

FORNEY PAD SITE

Highway 80 Frontage in High Growth Area
 NEQ Highway 80 & Pinson, Forney, TX 75126

PROPERTY OVERVIEW

- Property is located between 7-Eleven and McDonald's - both high performers
- Highway 80 frontage
- Drive-thru potential
- Surrounded by rooftops with an abundance of Residential/ Multi-Family Developments soon to come (see page 3)

MAJOR AREA RETAILERS



SALES PRICE:

\$395,000
 Land Size: 31,714 SF (0.73 Acres)

TRAFFIC COUNTS

Highway 80	56,000 VPD
Pinson	13,100 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,216	25,996	55,209
Households	2,439	8,389	17,505
Average HH Income	\$81,162	\$95,488	\$97,709
Median Age	33.7	33.8	33.9

For More Information
 Please Contact:



Thad Beckner
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 tbeckner@inroadsrealty.com



HWY 80 & PINSON RD

Brookshire's
food & pharmacy

Bank of America

TACO BELL

DQ

McDonald's

7 ELEVEN

Applebee's

DOLLAR GENERAL

HWY 80 & FM 548

Walmart

LOWE'S

Kroger

AMC

STARBUCKS COFFEE

CHASE

citibank

Walgreens

CVS

SONIC
America's Drive-In

Schlitzsky's

Jack
in the box

chili's

Wendy's

PANDA EXPRESS
SWEET CONFECTIONERY

SUBWAY

Chick-fil-ly

WING-STOP

PAPA JOHN'S

Cane's

Pizza Hut

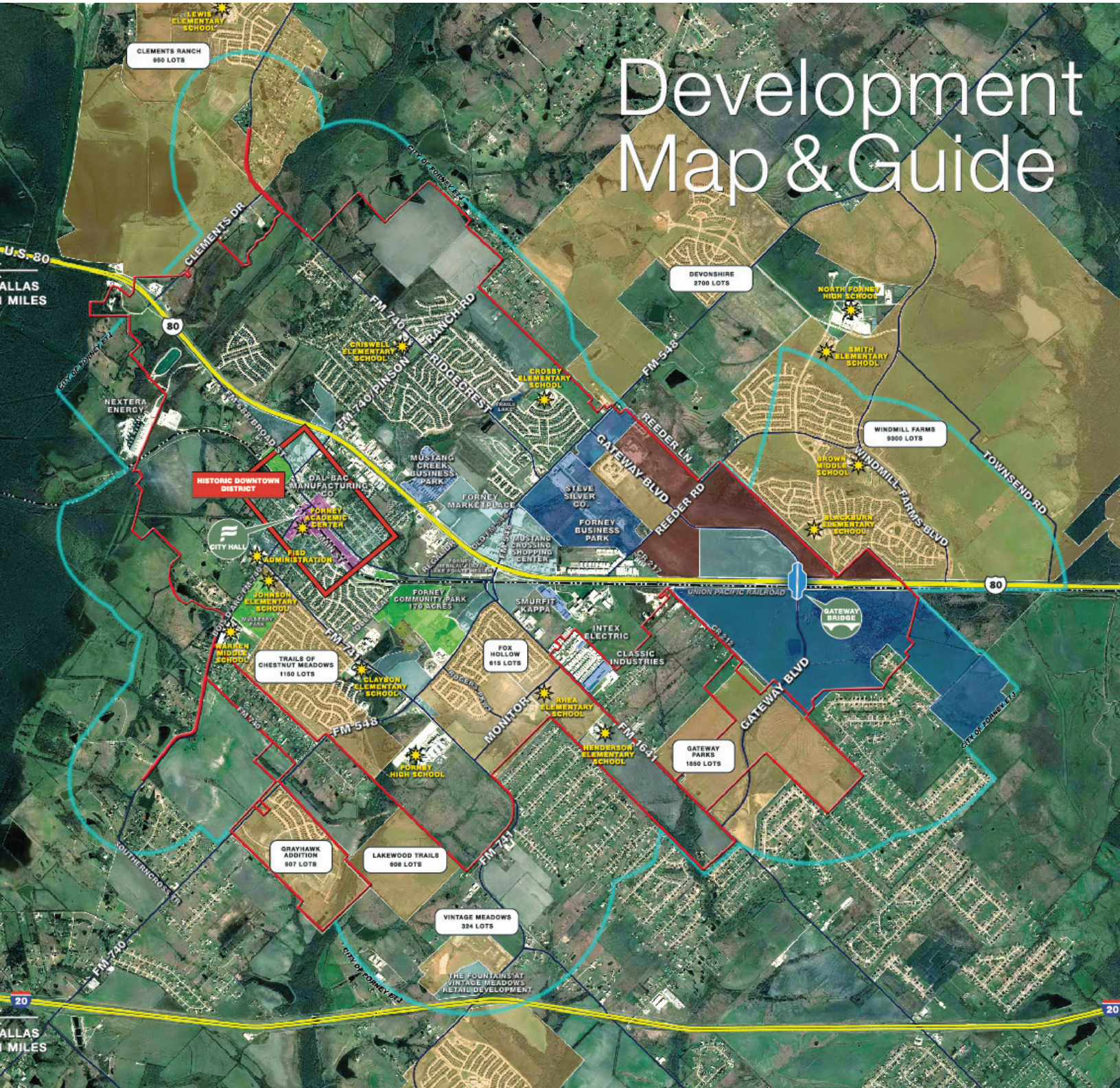
HUDDLE HOUSE

WHATABURGER

COWBOY CHICKEN
WOOD FIRE ROTISSERIE

DEVELOPMENT GUIDE

Development Map & Guide





Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)