

**Properties for Sale**

**1 Forney Business Park - Don T Cates, Forney, TX 75126**



**Property Details**

Price	\$691,000 - 771,000
Lot Size	6 AC
Total Lot Size	18 AC
Price/AC	\$2.64 - \$2.96 SF
Property Type	Land
Property Sub-type	Industrial (land)
Zoning Description	LIGHT INDUSTRIAL
Status	Active

**Property Notes**

THREE 6 ACRE TRACTS - OFFERED AS INDIVIDUAL TRACTS OR TOGETHER COMMERCIAL - PROFESSIONAL - LIGHT INDUSTRIAL USE ACCESS TO FM 548 & US 80

**Lots**

#	Price	Size	Price/Size	Description
5	\$771,000	6 AC	\$2.95 SF	SHOVEL READY FOR DEVELOPMENT NEW 12" WATER LINE ALONG DON T CATES THREE ADJACENT LOTS - ALL APPROX SIX ACRES EACH - LOT DIMENSIONS - 419' ROAD FRONTAGE X 619' DEPTH - BUSINESS CONDOS / WAREHOUSE / OFFICE / DISTRIBUTION / MEDICAL / LIGHT INDTRIAL LEVEL PADS
6	\$771,000	6 AC	\$2.95 SF	SHOVEL READY FOR DEVELOPMENT NEW 12" WATER LINE ALONG DON T CATES THREE ADJACENT LOTS - ALL APPROX SIX ACRES EACH - LOT DIMENSIONS - 419' ROAD FRONTAGE X 619' DEPTH - ZONED BUSINESS CONDOS / WAREHOUSE / OFFICE / DISTRIBUTION
7	\$691,000	6 AC	\$2.64 SF	SHOVEL READY FOR DEVELOPMENT NEW 12" WATER LINE ALONG DON T CATES THREE ADJACENT LOTS - ALL APPROX SIX ACRES EACH - LOT DIMENSIONS - 419' ROAD FRONTAGE X 619' DEPTH - ZONED - BUSINESS CONDOS / WAREHOUSE / OFFICE / DISTRIBUTION

**Property Description**

THREE - 6 AC - LOTS ZONED LIGHT INDUSTRIAL - COMMERCIAL, RETAIL, MEDICAL - ALL UTILITIES ARE TO THE LOTS - NORTH TEXAS MUNICIPAL WATER DISTRICT, ONCOR ELECTRIC AND ATMOS ENERGY NATURL GAS

**Location Description**

PERFECTLY LOCATED EAST OF FM 548 ON DON T CATES DR, ADJACENT TO THE NEW GATEWAY DEVELOPMENT - MINUTES FROM US 80 AND THE GATEWAY BRIDGE - THESE LOTS ARE PERMIT READY - BRING YOUR BUSINESS TO ONE OF THE MOST VIBRANT MUNICIPALITIES OF NORTH TEXAS