

FOR LEASE



Judy Kurtz
469.323.0485



Office/Retail Suites Available for Lease on US-80

This 12,000 square-foot business center features 531-2,750 rentable-square-feet available to lease. The suites range from executive office suites to a larger space with multiple offices, conference room, private reception, and separate storefront entry. Located directly on East US Highway 80, the property receives over 95,500 vehicles per day and is surrounded by several major retailers including Walmart Supercenter, Lowes, Walgreens, Starbucks, and many more. Zoned Office/Retail, this space is perfect for your business to expand to within the fast growing county in the nation, Kaufman County.

205 E US-80

Forney, TX

Multiple Suites Available

531-2,750 RSF

Zoned Office/Retail

High Traffic Area

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BUSINESS CEN

JACKRABBIT DENTAL		ATD Attention To Detail
GOLD FINANCIAL SERVICES		ERVIN INSURANCE
KAMCO Industrial	205 E. HWY. 80	Kathy Owen, PhD

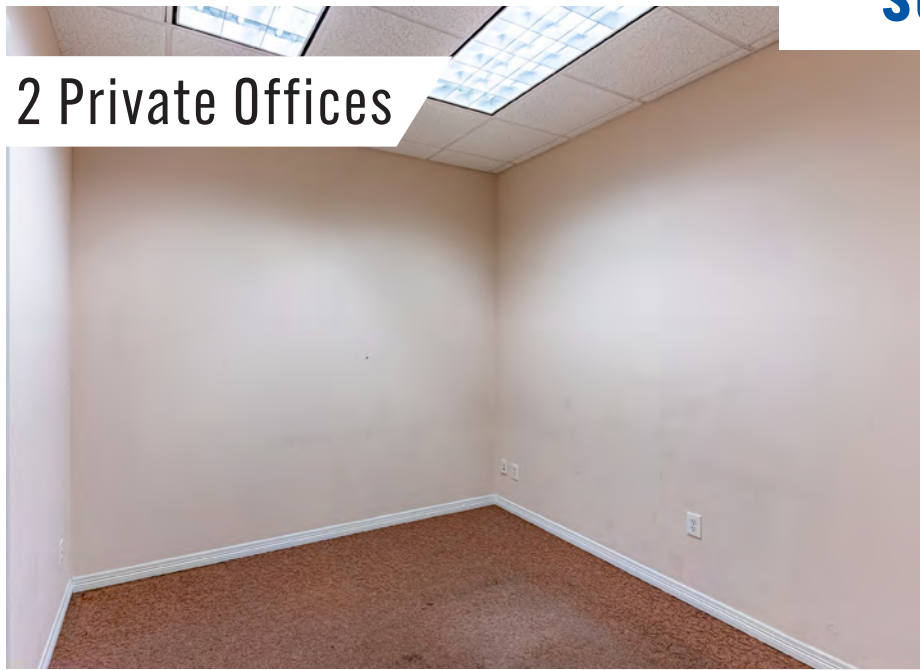


1,310 RSF



Reception

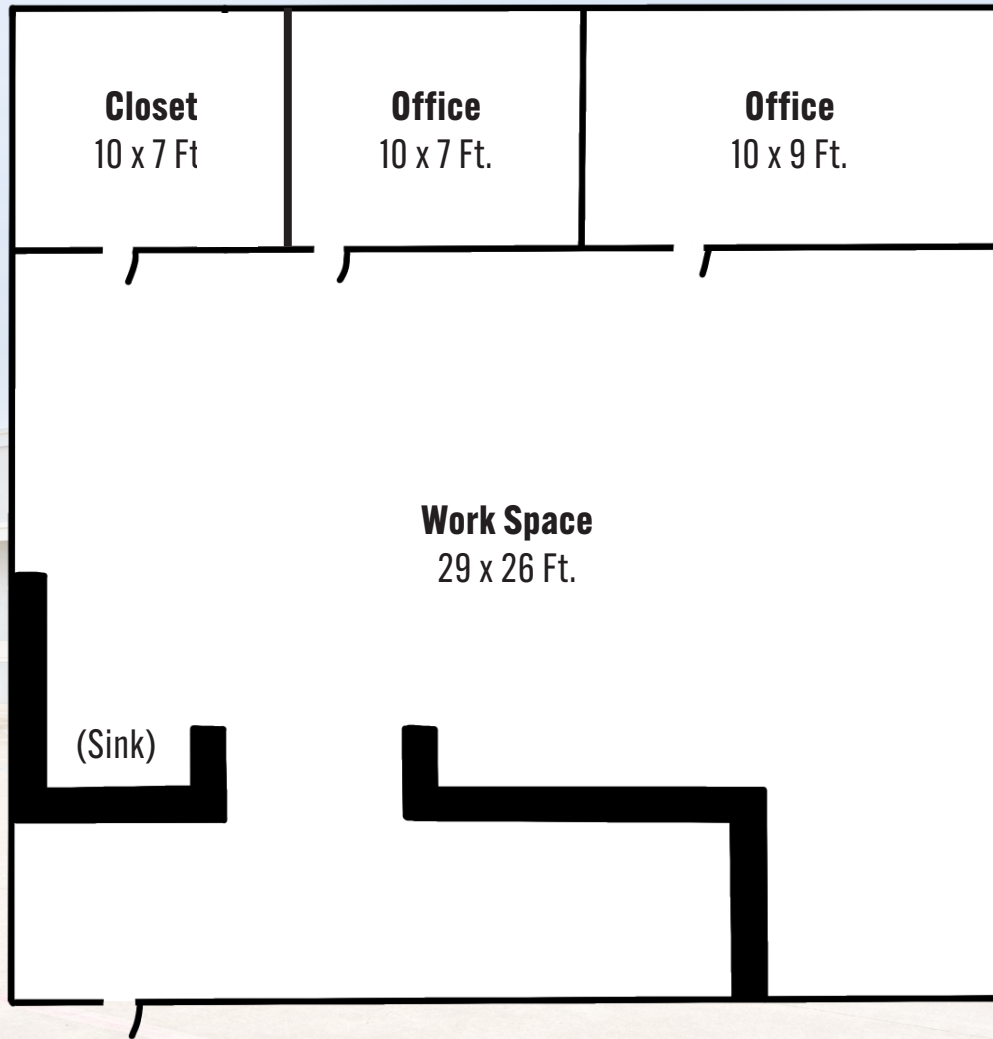
SUITE 155



2 Private Offices



Open Floor Plan with Cubicles



531 RSF



Shared Common Area



SUITE 165

Executive Office

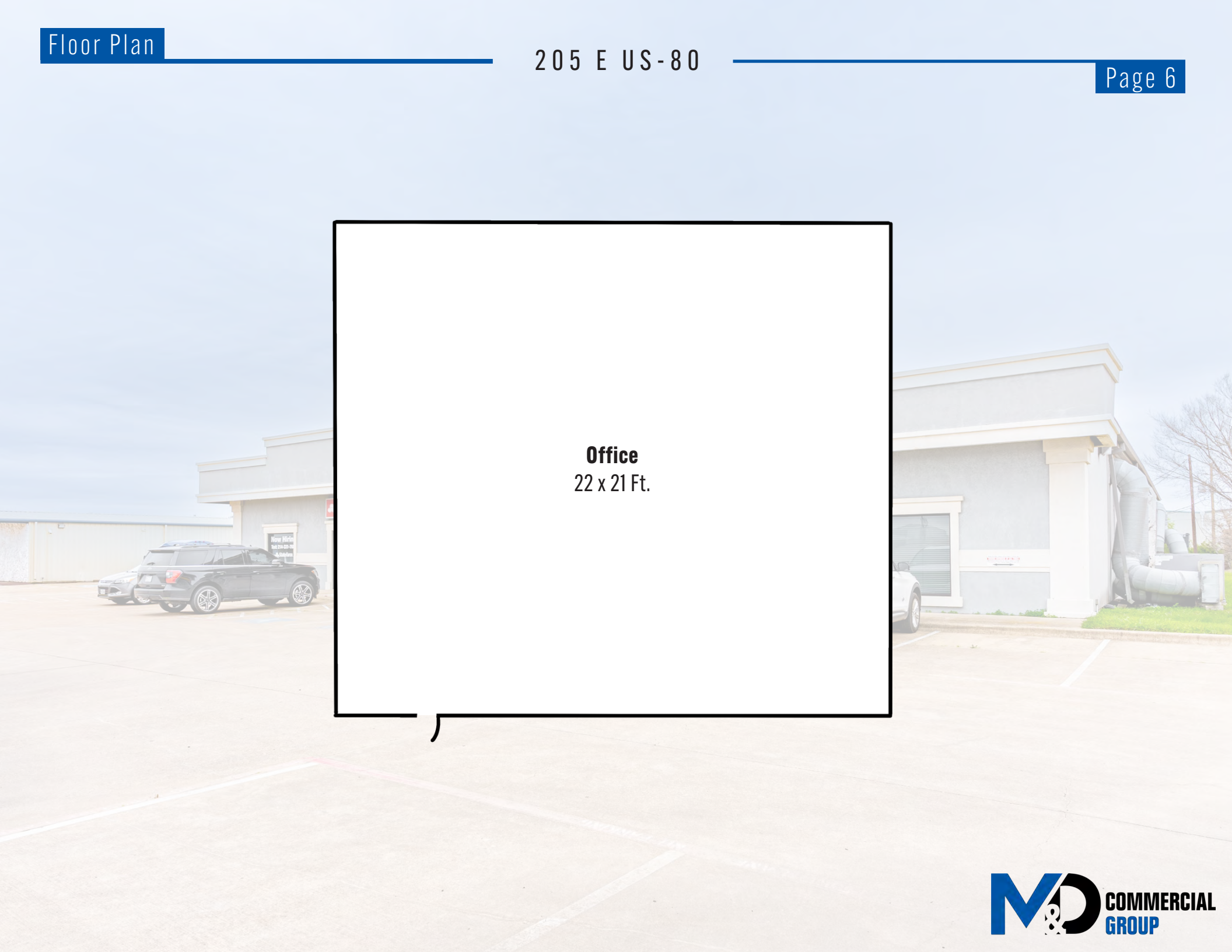


Open Floor Plan



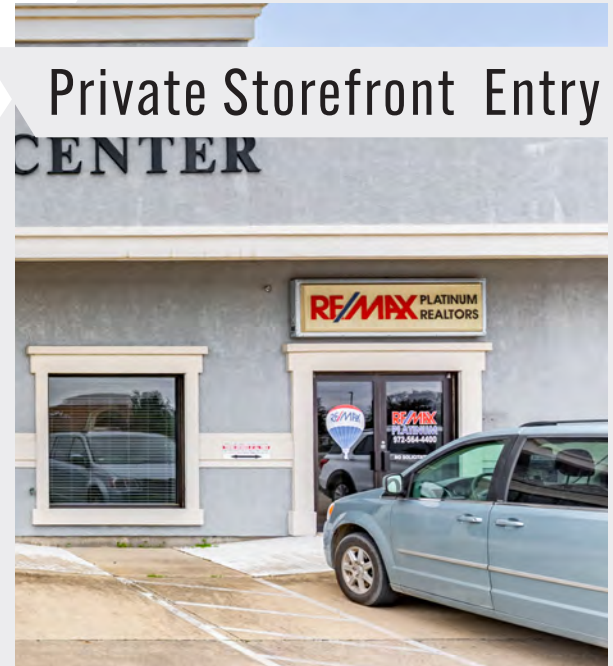


Office
22 x 21 Ft.





2,750 RSF



Private Storefront Entry
CENTER

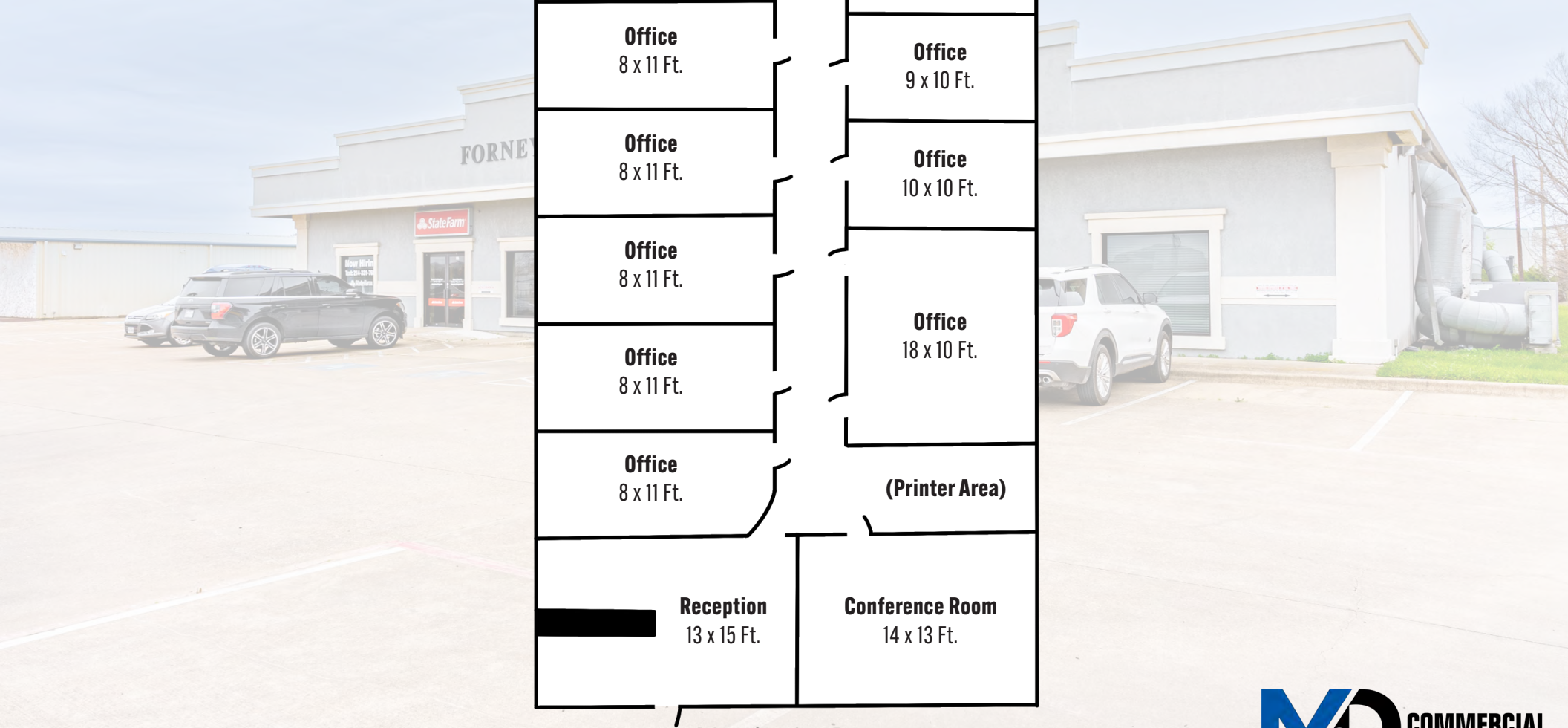
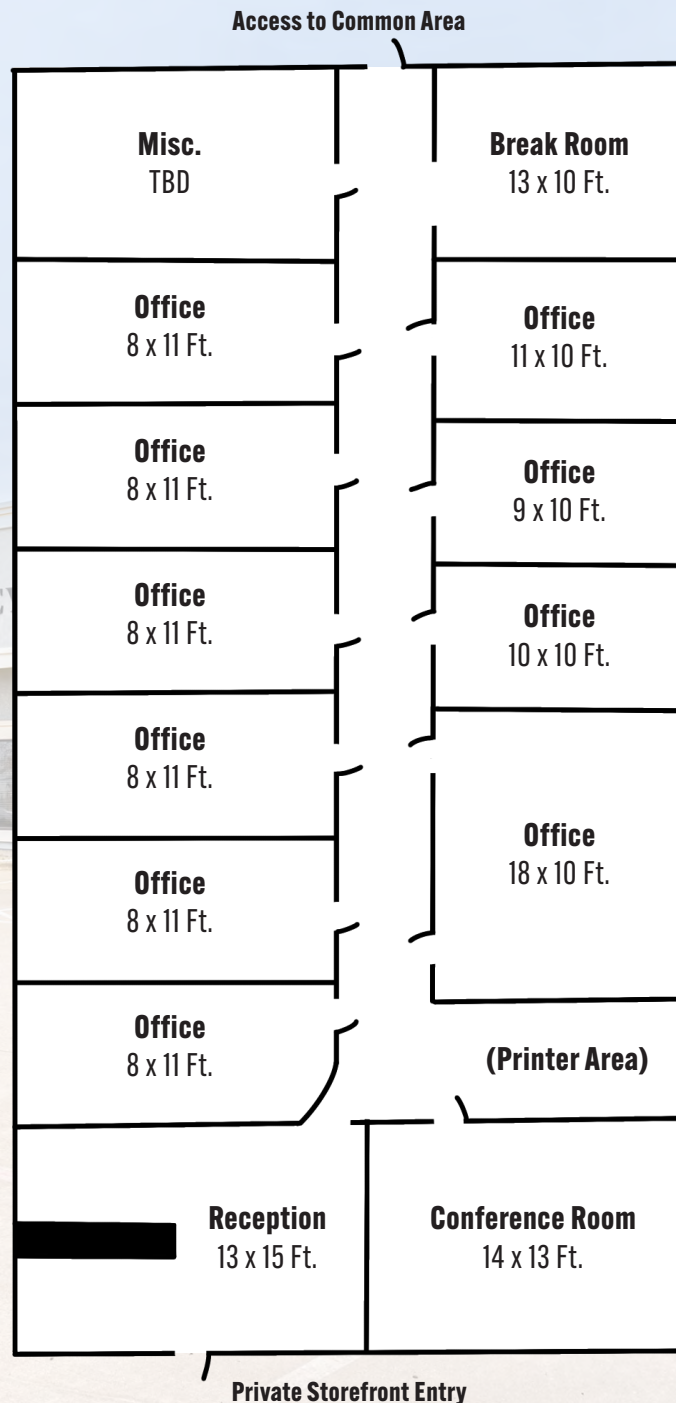
SUITE 175



10 Private Offices



Conference Room



Break Room



Waiting Room



COMMON AREA

Private Restrooms



Conference Room





20 Miles | Downtown Dallas



41 Miles | DFW Airport



53 Miles | Fort Worth



253 Miles | Houston

Future Development
Planned Mixed Use Coming Soon

Future Development
Trailhouse Park Coming Soon

Lake Ray Hubbard

The Emerson Apartments
320 Units

71,869 VPD (HWY 80)

23,778 VPD (FM 548)

Walmart, **CHASE**, **AT&T**, **Kroger**, **SONIC**, **Jeremy MIB&B**, **UPS**, **MURPHY USA**, **Chick-fil-A**, **Huddle House**, **Papa John's**, **Schlitzsky's**, **Starbucks Coffee**, **Pizza Hut**, **Papa John's**, **Walgreens**, **Whataburger**, **Wendy's**, **Smoothie King**, **AMC Theatres**, **Panera**, **Lowes**, **Anytime Fitness**, **Jack in the Box**, **CVS pharmacy**, **city bank**, **Baylor Scott & White Health**, **Wing**, **Fall's Forney**, **Taco Bell**, **Shell**, **McDonald's**, **7-Eleven**, **DQ**, **Chickadee**, **Applebee's**, **Sullivan's**, **Best Western**, **Dollar General**, **Waffle House**, **Brookshire's**

Surrounded by many shopping centers and future development projects including Trailhouse Park: A master planned development with restaurant/retail, future hotel, apartments, townhouses, a mile-long hike and bike trail, and park for outdoor events.

FORNEY, TEXAS

Forney, Texas is located in northwestern Kaufman County and is just 25 minutes SE of Dallas and I-20, US-80 and US-175. Forney has two major airports (DFW International Airport & Dallas Love Field) less than an hour away, as well as Terrell Municipal Airport located just a few miles away. The city of Forney has grown nearly 50 percent in the past decade and is expected to reach 100,000 residents by 2025, according to Forney Texas EDC. Residents have easy access to four area malls, two outlet malls, Dallas Uptown nightlife, close proximity to area colleges, and are also close to recreational facilities at Lake Ray Hubbard, Lake Tawakoni and Cedar Creek Lake. The community of Forney also boasts several well-appointed parks covering over 242 acres of parkland.

Kaufman County is located in the Southeast Outlying Submarket of DFW, a regular target among retail investors in Dallas-Fort Worth. Helping drive population growth is excellent job growth of 12.3 percent, 11 percent over the national average. This quickly growing market has lured companies and retailers alike, including Amazon, who opened their new \$80 million 1,000,000 SF distribution center in June 2021 and Goodyear who opened their 1,200,000 SF distribution center in 2020. Kaufman County grew by more than 40 percent between 2010 and 2020, making it one of the top five fastest-growing counties in Texas. The county was also ranked the #1 fastest-growing county in the nation between 2020 and 2021 by U.S. News & World Report. Kaufman County is also in an ideal, centralized location within the region's highway network, putting 93 percent of the country only a two-day drive away. Strong population growth coupled with tax incentives for development make Kaufman County an excellent choice for commercial investors.

157,768

2021 Estimated Population
Kaufman County

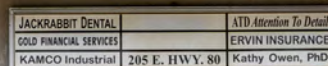
\$72,179

2020 Median HH Income
Kaufman County

\$398,398

July '22 Average Home Value
Kaufman County

FORNEY BUSINESS CENTER



DFW MARKET

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). **Dallas-Fort Worth is leading every U.S. metro area in labor market performance**, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the **6th highest tech talent pool in the United States**. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



PROPERTY SUMMARY



Location 205 E US-80
Forney, Texas
75126



Traffic

Combined Traffic Counts
of over 95,500 VPD in
surrounding area



Size 12,000 Square-Feet



Zoning

Office/Retail



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials Date