

PAD-READY SITE FOR GROUND LEASE

FORNEY, TX | NEQ HIGHWAY 80 AND PINSON ROAD



AVAILABILITY: 31,714 SF

LEASE RATES:
PLEASE CALL FOR INFO.

AREA RETAILERS:

Walmart  BANK OF AMERICA 

LOWE'S  Kroger 

Brookshire's  





- Site is graded and will be delivered pad-ready
- Located between 7-Eleven and McDonald's—both high performers
- Strong visibility with Highway 80 frontage
- Drive-thru potential
- Home to Amazon [600 employees] and Goodyear Tire Distribution [160 employees] Centers
- Surrounded by rooftops with an abundance of commercial developments coming soon
- **Fastest growing county in the country**

DEMOGRAPHICS: 1 MILE 3 MILE 5 MILE

2023 Total Population	9,673	44,076	93,003
2023 Daytime Population	8,791	35,284	65,659
2023 Total Households	3,251	14,507	29,372
2023 Average HH Income	\$96,644	\$109,568	\$112,686

TRAFFIC COUNTS:

Highway 80: 70,906 VPD
Pinson Road: 19,357 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

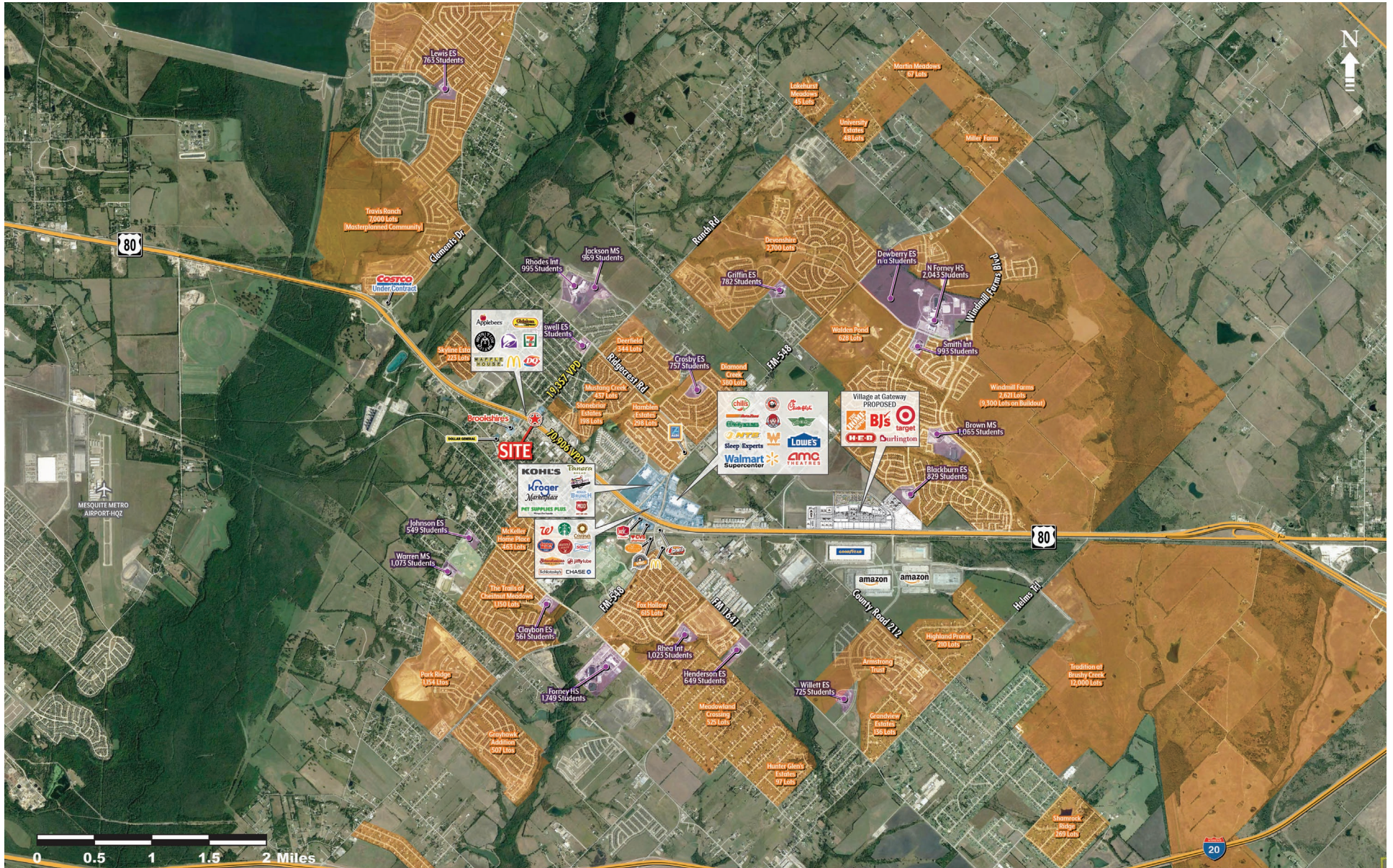
THAD BECKNER

214.572.8457

tbeckner@theretailconnection.net

PAD-READY SITE FOR GROUND LEASE

FORNEY, TX | NEQ HIGHWAY 80 AND PINSON ROAD



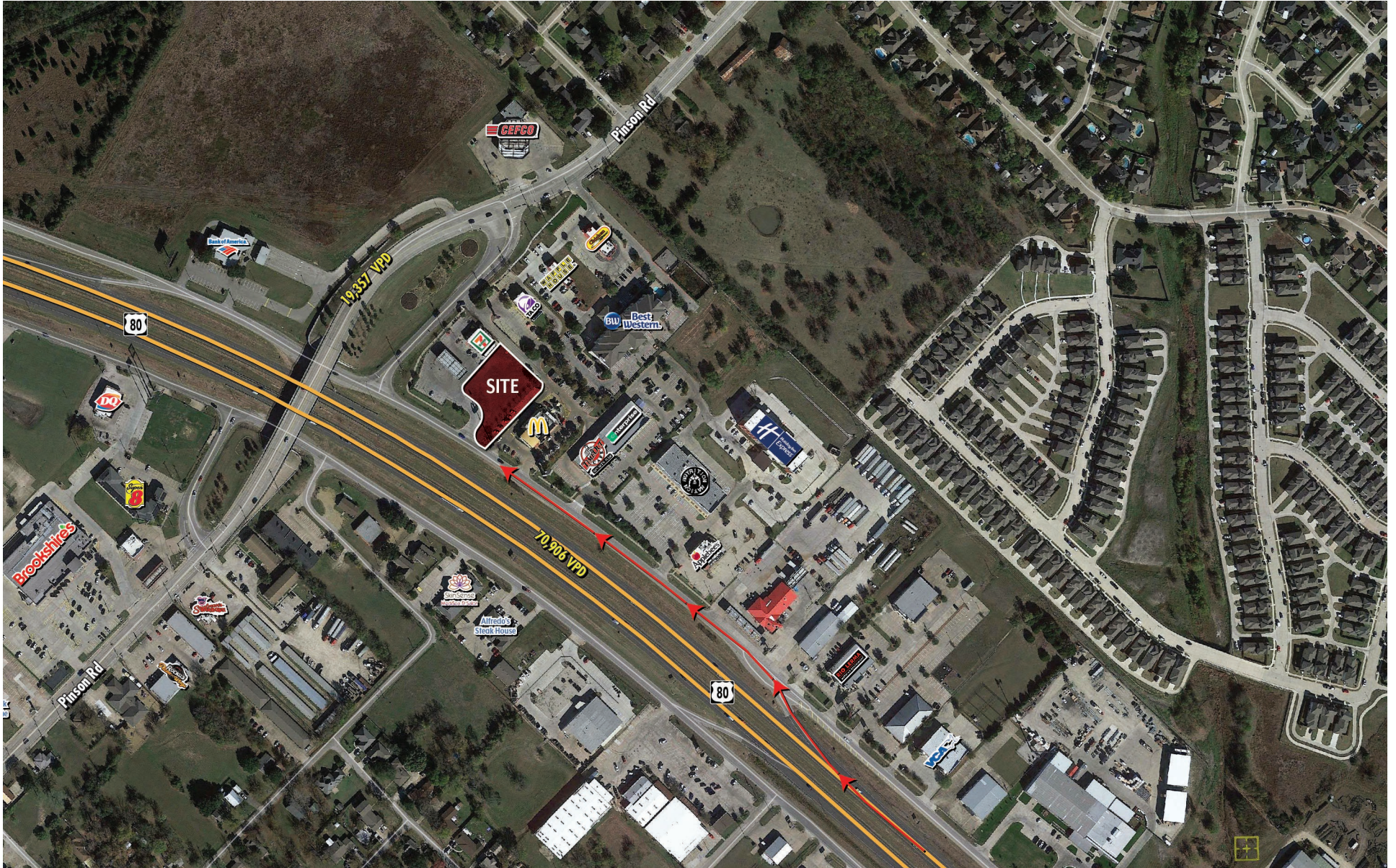
THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER
214.572.8457
tbeckner@theretailconnection.net

PAD-READY SITE FOR GROUND LEASE

FORNEY, TX | NEQ HIGHWAY 80 AND PINSON ROAD



THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

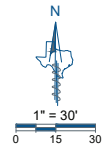
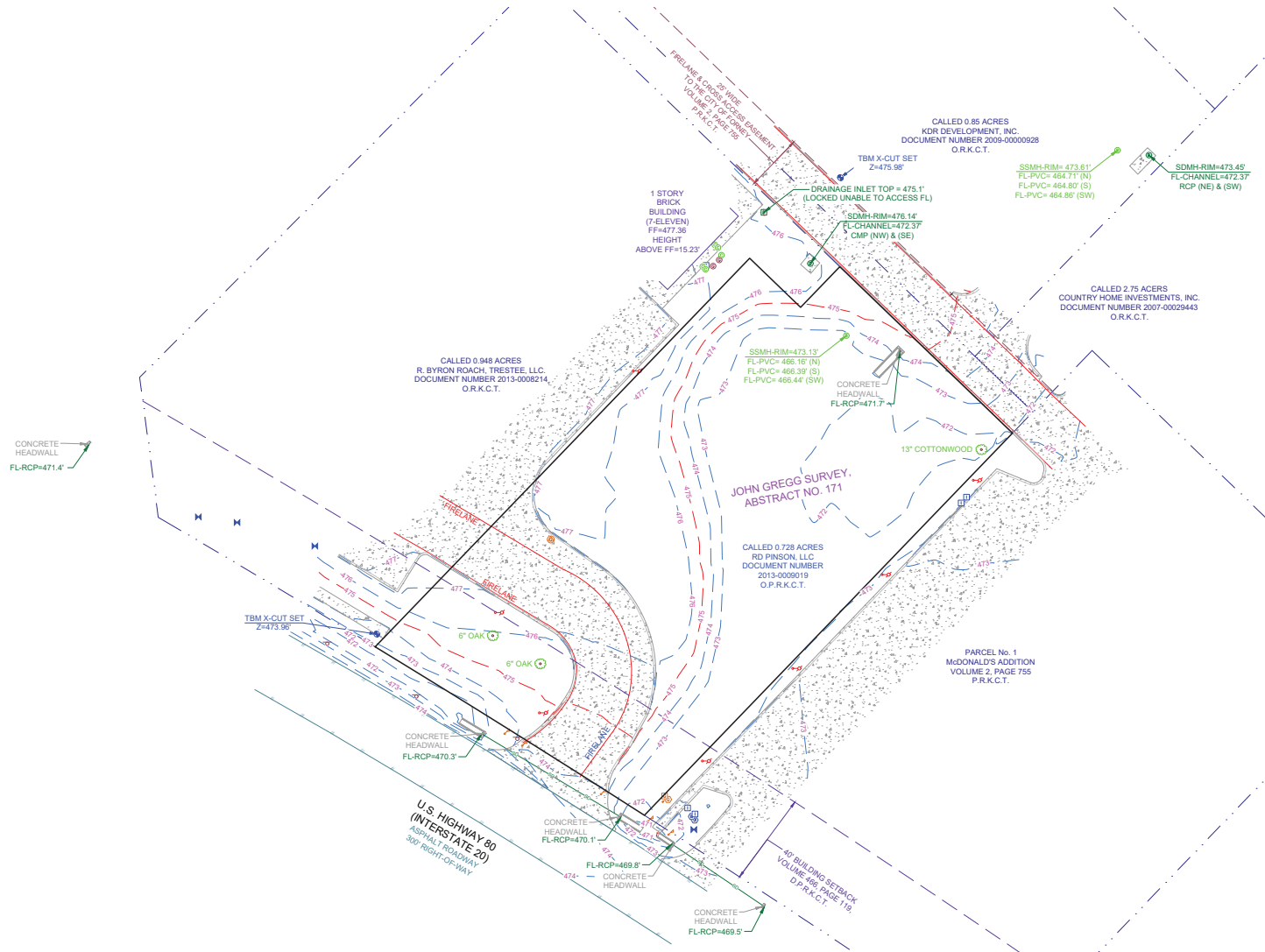
THAD BECKNER

214.572.8457

tbeckner@theretailconnection.net

PAD-READY SITE FOR GROUND LEASE

FORNEY, TX | NEQ HIGHWAY 80 AND PINSON ROAD



LEGAL DESCRIPTION

Being 0.73 acres of land situated in the John Gregg Survey, Abstract Number 171, in the City of Forney, Kaufman County, Texas and being all of the called 0.728 acre tract conveyed to RD Pinson, LLC Document Number 2013-0009019 of the Official Records of Kaufman County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 3, 2012 and is located in Community Number 480410 as shown on Map Number 46257C0040D.

SURVEYOR NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
3. This document represents an accurate on the ground survey of a tract of land located on U. S. HWY 80 & Southeast of Pinson Road in the City of Forney, Kaufman County, Texas, on January 29, 2021.



FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER
214.572.8457
tbeckner@theretailconnection.net

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date