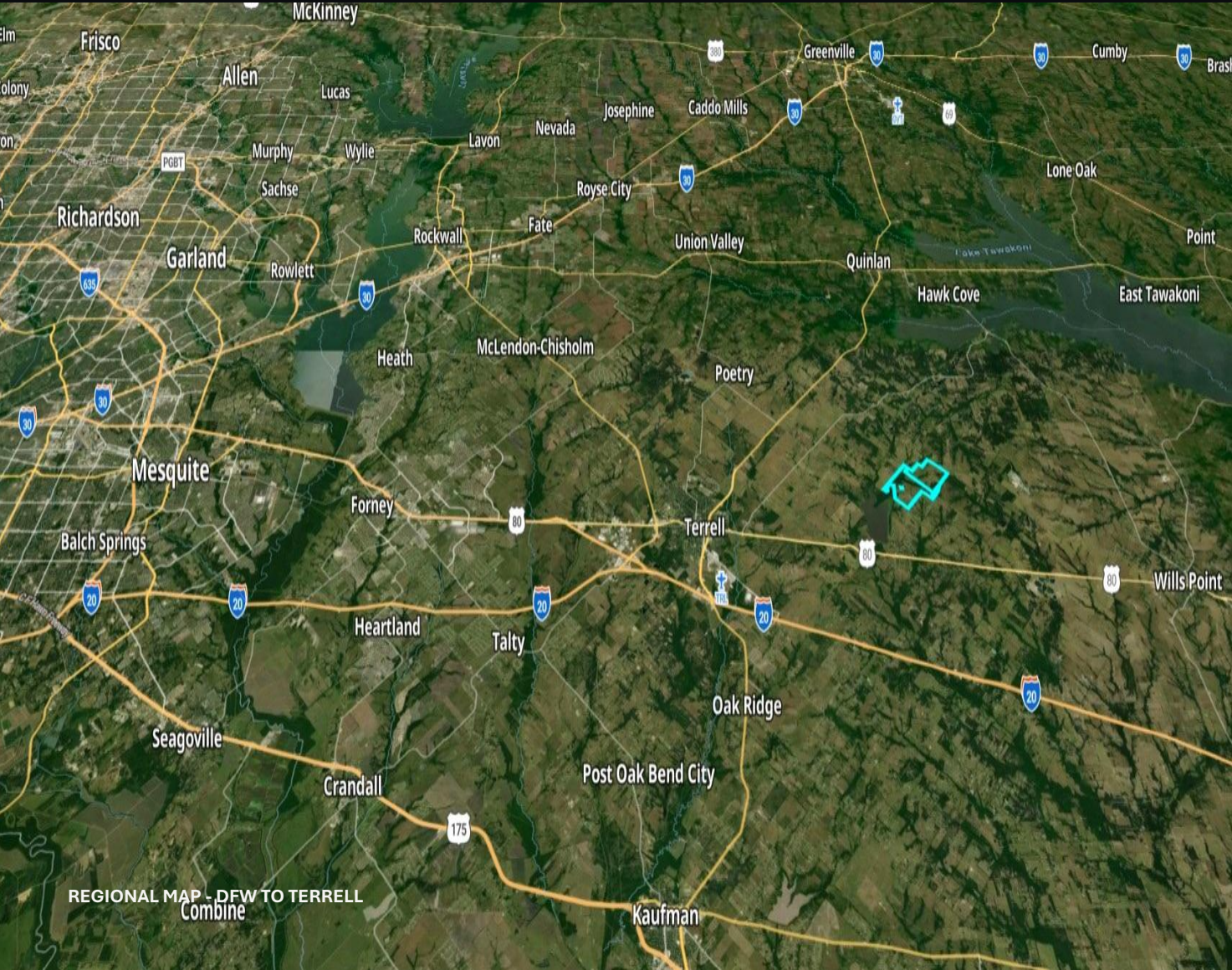
Agricultural exemption currently in place.

Existing Income Potential

Active cattle grazing operations.

Future Flexibility

Suitable for ranching, recreation, conservation, land banking, legacy ownership, and future development considerations.



DRIVE TIMES

Terrell	10 Minutes
Forney	20 Minutes
Rockwall	35 Minutes
Dallas	45 Minutes
DFW Airport	60 Minutes

Strategically positioned for regional access while preserving the privacy and scale of a large legacy ranch.

Kaufman County Growth Snapshot



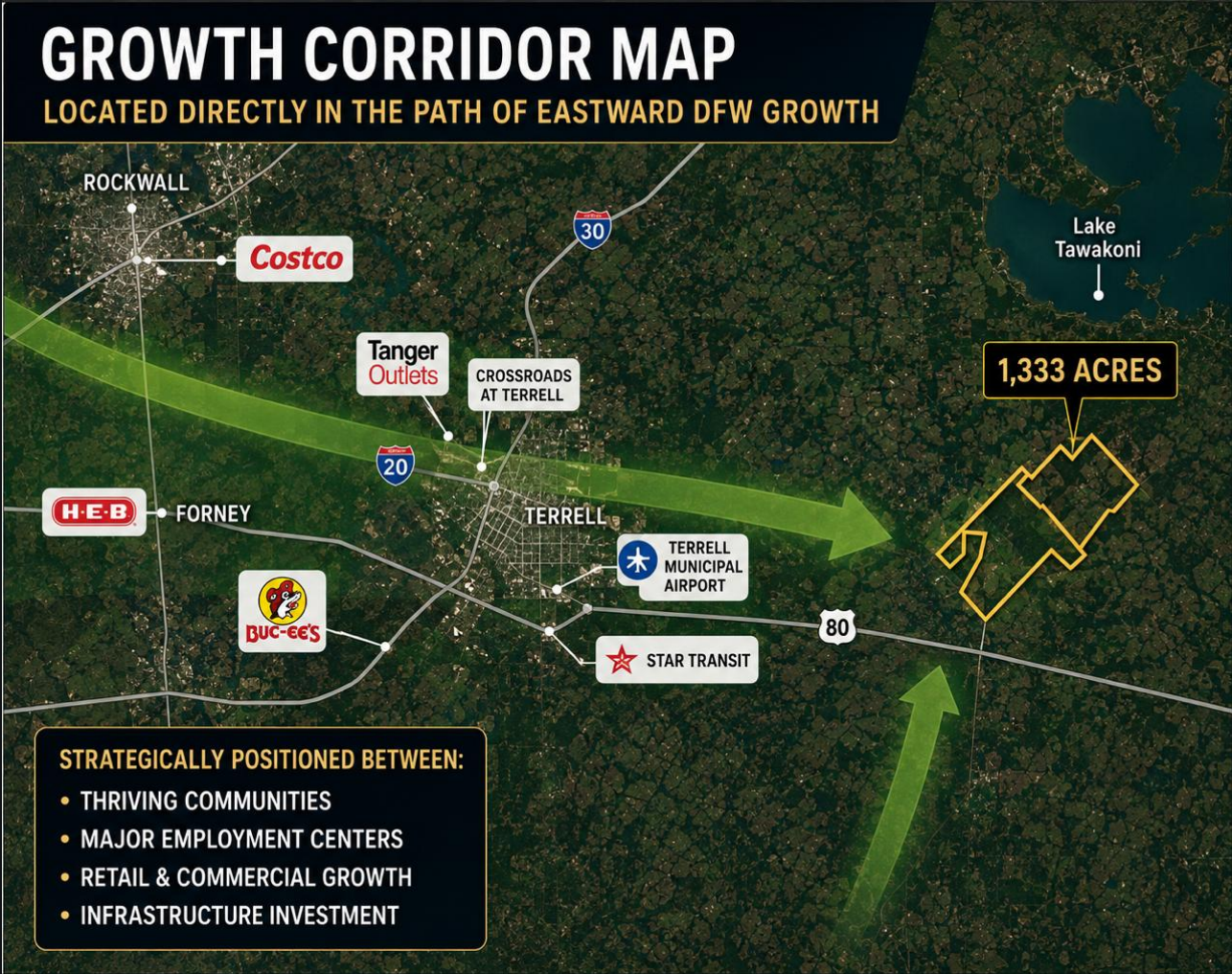
POPULATION GROWTH SNAPSHOT

Growth Drivers

- Expansion of Dallas employment centers
- Lower land costs east of the Metroplex
- Population migration and new housing demand
- Industrial growth along major corridors
- Infrastructure improvements along Interstate 20 and US Highway 80

GROWTH CORRIDOR MAP

LOCATED DIRECTLY IN THE PATH OF EASTWARD DFW GROWTH



Diverse Terrain

- Improved pasture
- Native grasslands
- Hardwood timber
- Mesquite groves
- Rolling topography
- Scenic elevations
- Wildlife habitat

The ranch offers a visually compelling mix of open land, timber, pasture, water, and wildlife cover.



One of the property's most unique characteristics is its adjacency to Terrell City Lake.

adjacent to Terrell City Lake

+ stock tanks

seasonal drainage areas

wildlife water sources

panoramic water views

recreational appeal

LAKE TAWAKONI

TERRELL CITY LAKE

Water, scenic views, and wildlife habitat give this property a natural amenity profile rarely found on tracts of this scale.

Existing Ranch Use

- Historically supported cattle operations
- Cross-fencing
- Barbed-wire fencing
- Grazing pasture
- Water availability
- Road access throughout
- Current agricultural use contributes to maintaining agricultural valuation

Buyer should independently verify all operational details, leases, stocking capacity, and agricultural valuation status.

Existing Structures

Multiple structures and ranch improvements exist on the property. Improvements may include:

- Residence
- Agricultural buildings
- Equipment storage
- Ranch infrastructure
- Road access and interior ranch improvements

Buyer shall independently inspect and verify all improvements, condition, utility service, access, and suitability.



While currently utilized as a working ranch, the property's scale, location, access, and surrounding growth patterns present compelling long-term strategic considerations.

Residential Development

Future master-planned or phased residential concepts.

Large-Lot Estates

Ranchettes and estate-sized ownership tracts.

Recreational Development

Outdoor destination, retreat, or private recreation use.

Conservation Ownership

Long-term land preservation strategies.

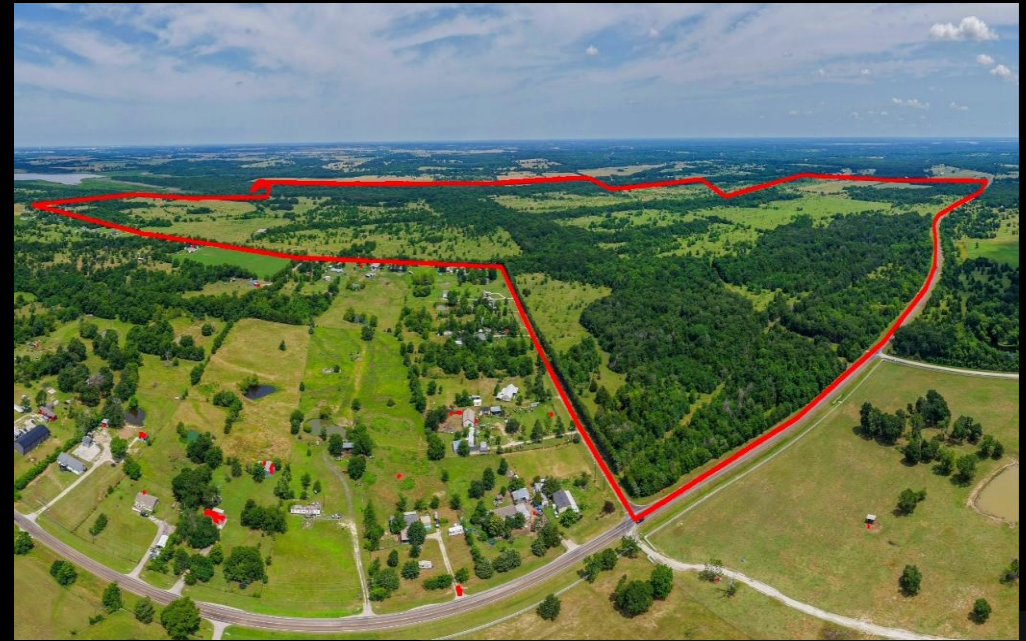
Investment Hold

Land banking in the path of regional growth.

All development potential is subject to buyer verification, governmental approvals, utility availability, and market conditions.

AERIAL VIEWS

14



- Acreage
- Boundaries
- Easements
- Utilities
- Access
- Improvements
- Environmental Conditions
- Floodplain Status
- Agricultural Valuation
- Mineral Rights
- Water Rights
- Development Potential
- Existing Leases
- Title Review
- Survey
- Feasibility Studies

Prospective purchasers should independently verify all information through inspections, surveys, title review, feasibility studies, and professional advisors.

THIS PROPERTY IS BEING SOLD STRICTLY AS-IS, WHERE-IS, WITH ALL FAULTS.

The Seller is an estate and has limited knowledge of the Property. No representations or warranties, express, implied, statutory, verbal, written, or otherwise, are made regarding acreage, boundaries, easements, improvements, leases, utilities, access, environmental conditions, development potential, tax status, mineral interests, water rights, or existing agreements.

Buyer shall rely solely upon its own inspections, investigations, surveys, title review, feasibility studies, and professional advisors.

Information contained herein is believed reliable but is not guaranteed and is subject to change, correction, withdrawal, or prior sale without notice.



EXCLUSIVELY OFFERED BY

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