

1032 E US HWY 80

FORNEY, TX 75126

FLC FREE LIFE
CHURCH.ORG





PROPERTY OVERVIEW

The subject property is located at 1032 E US Hwy 80, Forney, TX 75126. The site is located within the city of Forney and is in close proximity to Fox Hollow and Lowe's Garden Center. Other businesses in the area include Convenience Bank, Lowes Garden Center, Walmart, Starbucks, and Chick-fil-a. The Immediate area is a mixture of retail, industrial, and single family residential. The property is zoned as F1 Commercial Per Kaufman County.

The subject property consists of a single permanent structure with 16,000+/- SF and sits on 1.9+/- acres of land. The facility consist of a large sanctuary, indoor playground, administrative and staff offices, and educational/multi-purpose rooms.

The property's immediate area contains over 51,000 people with an average household income of \$105,976. Forney's population growth is expected to grow 7.10% by 2023.

In the past few years, residential development has continued to increase and expand.

Ownership is seeking a creative deal structure that would allow the church to lease back the facility for a amount of time. Please call for more details.



PROPERTY FEATURES

ASKING PRICE: \$2,450,000

SF: 16,000± Total SF

ACRES: 1.9± AC

ZONING: F1 Commercial

PARCEL ID: 7905

FRONTAGE: E US Hwy 80

HIGHLIGHTS:

- Large lot prime for retail
- Rare opportunity to acquire property directly on US HWY 80
- Sanctuary can seat and hold up to 500 people, with the total occupancy load being 937

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PROPERTY PHOTOS





PROPERTY ZONING



ZONING OVERVIEW

According to the city of Forney, the Commercial (C) zoning is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair, upholstery shops, and other similar commercial uses. Some light manufacturing may also be allowed with certain conditions.

Below are the uses permitted by the city of Forney. Other uses are allowed, verify zoning with city and other applicable uses.

- | | | |
|-----------------------------|-------------------------|----------------------|
| Health services offices | Antique shop | Garden shop |
| Medical office | Art gallery | Restaurant |
| Bank | Auto dealer | Pharmacy |
| Credit unions | Bakery | Outdoor retail sales |
| Funeral Home | Building material sales | Museum |
| Hotel/Motel | Convenience Store | Daycare |
| Radio and television studio | Grocery store | Library |

AREA OVERVIEW

Site located within the city of Forney.

Residential development continues to proceed, as seen with the recent Devonshire and Highland Homes developments.

The City of Forney Economic Development Corporation is in the process of revitalizing several buildings to house destination businesses in an effort to continue the revitalization of the entire district.

Over 200,000 people commute to Forney as their destination for regional shopping

Given the shape, size, and use of the current facility, turning the building into a retail store would be a good fit.

AREA DEMOGRAPHICS

.5 MILE RADIUS



103
ESTIMATED
POPULATION 2019



36.9
MEDIAN AGE



991
TOTAL EMPLOYEES



\$247,727
MEDIAN HOME VALUE



\$123,947
AVG HOUSEHOLD
INCOME

1 MILE RADIUS



5,040
ESTIMATED
POPULATION 2019



33.1
MEDIAN AGE



3,897
TOTAL EMPLOYEES



\$221,694
MEDIAN HOME VALUE



\$111,277
AVG HOUSEHOLD
INCOME

3 MILES RADIUS



37,328
ESTIMATED
POPULATION 2019



32.9
MEDIAN AGE



8,472
TOTAL EMPLOYEES



\$216,682
MEDIAN HOME VALUE



\$103,137
AVG HOUSEHOLD
INCOME

LANDMARK MAP

KROGER
MARKETPLACE

TOKYO HARBOR, STARBUCKS
& UPS STORE

BAYLOR SCOTT &
WHITE EMERGENCY
CENTER

CITY PLAZA

HEATHRIDGE

WALMART
& SUBWAY

LOWE'S HOME
IMPROVEMENT

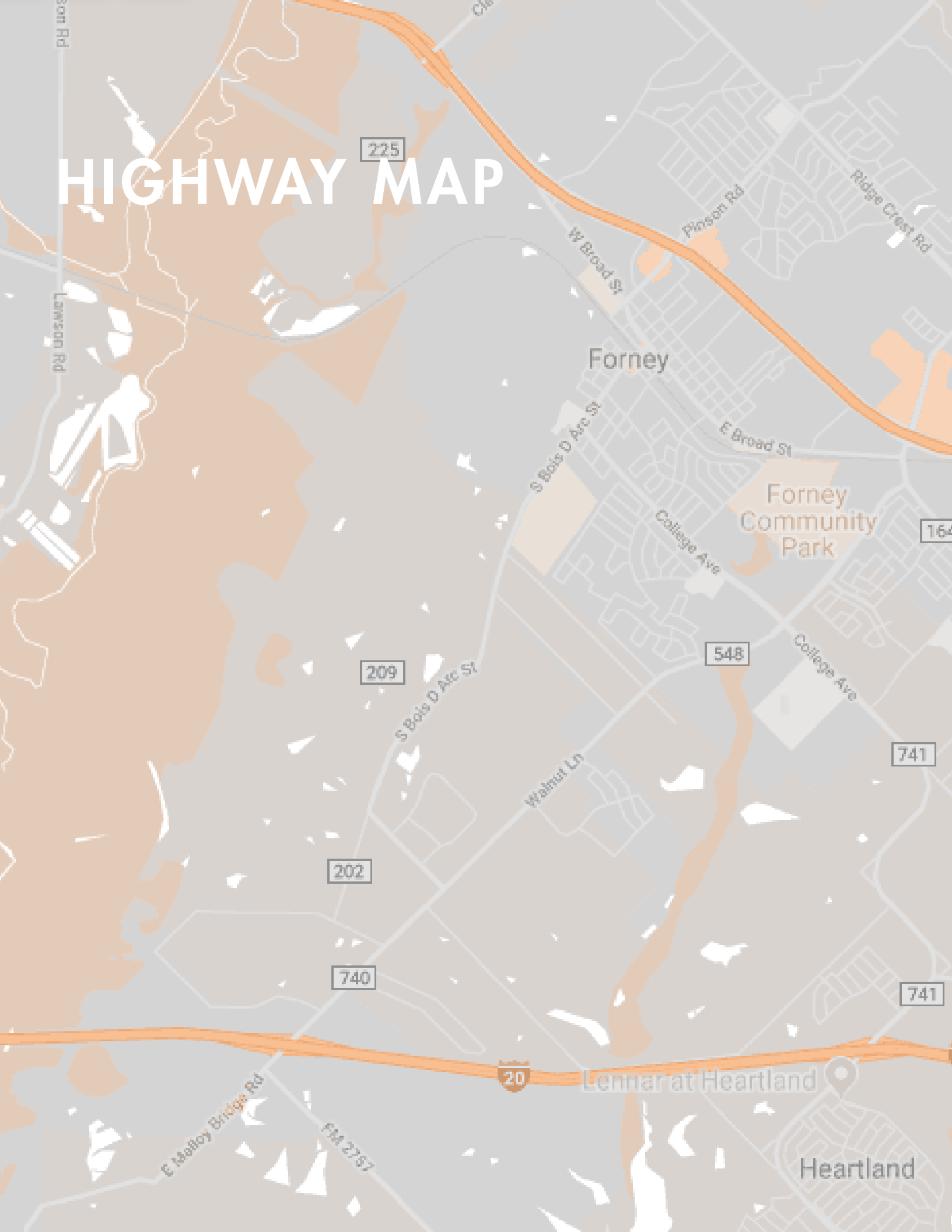


CHICKFILA,
PIZZA HUT,
PANDA EXPRESS,
WENDY'S
& WHATABURGER

W US HWY 80

FOX HOLLOW

HIGHWAY MAP



225

Lawson Rd

Forney

Forney Community Park

209

548

202

741

740

741

20

Lennar at Heartland

Heartland

E Malloy Bridge Rd

FMA 2757

son Rd

W Broad St

S Bois D Ave St

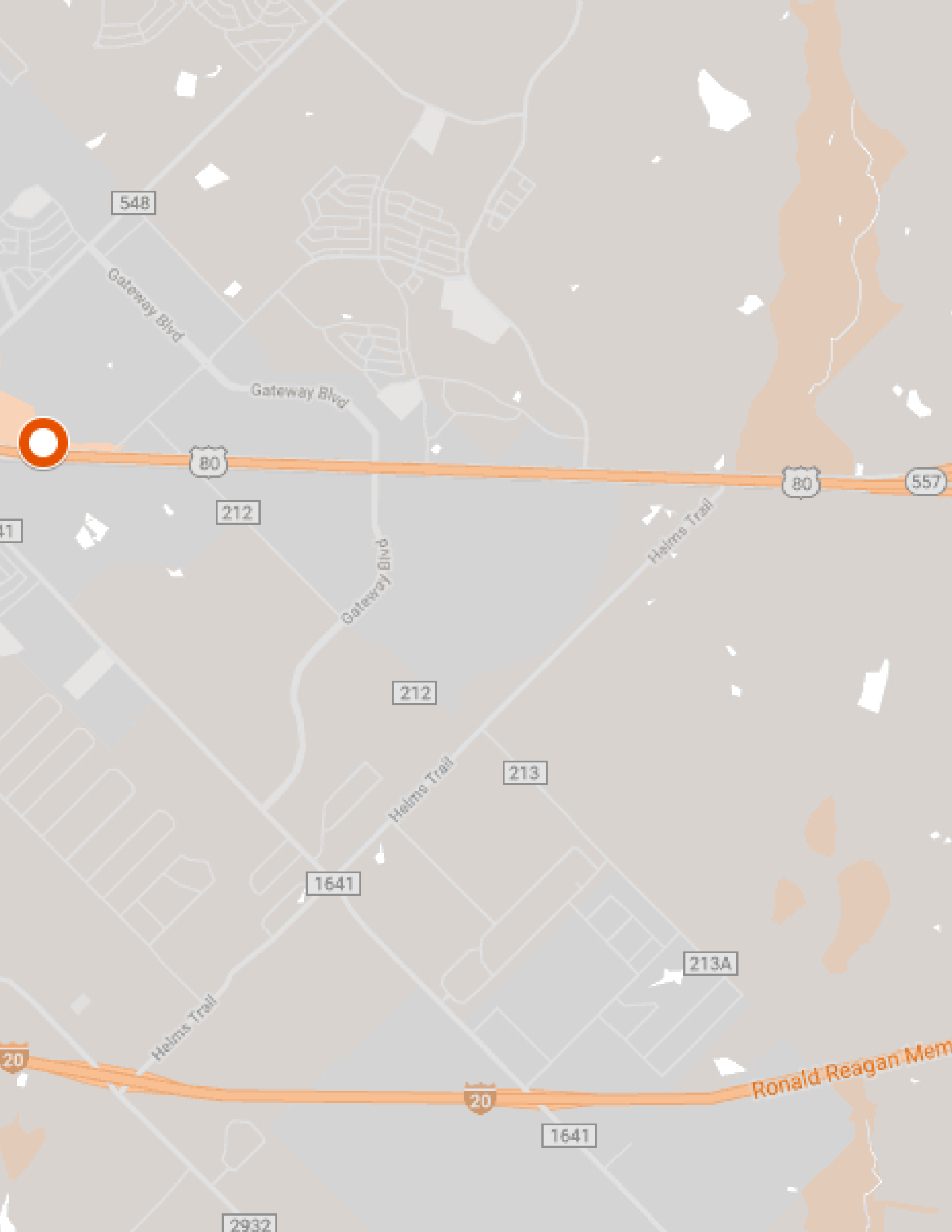
College Ave

Walnut Ln

E Broad St

Pinson Rd

Ridge Crest Rd



548

Gateway Blvd

Gateway Blvd



80

212

80

557

41

Gateway Blvd

Helms Trail

212

213

1641

213A

Helms Trail

20

20

Ronald Reagan Mem

1641

2932

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