

ZULIKHA HUSSAIN (A.K.A. "LADY Z") OR **VALENTINA**
 913-461-9697 | LADYZ@Z4URE.COM OR STAFF@Z4URE.COM

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PROPERTY INFORMATION

WINDSOR SENIOR HOMES

±8.984 TOTAL ACRES

55+ INDEPENDENT LIVING
COMMUNITY WITH AMENITY CENTER

LOCATION

Northeast intersection of Rose Hill Rd
and Windsor Ave in Terrell, Texas

AVAILABLE

72 Lots | ±8.984 Acres Total

ZONING & LAND USE TH-12

- single family detached
residential homes as a gated community

PRICE POINTS

Asking Price \$1.3m. Anticipated
home prices to be from \$325k+

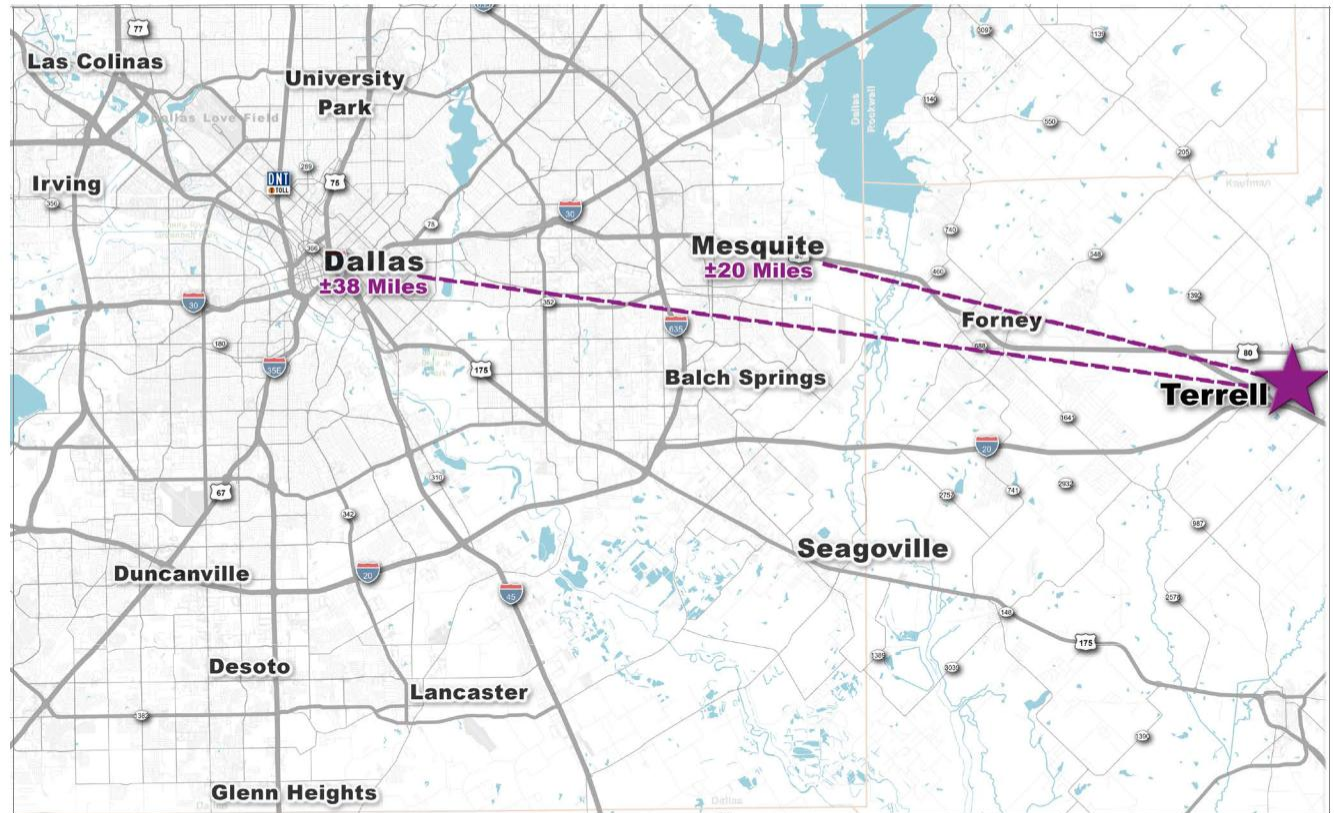
AMENITY CENTER

The amenity center will include a club
house with restrooms, a fitness center,
multi-purpose room and landscaping





TRAFFIC COUNTS

Interstate 20: 70,069 VPD (TxDot '22)
SH-304: 22,647 (TxDot '22)
VPD

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DEMOGRAPHICS 2023

	Total Population				Daytime Population		
	3 Mile	5 Mile	7 Mile		3 Mile	5 Mile	7 Mile
	16,296	22,741	36,538		24,577	28,633	37,324
	Number of Households				Average HH Income		
	3 Mile	5 Mile	7 Mile		3 Mile	5 Mile	7 Mile
	5,786	7,967	12,266		\$71,309	\$77,538	\$91,795

LOT PLAN

Exhibit D



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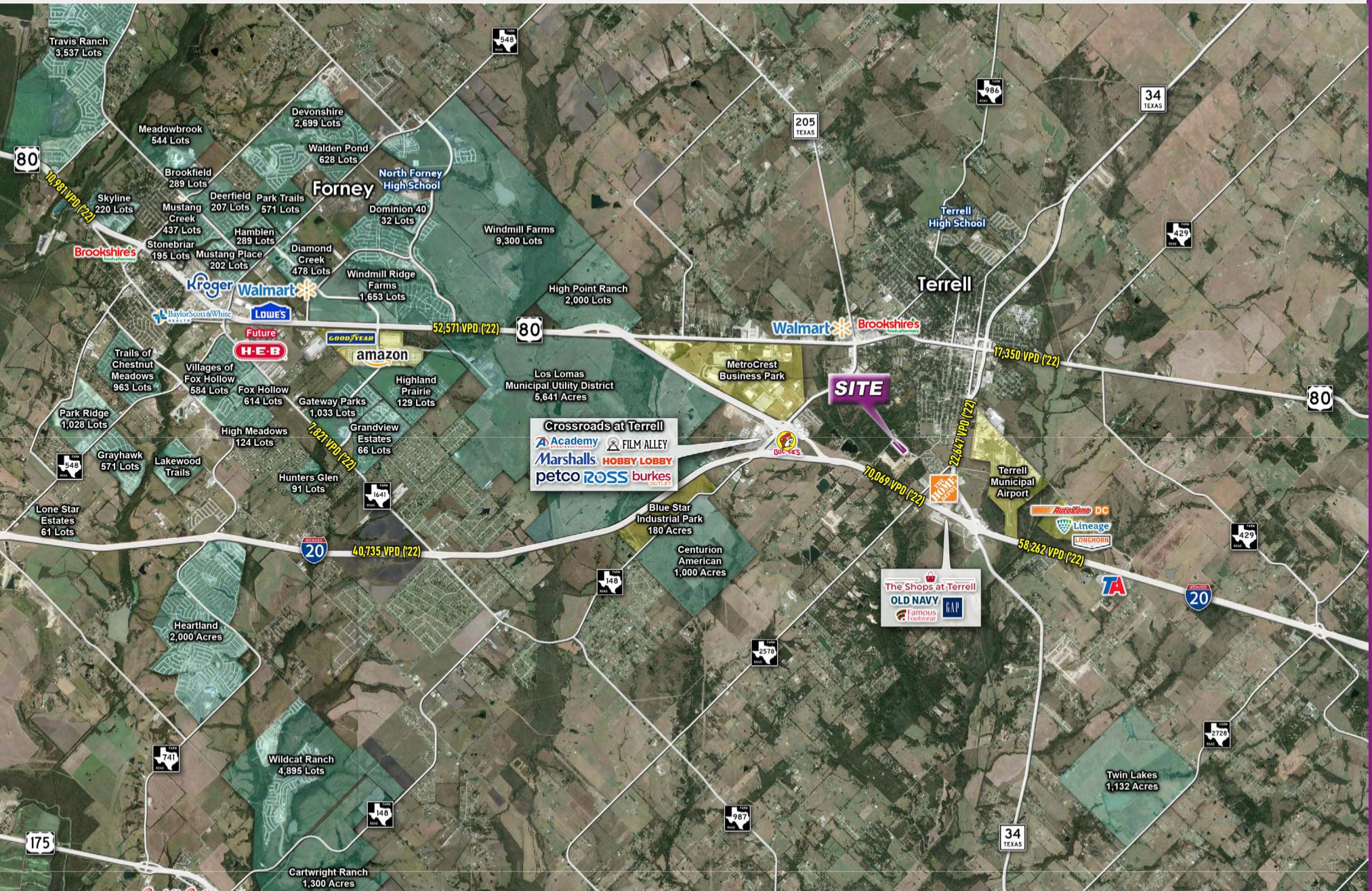
SITE AERIAL



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RETAIL/HOUSING AERIAL



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ABOUT TERRELL



The City of Terrell is located in Kaufman County in the state of Texas. Terrell is approximately

25 miles east of Dallas on Interstate Highway 20 and U.S. Highway 80. SH. 34, SH. 205 and F.M.148 provide north-south access.

Terrell citizens have a variety of educational opportunities. Terrell Independent School District and several private schools provide pre-K through 12th-grade instruction. There are also two campuses offering post-secondary education, Trinity Valley Community College, <https://www.tvcc.edu/> and SouthWestern Christian College, <https://www.swcc.edu/>

Terrell is the **largest city in Kaufman County** and Kaufman County is the third fastest growing county by percentage in the U.S. among counties of 20,000 people or more.

LOCAL ECONOMY

The City of Terrell has a diversified economic base.

- General commerce
- Industrial manufacturing
- Retail and wholesale trade activity
- Distribution
- Commuters
- Services
- Federal, state, and local governments
- Mental health services
- Ranching & agriculture

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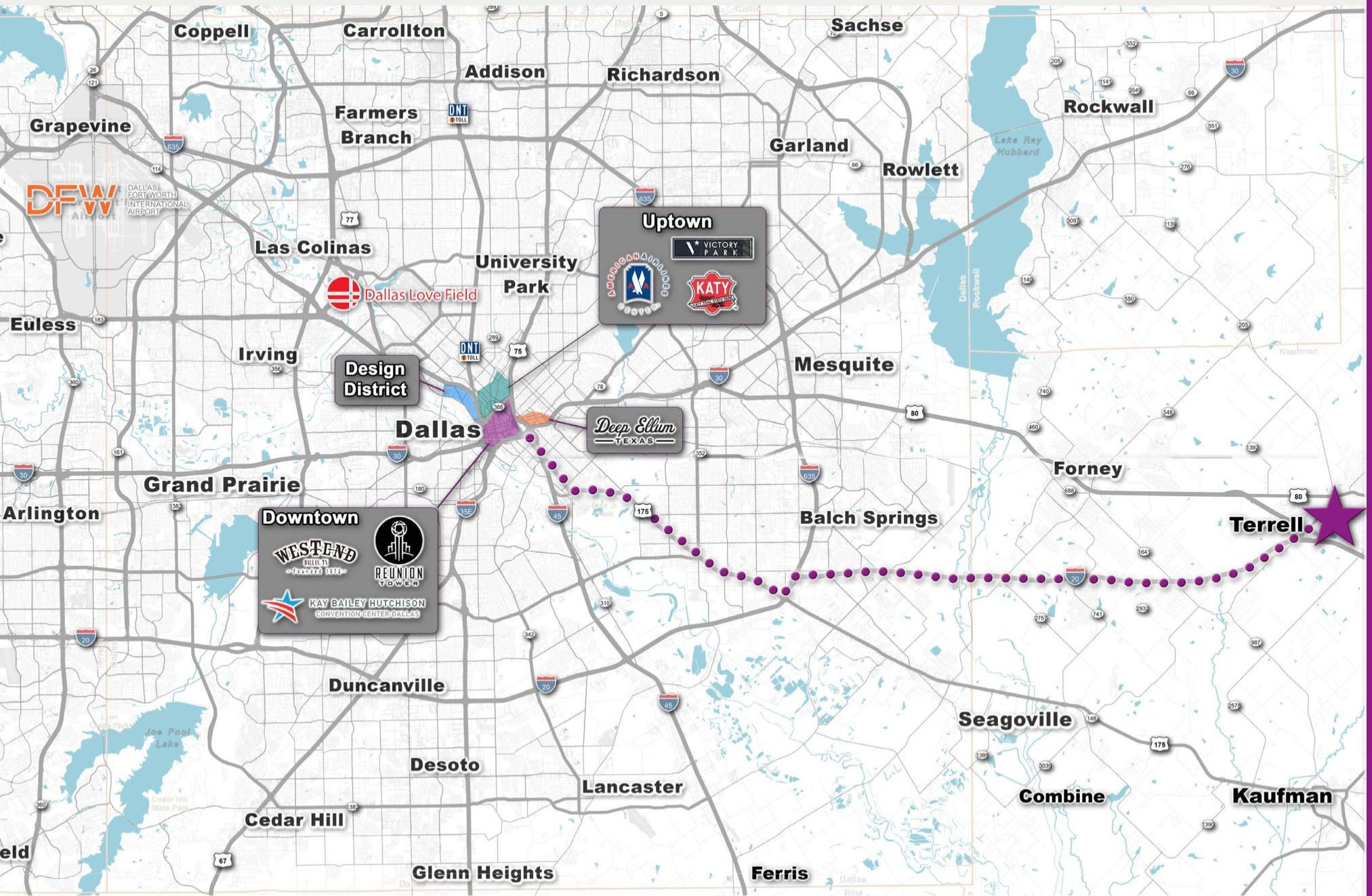
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DOWNTOWN DALLAS is the largest employment center in North Texas with over 135,000 daytime workers!

- Downtown Dallas is home to 50% of Dallas' Fastest Growing Tech Firms (Dallas Business Journal Book of Lists 2019).
- Downtown Dallas was #1 in DFW in net office leasing in 2018 (The Dallas Morning News).
- Forbes named Dallas the fifth best big city for jobs, the fourth best city for young professionals, and the third fastest growing American city.
- Dallas has the 9th largest high-tech job concentration in the country and twice the number of high-tech jobs as Austin (Dallas Regional Chamber).
- Dallas was named 11th most high-tech city in the world (Business Insider).
- Dallas is ideal given its central location, with most major U.S. cities four hours or less away by air.
- Love Field airport is just 10 minutes from Downtown.
- DART's Orange line to/from DFW Airport to Downtown makes it one of only about a dozen airports in the U.S. with direct passenger rail connection.
- Dallas ranks #6 in America's top cities for business travel (On Call International 2017).
- VisitDallas reports 27.2 million people visited Dallas last year. Downtown Dallas boasts almost 10,000 hotel rooms.



±35 MINUTE DRIVE TO DOWNTOWN DALLAS



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55+ INDEPENDENT LIVING COMMUNITY • TERRELL, TX

AREA HIGHLIGHTS - DFW METROPLEX

DFW MARKET OVERVIEW

Dallas/Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the U.S. As a leading business and financial center, the DFW metro boasts an excellent quality of life with amenities including the arts, professional sports organizations and a wide array of entertainment destinations. According to the Dallas Regional Chamber, Dallas/Fort Worth is regularly identified as one of the nation's top markets for new and expanded corporate facilities. DFW has attracted an impressive list of expansions or relocations that spans several diverse industries, maintaining a "Top 5" position for such investments across the United States.

MORE THAN
10,000
CORPORATE
HEADQUARTERS



1ST FASTEST GROWING

METRO IN THE U.S.

±400 NEW RESIDENTS EACH DAY
MORE THAN 1.3 MILLION RESIDENTS WERE
ADDED FROM 2010 TO 2020 AND OVER 10.6
MILLION PEOPLE ARE EXPECTED TO LIVE IN DFW

3RD HIGHEST PROJECTED GROWTH

AMONG MAJOR U.S. MARKETS IN 2021
(OVER 196,000 NET JOBS ADDED)

2 IN REVENUE

GENERATED FROM
FORTUNE 500
COMPANIES

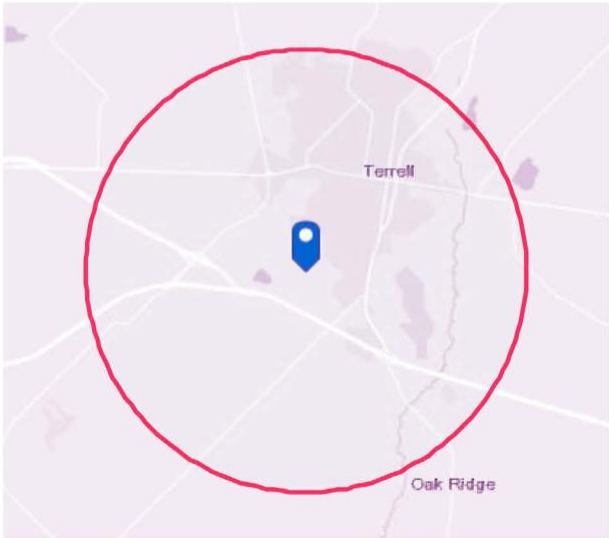
HIGHLY DESIRABLE CENTRAL U.S.
LOCATION WITH THE **WORLD'S**
3RD-BUSIEST AIRPORT

PRO-BUSINESS ENVIRONMENT
WITH **LOW COST OF LIVING**
& DOING BUSINESS

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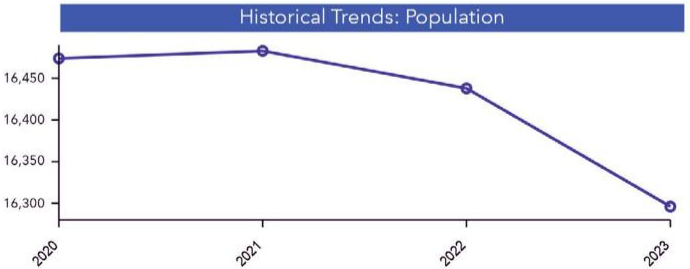


POPULATION TRENDS AND KEY INDICATORS

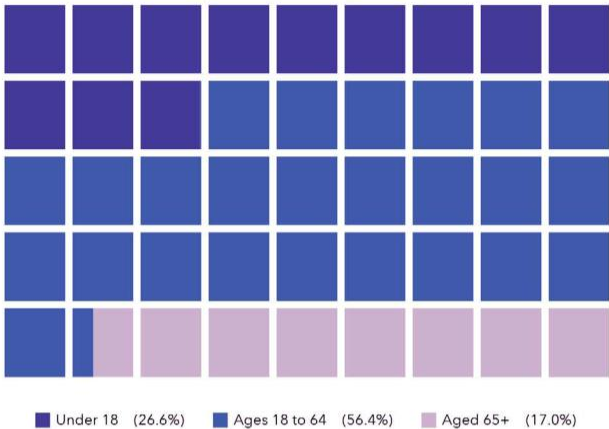
Rosehill Rd
Ring of 3 miles

16,296	5,786	2.70	35.6	\$54,699	\$184,435	51	110	83
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

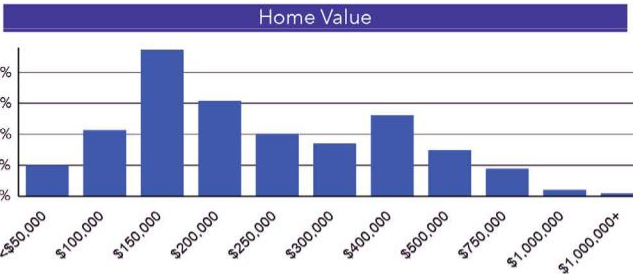
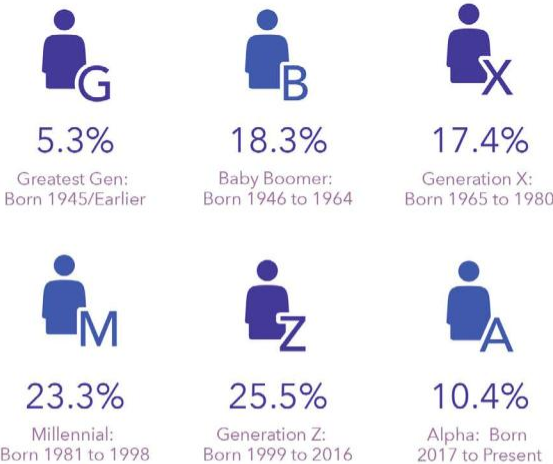
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



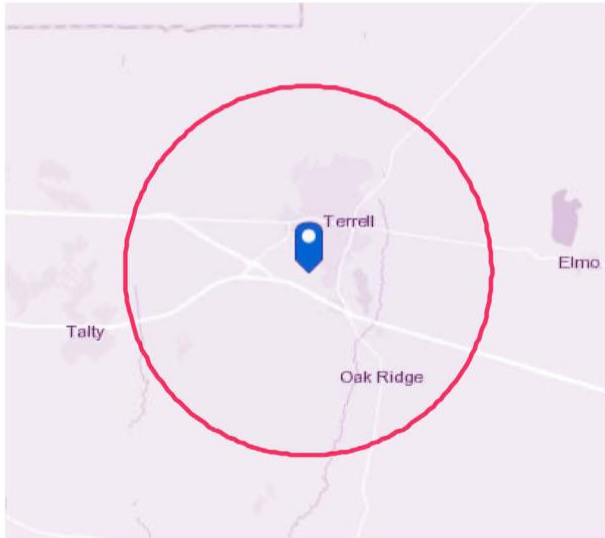
esri THE SCIENCE OF WHERE
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2023, 2028, 2017-2021
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DEMOGRAPHICS - 5 MILE

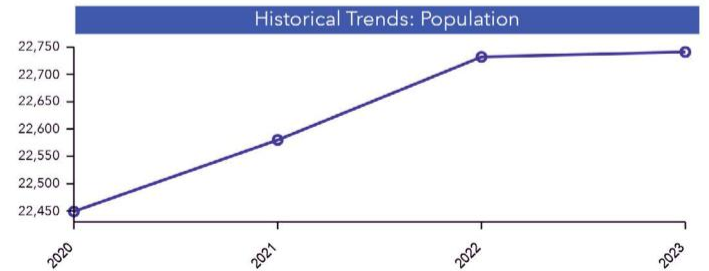


POPULATION TRENDS AND KEY INDICATORS

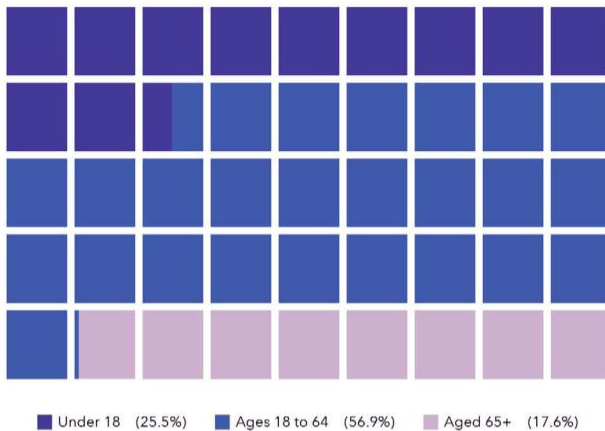
Rosehill Rd
Ring of 5 miles

22,741	7,967	2.77	37.2	\$58,118	\$203,533	60	106	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

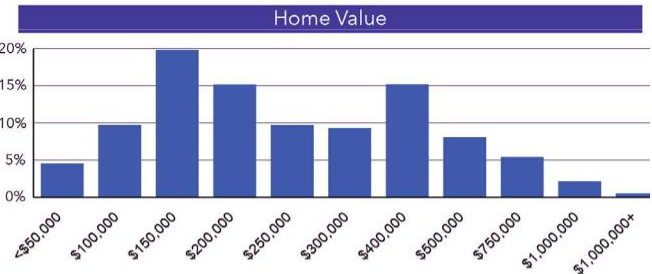
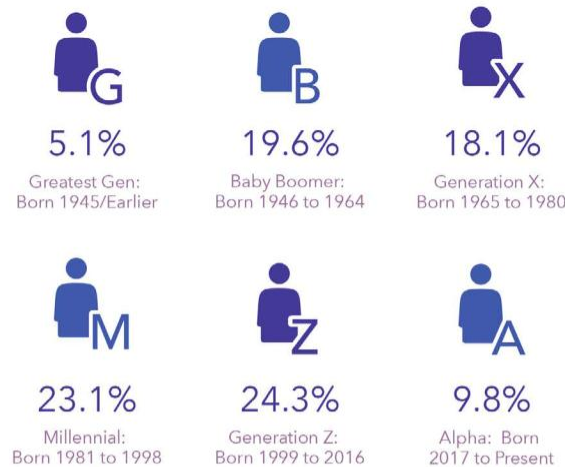
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri | THE SCIENCE OF WHERE
Source: Esri, Esri-U.S. BLS, ACS
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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Z4U REAL ESTATE

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

9013380

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LadyZ@z4ure.com

Email

913.461.9697

Phone

JER'LEIGH THOMPSON

Designated Broker of Firm

0535407

License No.

jerleigh@texcelrealestate.com

Email

682.429.9942

Phone

Licensed Supervisor of Sales Agent / Associate

ZULIKHA HUSSAIN

Sales Agent / Associate's Name

License No.

0673510

License No.

Email

LadyZ@z4ure.com

Email

Phone

913.461.9697

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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