

# FOR SALE

Retail/Office/Showroom/Warehouse

303 E. Highway 80  
Forney, Texas



**Total Building Size:** 61,296 Sq Ft

**Construction:** Metal

**Land Size:** 2.964 AC

**Zoning:** General Retail

## Office

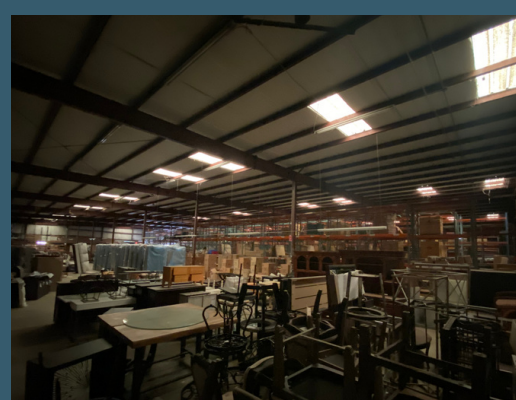
- 3,833 Sq Ft
- (8) Private offices
- Reception area
- Break room
- Conference room

## Warehouse

- 41,520 Sq Ft
- Clear height 19'-23' pitched
- (5) Dock high loading doors
- 30'X40' Column spacing
- 120' Truck Court
- 3 Phase Power
- Skylights
- (6) 48" Exhaust Fans

## Showroom

- 15,943 Sq Ft
- 1,000 Sq Ft +/- of office
- Insulated with 100%AC
- Clear Height 15'-17' pitched
- Skylights



**MST Commercial Real Estate**

**Mitchell S. Terry**

214-957-6930

Mterry@mstcre.com

**Stephen Terry**

214-755-5105

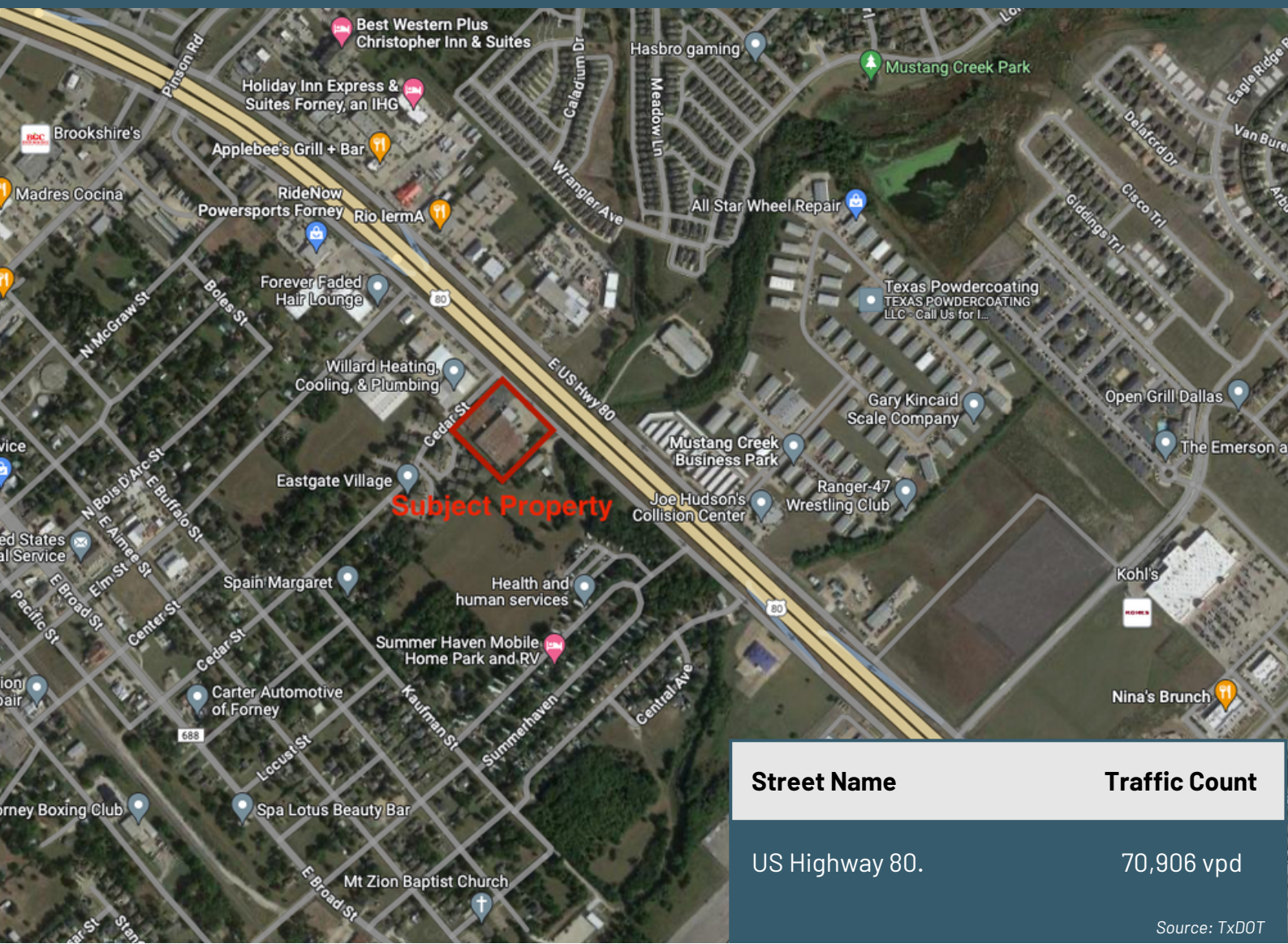
Sterry@mstcre.com

CAVEAT - The information contained in this brochure was obtained from the Seller/Landlord and from other sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price or other terms, prior sale, or withdrawal without notice. All measurements indicating dimensions and areas are approximate and should be verified by prospective Purchasers/Tenants.



## 2023 Demographic Summary

	1- Mile	3- Miles	5- Miles
<b>Total Population</b>	9,666	48,422	86,970
<b>Daytime Population</b>	10,913	37,708	62,564
<b>Average HH Income</b>	\$95,564	\$112,970	\$110,399



Street Name	Traffic Count
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US Highway 80.

70,906 vpd

# Survey

L. & DEBORAH K. WILLARD  
1.370 ACRES  
VOL. 4402, PG. 293  
D.R.K.C.T.

MENTS ADDITION SOUTH  
CABINET 2, SLIDE 412  
P.R.K.C.T.

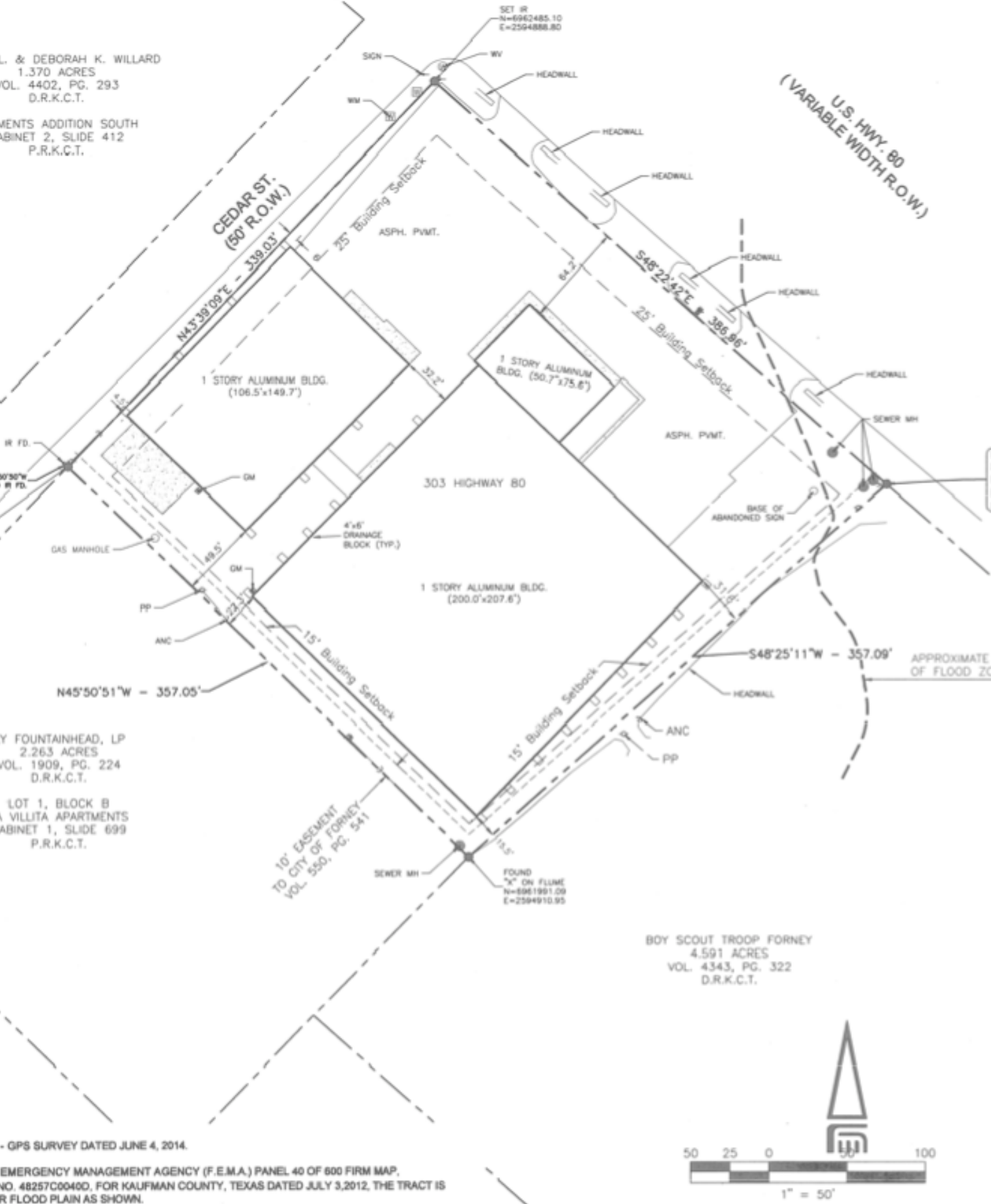
R FD.  
0°30'W  
# FD.

Y FOUNTAINHEAD, LP  
2.263 ACRES  
VOL. 1909, PG. 224  
D.R.K.C.T.

LOT 1, BLOCK B  
VILLITA APARTMENTS  
CABINET 1, SLIDE 699  
P.R.K.C.T.

- GPS SURVEY DATED JUNE 4, 2014.

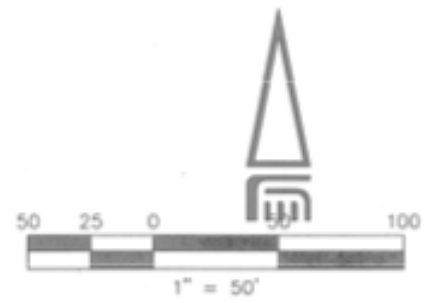
EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) PANEL 40 OF 600 FIRM MAP,  
NO. 48257C0040, FOR KAUFMAN COUNTY, TEXAS DATED JULY 3, 2012, THE TRACT IS  
R FLOOD PLAIN AS SHOWN.



U.S. HWY - 80  
(VARIABLE WIDTH R.O.W.)

APPROXIMATE  
OF FLOOD ZONE

BOY SCOUT TROOP FORNEY  
4.591 ACRES  
VOL. 4343, PG. 322  
D.R.K.C.T.





# 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.

### MST COMMERCIAL REAL ESTATE

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>MITCHELL S. TERRY</b>	<b>282483</b>	<b>MTERRY@MSTCRE.COM</b>	<b>214 957-6930</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date