

PROPERTY OVERVIEW

- Property is located between 7-Eleven and McDonald's – both high performers
- Highway 80 frontage
- For Sale/Ground Lease/Build to Suit considered
- Surrounded by rooftops with more residential development to come

INFORMATION

\$450,000 Sale Price
 Call For Ground Lease Rates
 31,714 SF
 Land Size: 0.73 Acres

TRAFFIC COUNTS

HWY 80	56,000 VPD
PINSON	13,100 VPD

AREA RETAILERS



DEMOGRAPHICS

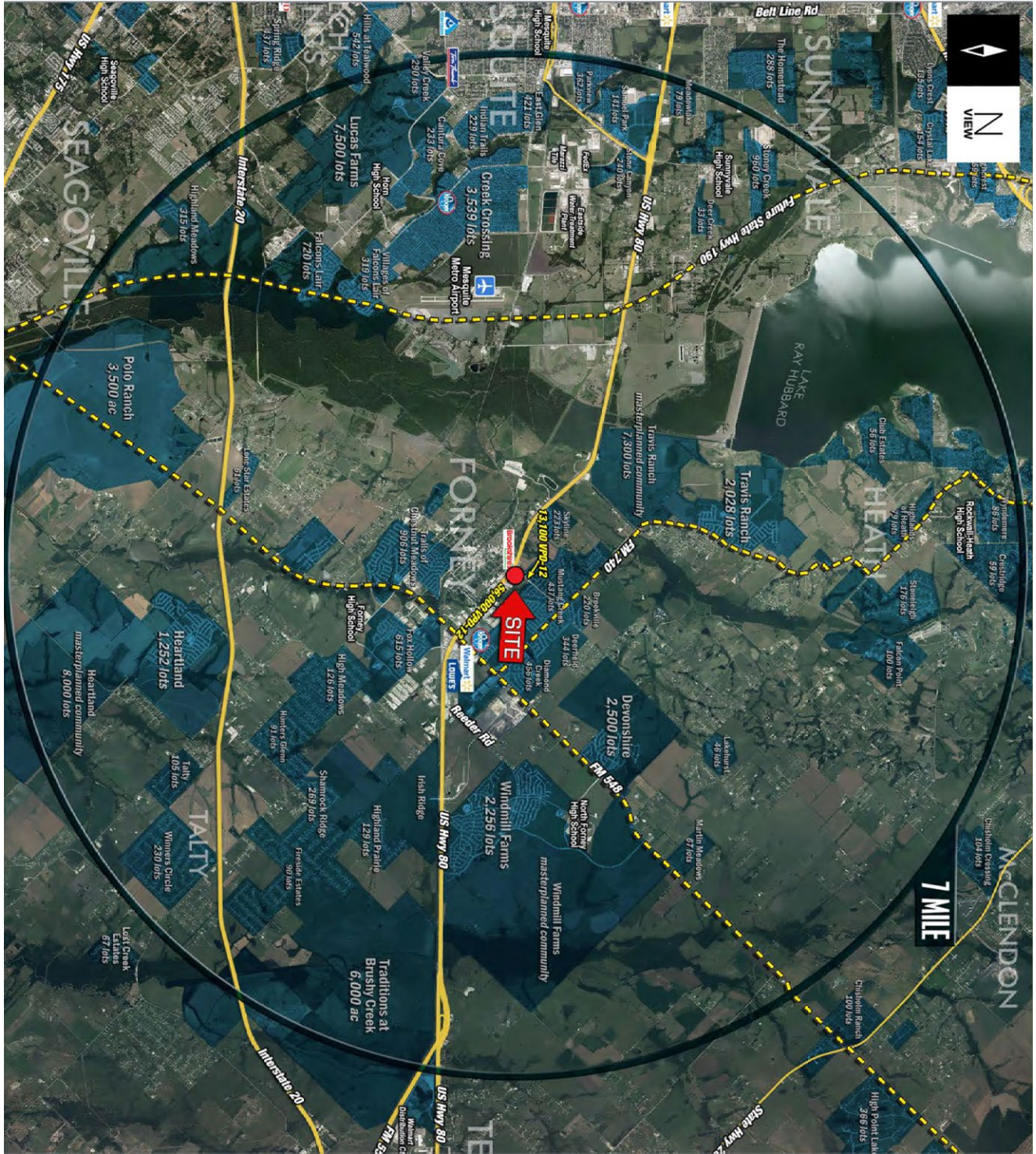
	1 mile	3 mile	5 mile
2013 POPULATION	6,804	18,466	46,778
DAYTIME POPULATION	6,089	15,385	32,533
2013 AVERAGE HH INCOME	\$81,897	\$89,312	\$92,250
2013 MEDIAN AGE	31.3	32.2	32.0

Thad Beckner | 972-764-5404
 tbeckner@inroadsrealty.com



FORNEY PAD SITE W/ HWY 80 FRONTAGE

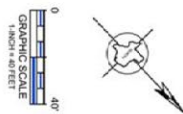
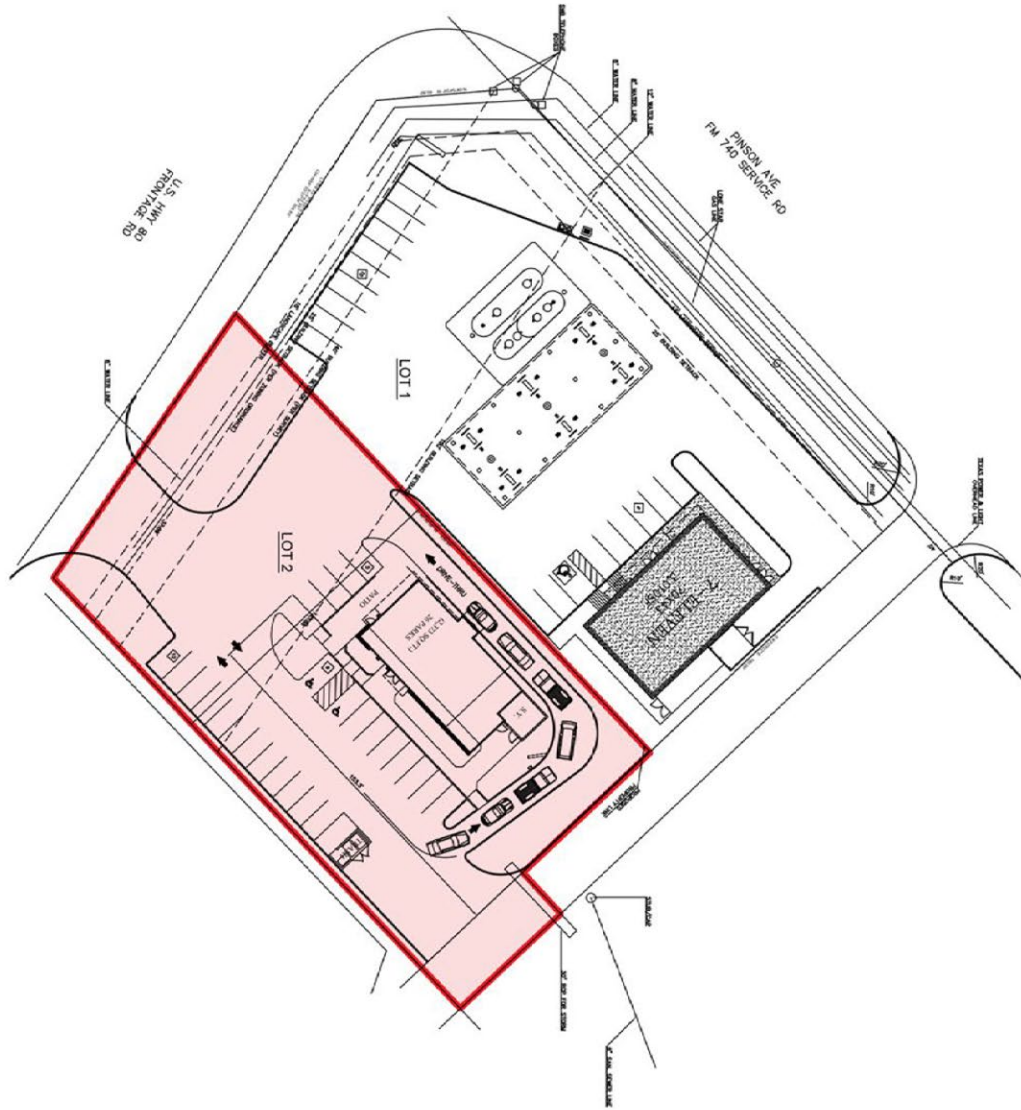
HIGH TRAFFIC FRONTAGE IN HIGH GROWTH AREA
NEQ HWY 80 & PINSON, FORNEY, TX 75126



Thad Beckner | 972-764-5404
tbeckner@inroadsrealty.com

FORNEY PAD SITE W/ HWY 80 FRONTAGE

HIGH TRAFFIC FRONTAGE IN HIGH GROWTH AREA
 NEQ HWY 80 & PINSON, FORNEY, TX 75126



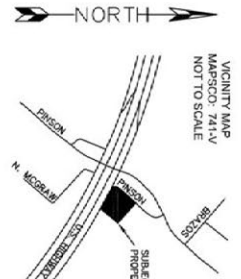
DATA:	
LOT 1:	LOT 2:
LAND: 40,571.68 SF 0.931 AC	LAND: 32,492.93 SF 0.745 AC
BUILDING: 3,010 SF	BUILDING: 2,373 SF
PARKS: 19	PARKS: 26

NEQ HWY 80 & PINSON
 FORNEY, TEXAS
 SCALE = 1/4" = 1'-0"
 07.02.12

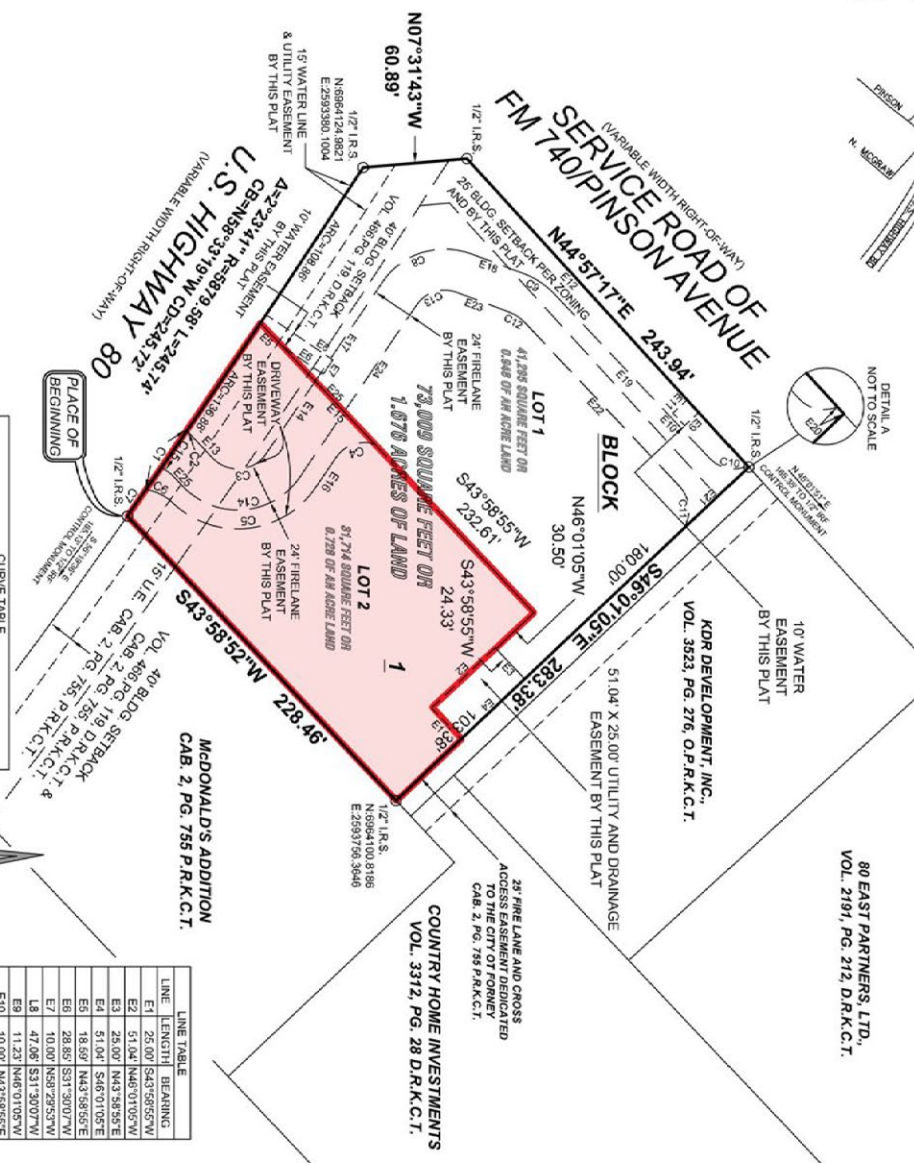
Thad Beckner | 972-764-5404
tbeckner@inroadsrealty.com

FORNEY PAD SITE W/ HWY 80 FRONTAGE

HIGH TRAFFIC FRONTAGE IN HIGH GROWTH AREA
NEQ HWY 80 & PINSON, FORNEY, TX 75126



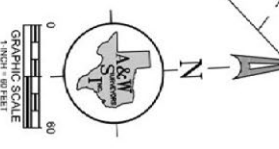
BASIS OF BEARING
Basis of bearing is the Southeast line of Pinson Avenue, being North 44 deg. 57 min. 17 sec. West, determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values. No Scale, No Projection.



SURVEYOR'S NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED RPLS 53310.
- 2) TOPOGRAPHIC CONTOURS HAVE BEEN PLACED ON THIS PLAT WITH AN AERIAL OVERLAY FROM DFWMAPS.COM
- 3) LINE FOR DIRECTIONAL CONTROL IS THE SOUTH-EAST LINE OF PINSON AVENUE.

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°24'30"	5679.58'	42.08'	N65°07'09"W	42.08'
C2	8°48'32"	25.00'	3.85'	N51°01'24"E	3.85'
C3	102°28'48"	20.00'	35.77'	N04°37'46"W	31.19'
C4	73°32'19"	20.00'	25.67'	S19°06'01"E	23.84'
C5	99°49'28"	55.00'	95.82'	N05°57'27"W	84.16'
C6	35°33'09"	28.00'	17.37'	S26°10'41"W	17.10'
C7	0°11'00"	6679.58'	18.97'	N64°49'18"W	18.97'
C8	75°28'51"	44.00'	58.23'	S17°37'45"E	54.47'
C9	25°59'58"	48.00'	21.78'	S33°38'30"W	21.99'
C10	69°33'34"	20.00'	24.28'	N11°49'51"E	22.82'
C11	75°40'06"	20.00'	26.75'	S84°56'41"W	24.81'
C12	25°59'58"	24.00'	10.99'	S33°59'59"W	10.80'
C13	75°28'51"	20.00'	26.70'	S17°37'45"E	24.76'
C14	102°28'48"	44.00'	78.70'	N07°15'29"W	68.62'
C15	24°07'38"	20.00'	8.42'	S31°55'05"W	8.35'



LINE	LENGTH	BEARING
E1	25.00'	S43°58'55"W
E2	51.04'	N46°01'05"W
E3	28.00'	N43°58'55"E
E4	51.04'	S46°01'05"E
E5	18.99'	N43°58'55"E
E6	28.60'	S31°30'07"W
E7	10.00'	N59°29'53"W
E8	47.06'	S31°30'07"W
E9	11.23'	N46°01'05"W
E10	10.00'	N43°58'55"E
E11	11.40'	N46°01'05"W
E12	190.77'	N44°57'17"E
E13	18.19'	S43°58'55"W
E14	51.27'	S58°28'53"E
E15	50.53'	N43°58'55"E
E16	21.17'	S89°29'53"E
E17	69.88'	N59°29'53"W
E18	32.75'	N17°58'59"E
E19	131.73'	N43°58'55"E
E20	0.78'	N44°57'17"E
E21	52.38'	S46°01'05"E
E22	131.79'	N43°58'55"E
E23	32.75'	N17°58'59"E
E24	121.15'	N58°29'53"W
E25	24.58'	N43°58'55"E
E26	8.41'	S43°58'55"W



Demographic and Income Profile

102 E US-80, Forney, Texas, 75126
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.75554
 Longitude: -96.46618

Summary	Census 2010	2017	2022
Population	6,800	7,177	9,453
Households	2,359	2,466	3,267
Families	1,898	1,951	2,544
Average Household Size	2.88	2.91	2.89
Owner Occupied Housing Units	1,900	1,889	2,449
Renter Occupied Housing Units	459	577	818
Median Age	31.1	32.3	30.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	5.66%	1.67%	0.83%
Households	5.79%	1.63%	0.79%
Families	5.45%	1.58%	0.71%
Owner HHs	5.33%	1.58%	0.72%
Median Household Income	0.96%	2.23%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	135	5.5%	198	6.1%
\$15,000 - \$24,999	88	3.6%	130	4.0%
\$25,000 - \$34,999	131	5.3%	162	5.0%
\$35,000 - \$49,999	305	12.4%	365	11.2%
\$50,000 - \$74,999	568	23.0%	676	20.7%
\$75,000 - \$99,999	426	17.3%	505	15.5%
\$100,000 - \$149,999	563	22.8%	777	23.8%
\$150,000 - \$199,999	124	5.0%	222	6.8%
\$200,000+	125	5.1%	231	7.1%
Median Household Income	\$75,228		\$78,898	
Average Household Income	\$89,822		\$101,792	
Per Capita Income	\$29,904		\$34,129	

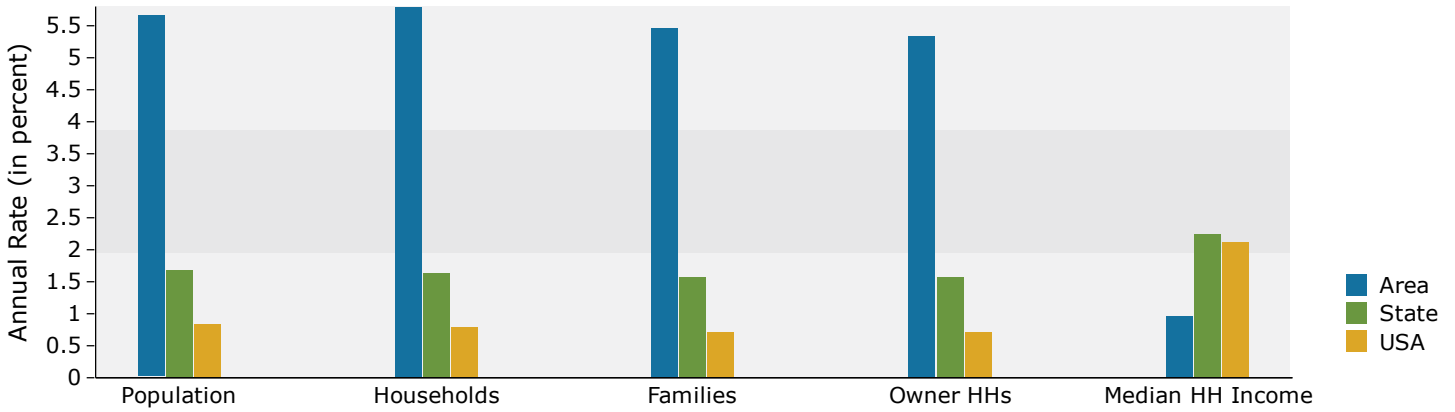
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	621	9.1%	622	8.7%	868	9.2%
5 - 9	652	9.6%	609	8.5%	840	8.9%
10 - 14	618	9.1%	598	8.3%	797	8.4%
15 - 19	489	7.2%	508	7.1%	671	7.1%
20 - 24	330	4.9%	457	6.4%	561	5.9%
25 - 34	1,138	16.7%	1,105	15.4%	1,759	18.6%
35 - 44	1,143	16.8%	1,141	15.9%	1,504	15.9%
45 - 54	854	12.6%	914	12.7%	1,039	11.0%
55 - 64	526	7.7%	679	9.5%	750	7.9%
65 - 74	262	3.9%	353	4.9%	457	4.8%
75 - 84	129	1.9%	144	2.0%	163	1.7%
85+	38	0.6%	46	0.6%	44	0.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,415	79.6%	5,508	76.7%	7,291	77.1%
Black Alone	741	10.9%	816	11.4%	957	10.1%
American Indian Alone	44	0.6%	47	0.7%	63	0.7%
Asian Alone	102	1.5%	125	1.7%	187	2.0%
Pacific Islander Alone	2	0.0%	5	0.1%	7	0.1%
Some Other Race Alone	337	5.0%	473	6.6%	673	7.1%
Two or More Races	161	2.4%	203	2.8%	275	2.9%
Hispanic Origin (Any Race)	1,054	15.5%	1,423	19.8%	1,969	20.8%

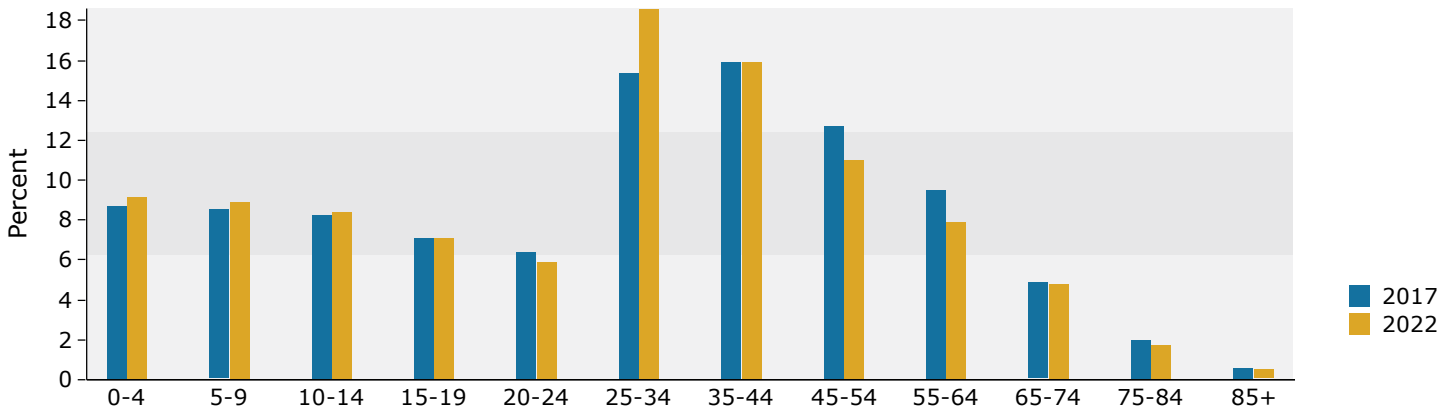
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

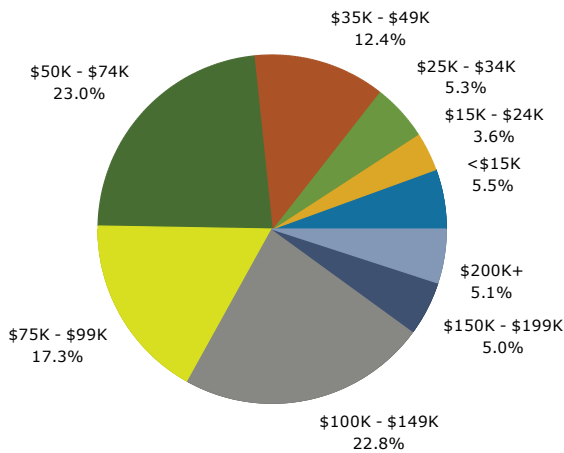
Trends 2017-2022



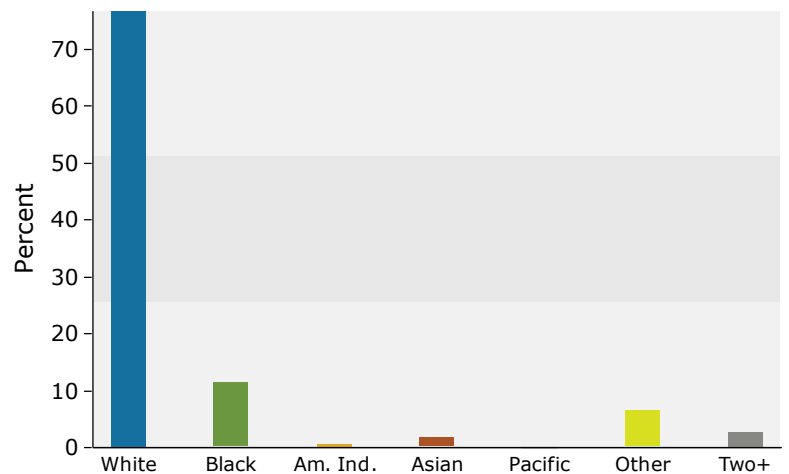
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 19.8%



Demographic and Income Profile

102 E US-80, Forney, Texas, 75126
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.75554
 Longitude: -96.46618

Summary	Census 2010	2017	2022
Population	16,932	23,176	29,872
Households	5,552	7,454	9,674
Families	4,620	6,187	7,899
Average Household Size	3.05	3.11	3.09
Owner Occupied Housing Units	4,680	6,136	7,737
Renter Occupied Housing Units	872	1,318	1,937
Median Age	32.1	33.0	32.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	5.21%	1.67%	0.83%
Households	5.35%	1.63%	0.79%
Families	5.01%	1.58%	0.71%
Owner HHs	4.75%	1.58%	0.72%
Median Household Income	1.22%	2.23%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	274	3.7%	422	4.4%
\$15,000 - \$24,999	209	2.8%	304	3.1%
\$25,000 - \$34,999	317	4.3%	390	4.0%
\$35,000 - \$49,999	758	10.2%	871	9.0%
\$50,000 - \$74,999	1,532	20.6%	1,758	18.2%
\$75,000 - \$99,999	1,356	18.2%	1,627	16.8%
\$100,000 - \$149,999	1,963	26.3%	2,626	27.1%
\$150,000 - \$199,999	524	7.0%	823	8.5%
\$200,000+	522	7.0%	853	8.8%
Median Household Income	\$84,739		\$90,021	
Average Household Income	\$101,393		\$113,083	
Per Capita Income	\$32,182		\$36,070	

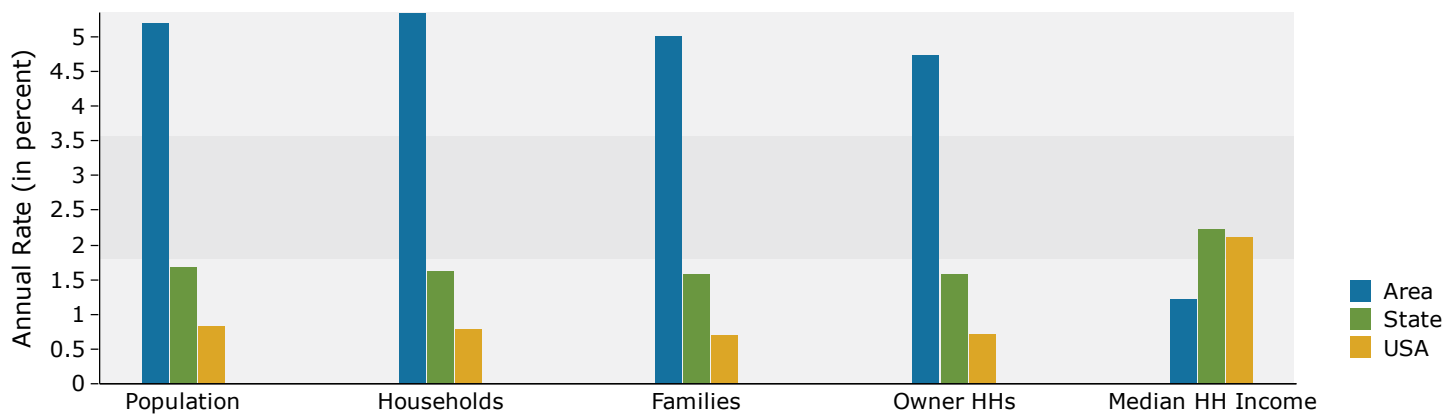
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,468	8.7%	1,925	8.3%	2,608	8.7%
5 - 9	1,629	9.6%	2,000	8.6%	2,606	8.7%
10 - 14	1,601	9.5%	1,991	8.6%	2,515	8.4%
15 - 19	1,273	7.5%	1,678	7.2%	2,162	7.2%
20 - 24	730	4.3%	1,323	5.7%	1,594	5.3%
25 - 34	2,583	15.3%	3,435	14.8%	5,117	17.1%
35 - 44	2,916	17.2%	3,717	16.0%	4,889	16.4%
45 - 54	2,218	13.1%	2,953	12.7%	3,286	11.0%
55 - 64	1,383	8.2%	2,299	9.9%	2,641	8.8%
65 - 74	695	4.1%	1,212	5.2%	1,628	5.4%
75 - 84	336	2.0%	490	2.1%	653	2.2%
85+	98	0.6%	151	0.7%	173	0.6%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,830	81.7%	18,188	78.5%	23,381	78.3%
Black Alone	1,626	9.6%	2,443	10.5%	2,936	9.8%
American Indian Alone	120	0.7%	160	0.7%	208	0.7%
Asian Alone	217	1.3%	370	1.6%	517	1.7%
Pacific Islander Alone	4	0.0%	13	0.1%	17	0.1%
Some Other Race Alone	765	4.5%	1,379	5.9%	1,967	6.6%
Two or More Races	371	2.2%	624	2.7%	844	2.8%
Hispanic Origin (Any Race)	2,607	15.4%	4,635	20.0%	6,421	21.5%

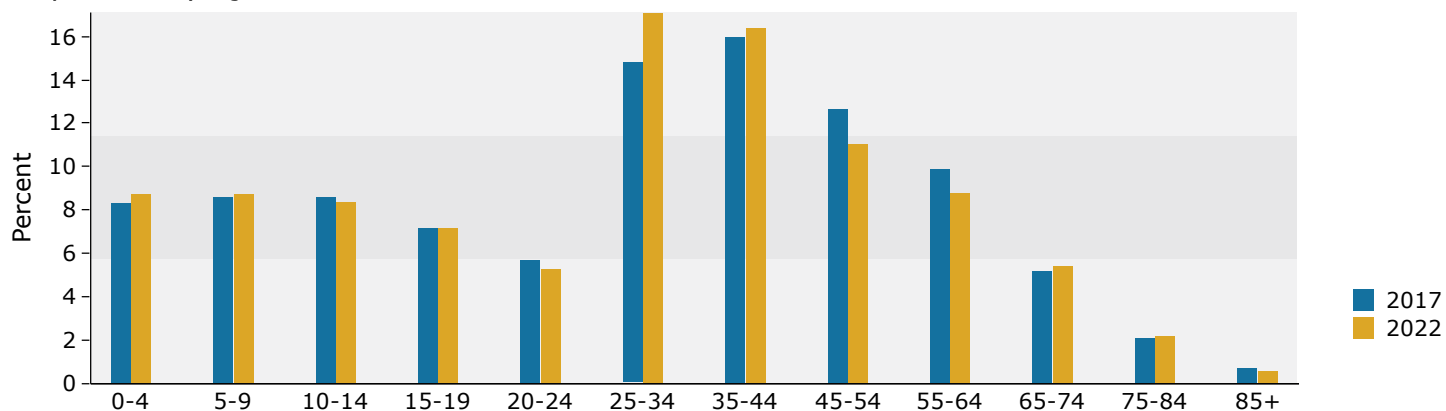
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

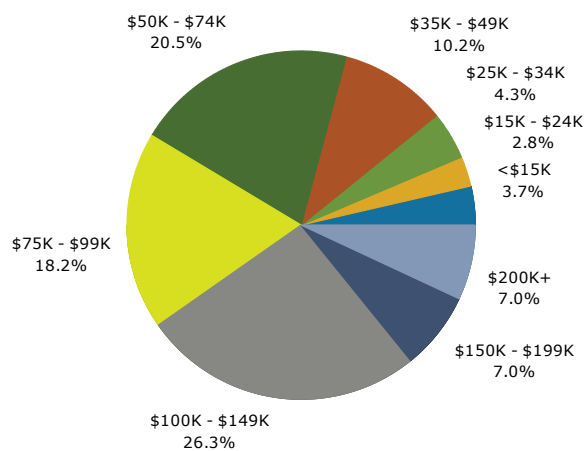
Trends 2017-2022



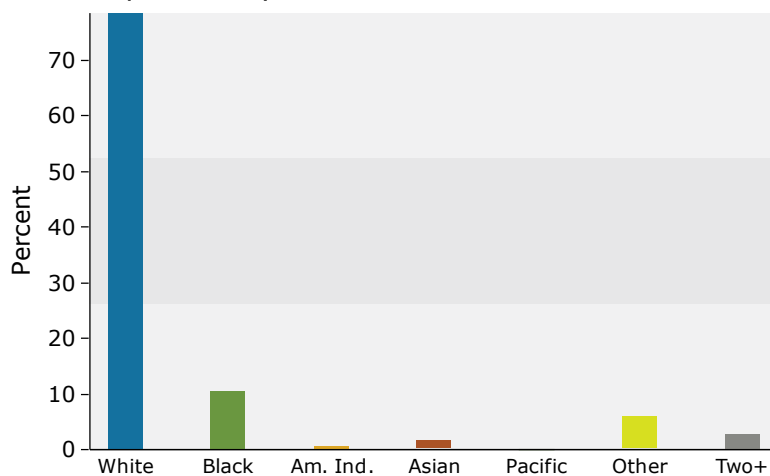
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 20.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

102 E US-80, Forney, Texas, 75126
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.75554
 Longitude: -96.46618

Summary	Census 2010	2017	2022
Population	43,128	54,522	77,423
Households	13,586	16,912	24,160
Families	11,583	14,343	20,265
Average Household Size	3.17	3.22	3.20
Owner Occupied Housing Units	11,942	14,511	20,420
Renter Occupied Housing Units	1,644	2,401	3,740
Median Age	32.2	33.0	31.9
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	7.27%	1.67%	0.83%
Households	7.39%	1.63%	0.79%
Families	7.16%	1.58%	0.71%
Owner HHs	7.07%	1.58%	0.72%
Median Household Income	0.66%	2.23%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	494	2.9%	1,062	4.4%
\$15,000 - \$24,999	489	2.9%	904	3.7%
\$25,000 - \$34,999	628	3.7%	983	4.1%
\$35,000 - \$49,999	1,596	9.4%	2,115	8.8%
\$50,000 - \$74,999	3,358	19.9%	4,227	17.5%
\$75,000 - \$99,999	3,104	18.4%	3,914	16.2%
\$100,000 - \$149,999	4,645	27.5%	6,489	26.9%
\$150,000 - \$199,999	1,370	8.1%	2,277	9.4%
\$200,000+	1,227	7.3%	2,189	9.1%
Median Household Income	\$88,255		\$91,205	
Average Household Income	\$104,509		\$114,162	
Per Capita Income	\$32,427		\$35,614	

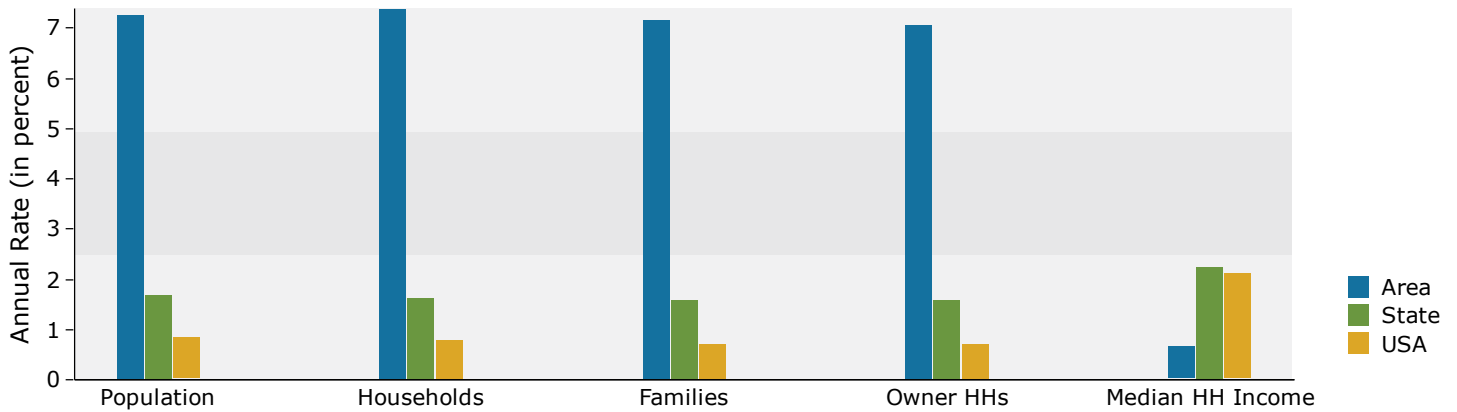
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,555	8.2%	4,329	7.9%	6,657	8.6%
5 - 9	4,089	9.5%	4,486	8.2%	6,542	8.4%
10 - 14	4,286	9.9%	4,620	8.5%	6,395	8.3%
15 - 19	3,487	8.1%	4,051	7.4%	5,558	7.2%
20 - 24	1,907	4.4%	3,424	6.3%	4,333	5.6%
25 - 34	6,209	14.4%	7,993	14.7%	13,729	17.7%
35 - 44	7,485	17.4%	8,439	15.5%	12,318	15.9%
45 - 54	6,130	14.2%	7,417	13.6%	8,683	11.2%
55 - 64	3,525	8.2%	5,666	10.4%	7,097	9.2%
65 - 74	1,591	3.7%	2,789	5.1%	4,205	5.4%
75 - 84	692	1.6%	1,025	1.9%	1,541	2.0%
85+	172	0.4%	282	0.5%	367	0.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,482	73.0%	38,456	70.5%	54,643	70.6%
Black Alone	7,102	16.5%	9,160	16.8%	12,239	15.8%
American Indian Alone	310	0.7%	374	0.7%	530	0.7%
Asian Alone	974	2.3%	1,437	2.6%	1,981	2.6%
Pacific Islander Alone	10	0.0%	28	0.1%	49	0.1%
Some Other Race Alone	2,156	5.0%	3,414	6.3%	5,491	7.1%
Two or More Races	1,094	2.5%	1,653	3.0%	2,491	3.2%
Hispanic Origin (Any Race)	7,422	17.2%	11,519	21.1%	17,682	22.8%

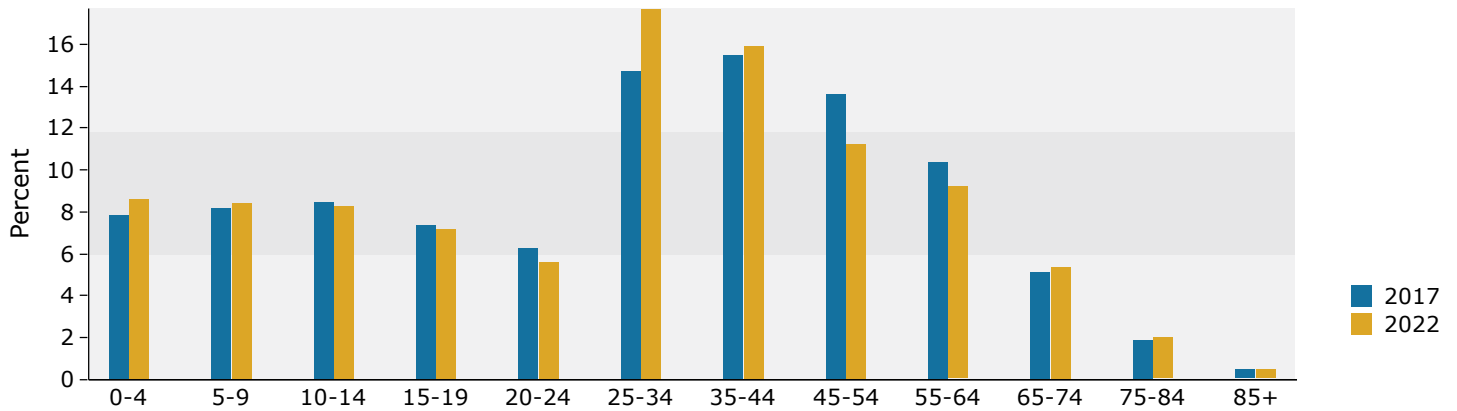
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

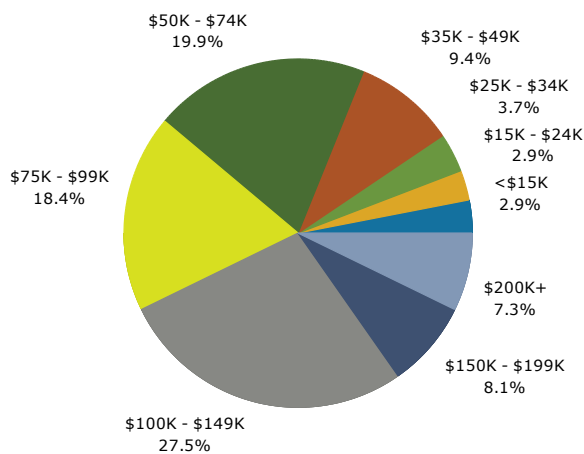
Trends 2017-2022



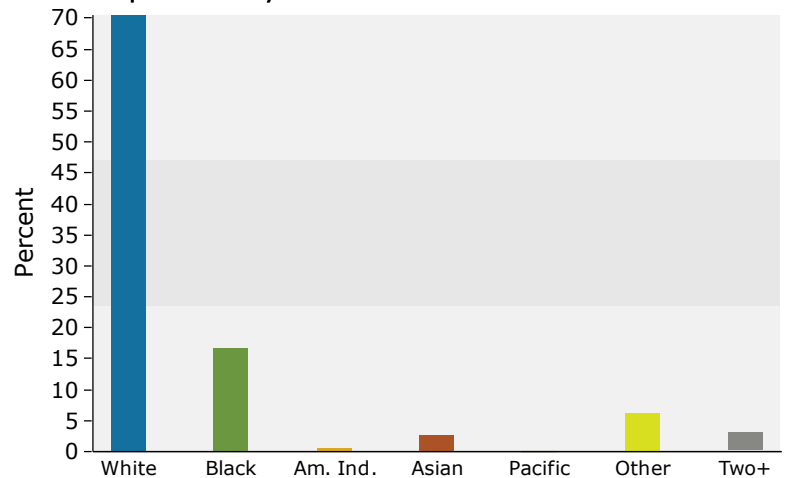
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 21.1%



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
--	-------------	-------	-------

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
---	-------------	-------	-------

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

Buyer/Tenant/Seller/Landlord Initials

Date