



For Sale

I-20 & FM 2932
Forney, TX

Asking Price:

\$6.50 PSF

\$2,121,000

Highlights

- Located in East Dallas Submarket
- ETJ land
- Water provided by Talty SUD
- Direct Access to Main Corridors
- Raw Acreage Ready to Develop

Michael Tran
Associate Vice President
+1 817 840 0063
m.tran@colliers.com

Cody Payne
Senior Vice President
+1 817 840 0055
cody.payne@colliers.com

1717 McKinney Ave,
Suite 900
Dallas, TX 75202
P: +1 817 840 0060
F: +1 817 928 3374
colliers.com



Accelerating success.

Key Notes:

- 13.76 AC (7.49 Net Acres)
- I-20 visibility and direct access
- No Zoning Restrictions
- Located in ETJ ideal for small bay industrial, retail, or mixed use
- Pro-business Kaufman one of the Top 3 Fastest Growing Counties in the Nation
- FM 2932 estimated 4,200 VPD
- 2020-2025 Projected Population Growth of 19.47%
- 2020 Average HH Income of \$114,010
- Adjacent to Trinity Pointe a 283-acre Industrial development

Price:

\$6.50 PSF

\$2,121,000

Location:

Conveniently located in the eastern corridor of the Dallas-Fort Worth Metroplex, Forney has the sites, land, and infrastructure needed for strong growth and development. The community has many amenities, including an award-winning educational system, an affordable cost of living, and an active lifestyle that attracts an increasing number of families and well-educated workforce.

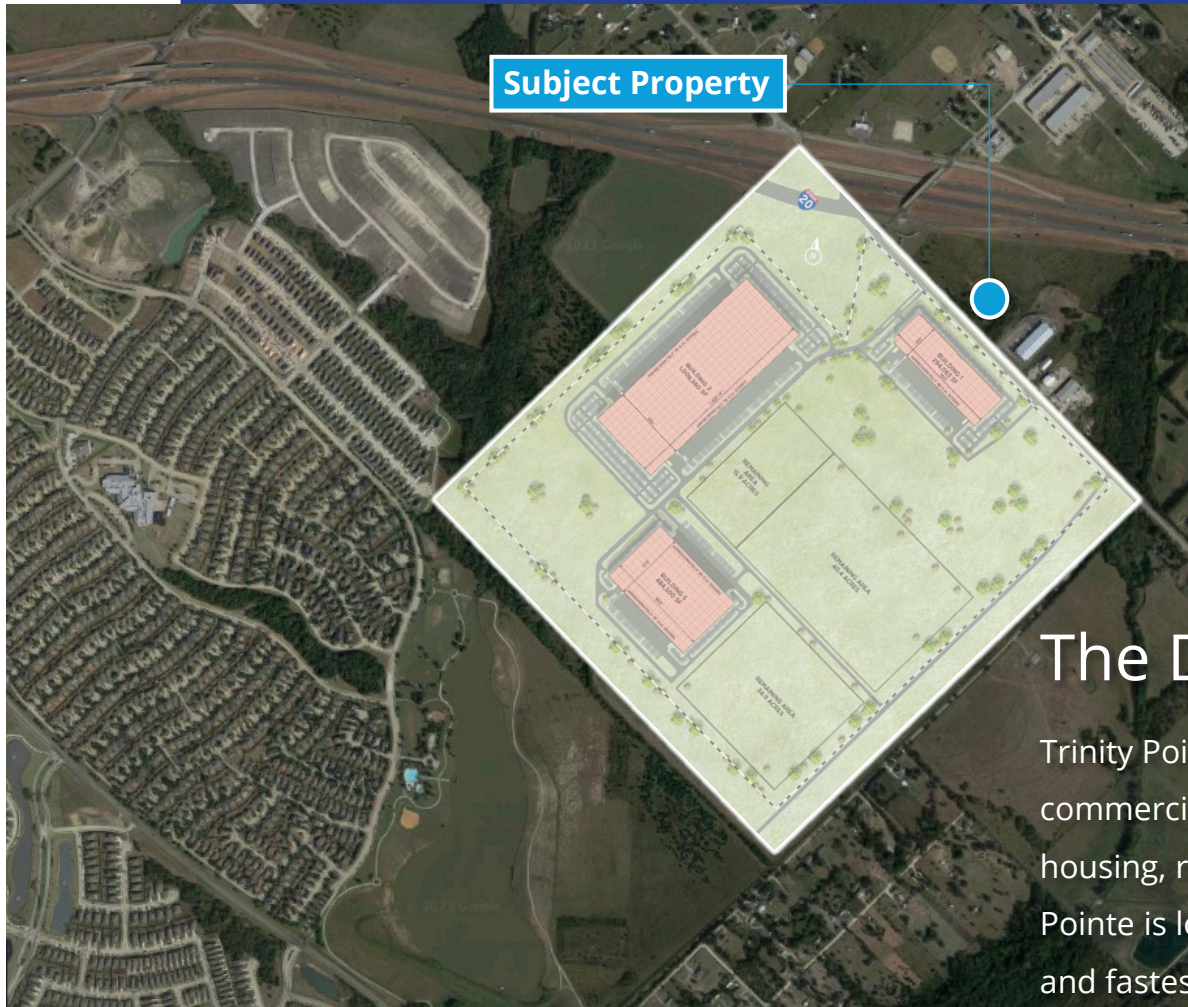
Forney is the 6th fastest growing city in North Texas with a population of 65,771 and explosive growth and development in recent years. With the area's population projected to reach approximately **100,000 by 2025**, Forney is focused on smart, quality growth and development and is one of the few remaining cities in the Dallas-Fort Worth Metroplex with **available sites and hundreds of acres of land to build** and grow businesses, from light industrial to retail, Forney's opportunity potential speaks for itself.

Top Fortune 500 companies, including Amazon, Goodyear Tire & Rubber, and Vistra Energy, along with other statewide, national and international businesses, such as Ireland-based corrugated manufacturer Smurfit Kappa, have all put down roots in Forney.

As part of Kaufman County, the third fastest-growing county in the nation, Forney's family-oriented lifestyle continues to draw new residents, maintaining a rising demand for residential development. Over 25,000 future lots in our immediate trade area are planned.

The opportunity in Forney is limitless. Kroger Marketplace, Walmart, and Lowe's are just a few of the many "big box" retailers that already call Forney home, and as the number of major mixed-use developments and neighborhood shopping centers in Forney increases, local and national retailers, restaurateurs, and investors can choose from a wide range of retail sites and space.

Forney is home to a vibrant and highly qualified workforce, providing employers with a ready talent pool of over 1.4 million workers within a 35-minute commute due to our community's steady rise in population, as well as strategic location in the Dallas-Fort Worth Metroplex.



Subject Property



20 EAST
TRINITY POINTE

The Development

Trinity Pointe Mesquite is a master-planned commercial and residential development, with housing, retail and commercial development. Trinity Pointe is located along 20 East in one of the largest and fastest-growing metropolitan areas in the country.

20 East provides ample resources to meet the logistic, manufacturing, and distribution needs of any company. Tenants within the Trinity Pointe corridor include a variety of different specialties and disciplines.

3.4M
Square Feet

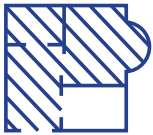
6
Buildings

283
Acres

Property Information



I-20 & FM 2932
Forney, TX 75126



Acres: 13.76
(7.49 Ac Net)
Zoning: No Restrictions



Water: Available via
Talty SUD along
service road



I-20: $\pm 36,928$ VPD
FM 2932: $\pm 4,200$ VPD

Demographics

	1 Mile	3 Mile	5 Mile
Total Population	2,731	28,518	64,782
Growth Rate	13.46%	7.11%	6.24%
Median Home Value	\$87,218	\$103,770	\$100,349
Average Household Income	\$109,007	\$124,652	\$117,594

Contact Us:

Michael Tran

Associate Vice President
+1 817 840 0063
m.tran@colliers.com

Cody Payne

Senior Vice President
+1 817 840 0055
cody.payne@colliers.com

1717 McKinney Ave,
Suite 900
Dallas, TX 75202
P: +1 817 840 0060
F: +1 817 928 3374
colliers.com



Accelerating success.



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.



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.

11-2-2015

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.

Colliers International North Texas, LLC	522575	DallasMarketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Taylor	474735	daniel.d.taylor@colliers.com	214-217-1254
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Michael Tran	669326	m.tran@colliers.com	817-840-0063
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date