

PAD-READY SITE FOR LEASE | SALE

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
- U.S. Census announces Forney in Top 15 Fastest Growing Cities

DEMOGRAPHICS: 1 MILE 3 MILE 5 MILE

2024 Total Population	9,271	42,830	100,619
2024 Daytime Population	10,834	37,099	74,017
2024 Total Households	3,109	14,171	31,690
2024 Average HH Income	\$107,790	\$128,970	\$131,550

TRAFFIC COUNTS:

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

THE  CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

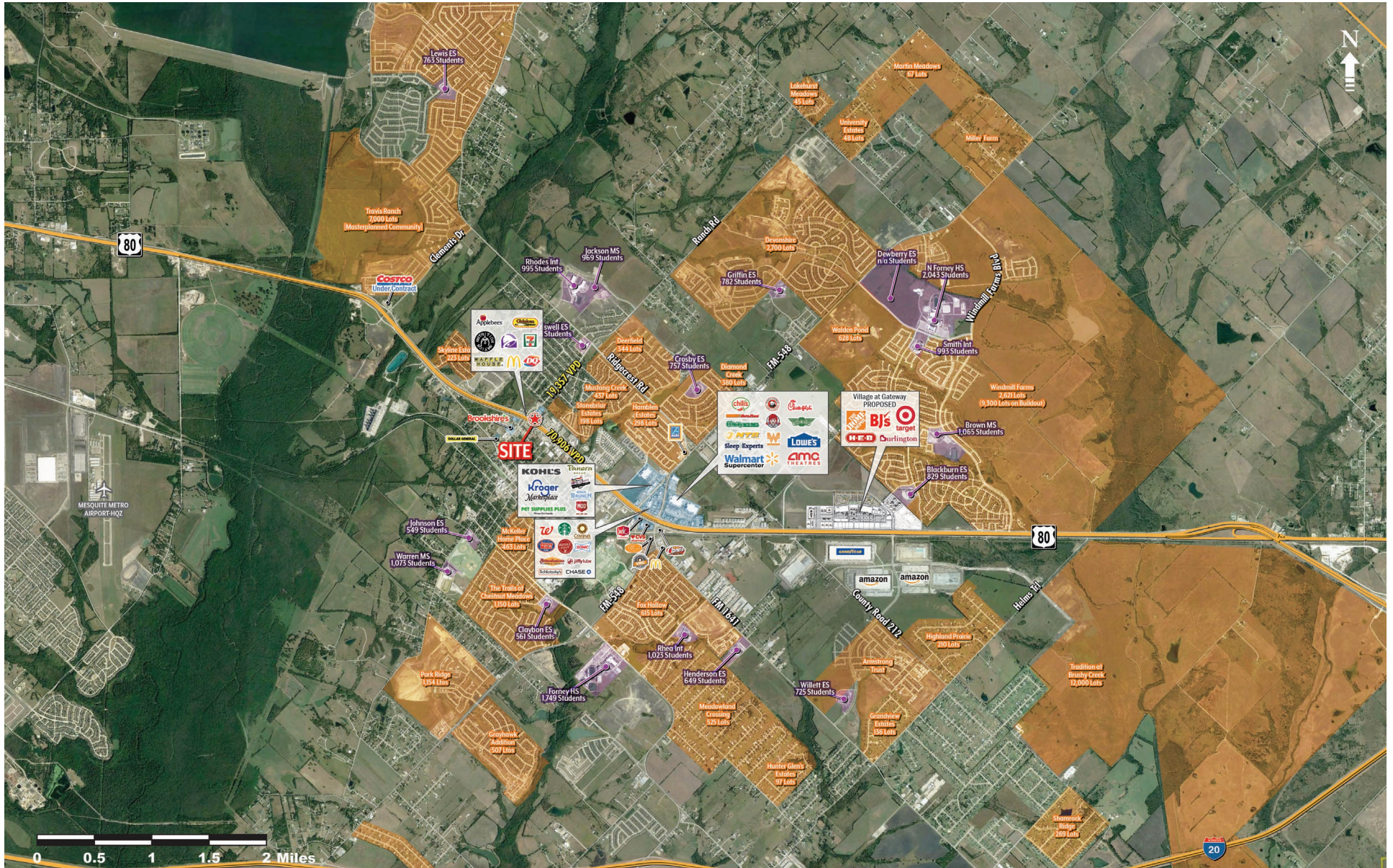
THAD BECKNER

214.572.8457

tbeckner@theretailconnection.net

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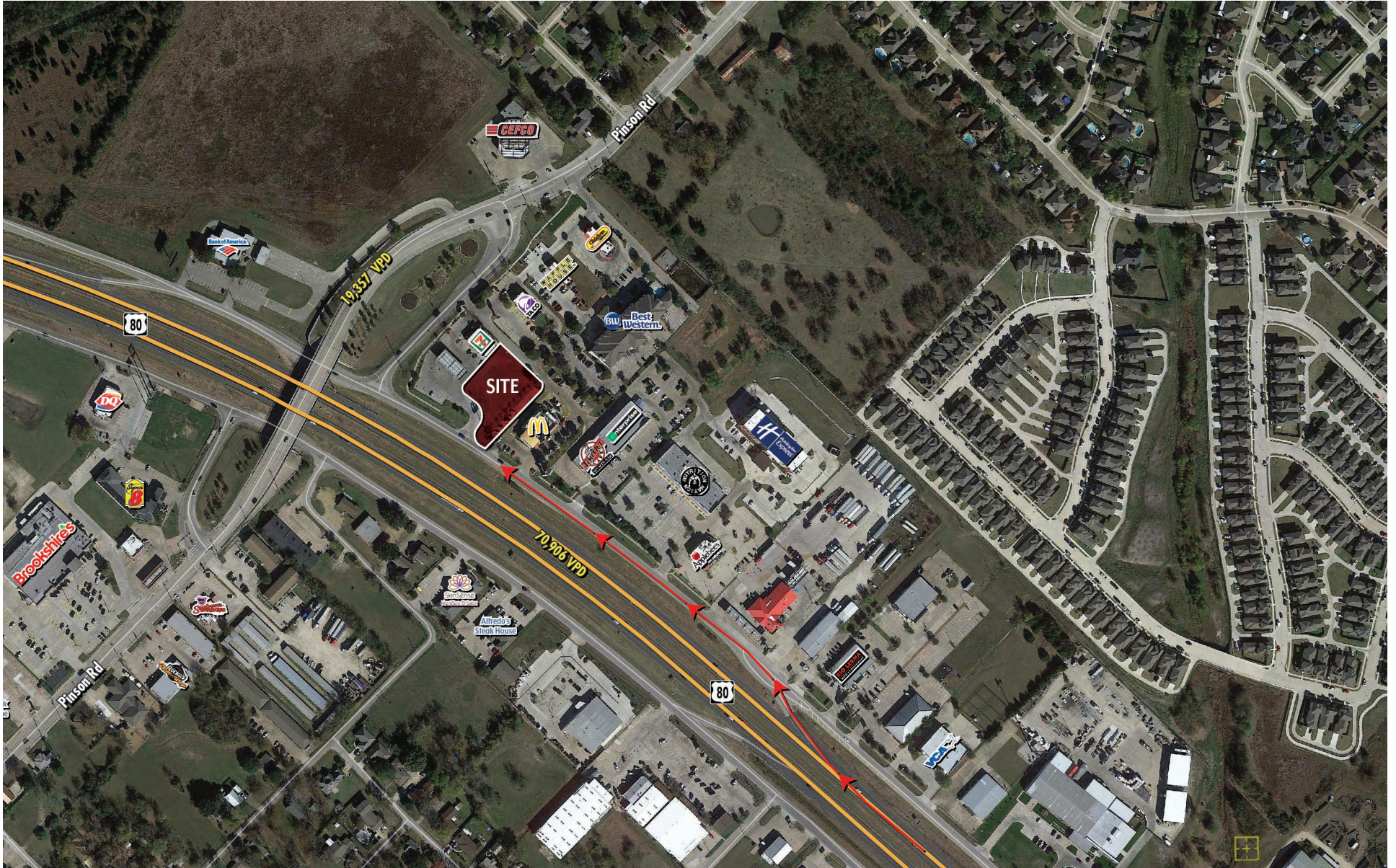
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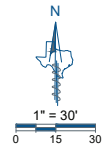
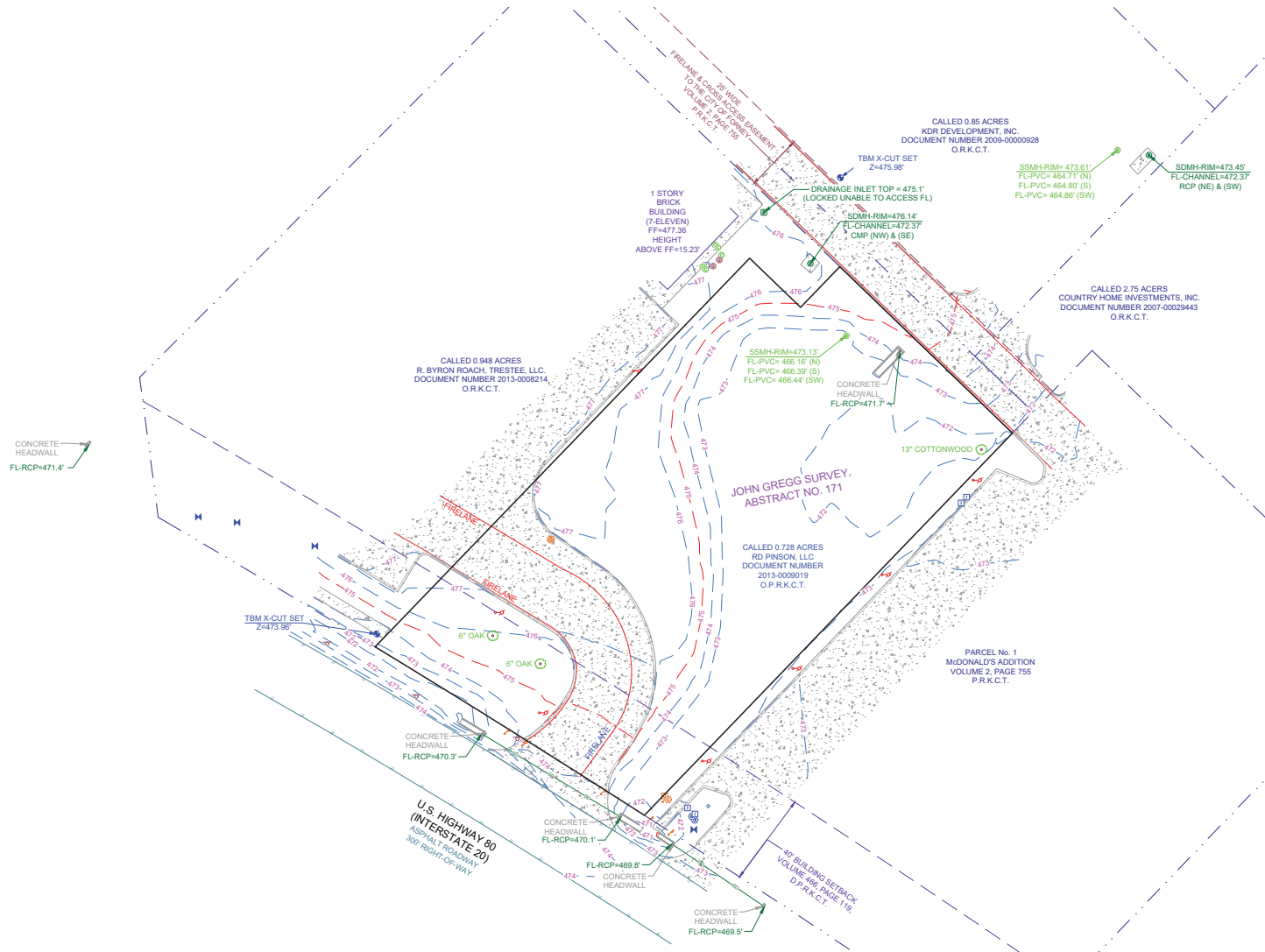
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LEGAL DESCRIPTION

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

- 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.
- Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
- 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.



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