



Gateway is located in heart of **Forney, Texas**. A town in the eastern suburbs of Dallas, steeped in rich traditions dating back to 1860 when the first settlers established this expansive prairie land. Forney has truly been the eastern gateway to Dallas for more than a century—a trader’s stop in the 1800s with saloons, merchandise stores, lodges and the Texas & Pacific Railroad, and today with impressive growth in residential, retail and transportation.

Today Forney, Texas is the fastest growing community in Kaufman County and the 10th fastest growing city within the Dallas-Fort Worth metropolitan area. The City of Forney is experiencing a large housing and commercial boom as more and more citizens and developers recognize its excellent location with a direct path to downtown Dallas and east Texas. Forney features a strong public school district, an abundance of available land and a comfortable, small-town lifestyle at the area’s most affordable price.



Forney, TX is located 21 miles east of Downtown Dallas and provides residents with convenient access to an established and transformative road/highway infrastructure. Forney’s local transportation infrastructure is currently being improved to accommodate and spur-on residential and commercial development. The City of Forney has approved a new interchange along US Highway 80 and FM 548 connecting residents to Gateway. The Gateway Boulevard Bridge, a \$23 million project, provides access across US Highway 80 and runs north and south through Gateway connecting FM 548 to FM 1641. The Gateway Bridge is a 6-lane road that runs over US Highway 80 and a set railroad tracks. Access to the Gateway project has been significantly enhanced with the addition of the Gateway Bridge.

Living in Forney

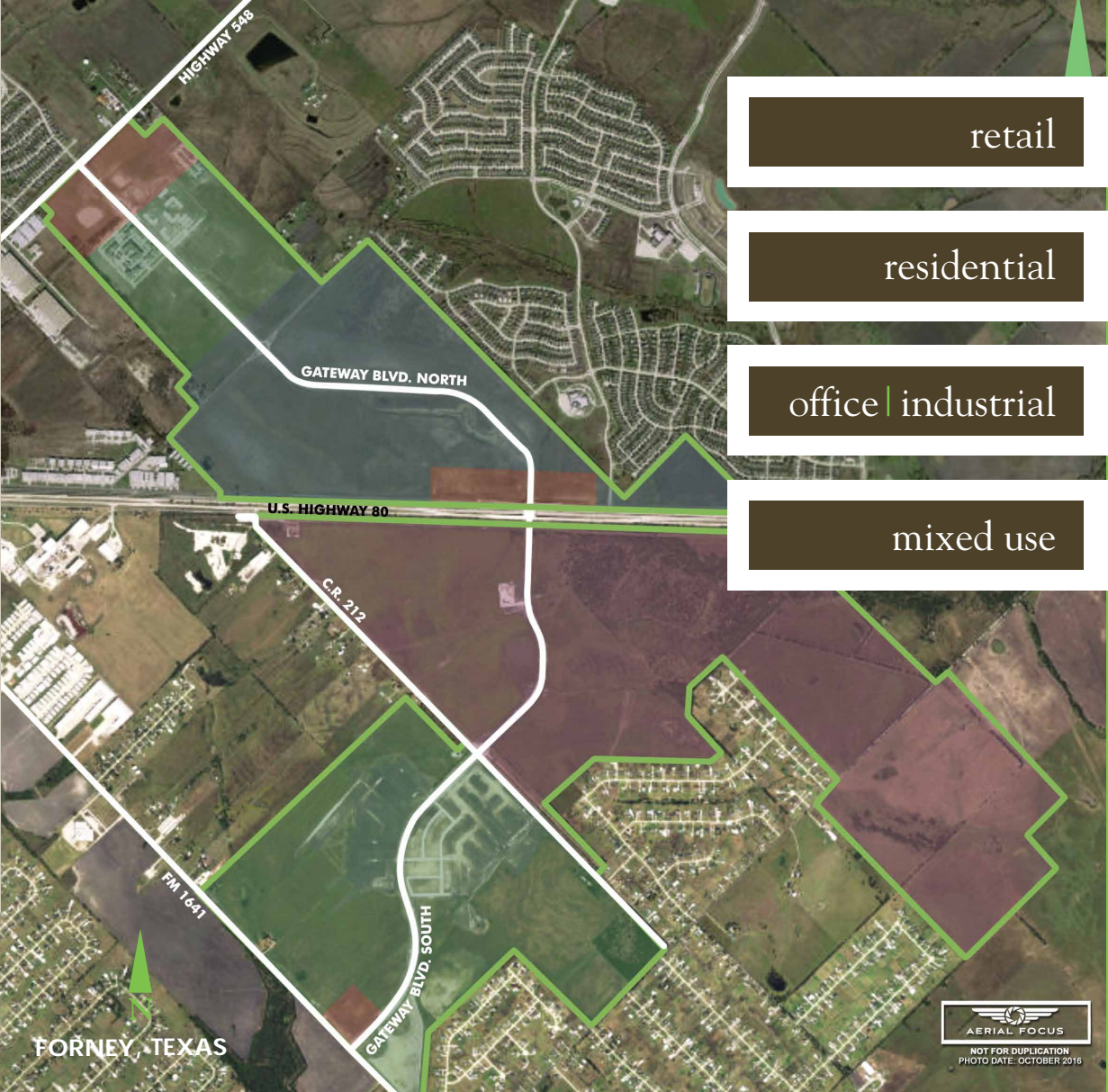
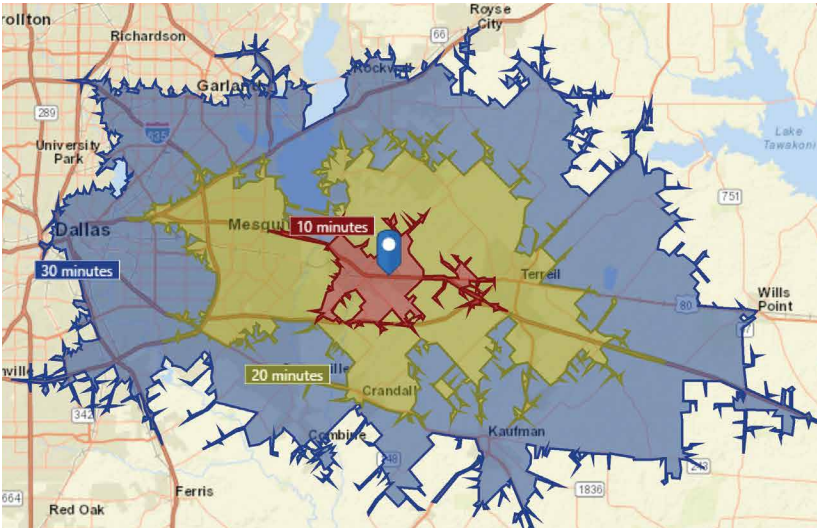
● Population	
2010 Census	35,176
3Q16 Estimate	46,099
3Q19 Projection	55,270
3Q21 Projection	61,809
Growth 2000-2010	194.31%
Growth 2010 - 3Q16	31.05%
● Households	
2010 Census	11,102
3Q16 Estimate	14,451
3Q19 Projection	17,326
3Q21 Projection	19,376
Growth 2000-2010	180.50%
Growth 2010 - 3Q16	30.17%
● New Home Activity	
Annual New Home Starts	831
Annual New Home Closings	651
Vacant Lots	1,059
Lots Under Development	1,904
Preliminary/Future Lots	20,450
Total Potential Future Lots	23,413
Median New Home Price	\$237,884
Total Single Family Lots	34,947



With everything that Gateway’s investment and development team have done to set you up for success, you’ll want to make plans to add Gateway’s retail potential and all other investment opportunities to your business plan.

Gateway is a prime location for companies of all sizes in the booming Forney market. Office sites are available for companies looking for great accessibility in a city with a growing and well-educated workforce. Gateway is Forney’s premier new business address.

51% of Kaufman County Employees Travel Out of Town for Work



retail

residential

office | industrial

mixed use



2,000-Acre Master-Planned Development in Forney, Texas

contact:
ALAN BAIN
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Residential | Land | Commercial



Gateway is a 2,000-acre master-planned development in the heart of Forney, Texas. Dubbed the “gateway to Dallas,” Forney is a vibrant, fast-growing suburban city located just 21 miles east of downtown on US Highway 80. Gateway is ideally centered around the future hub of Forney. Designed with planned retail, residential, office, entertainment, and light industrial within its 2,000 acres, this progressive development offers an endless array of amenities within close proximity to downtown Dallas and the entire Dallas-Fort Worth metroplex.



Available Land

1,140 Acres of Development Land

- 1 400 Acres on the North side of US Hwy 80 Hospitality, medical, retail and entertainment
- 7 900 Acres on the South side of US Hwy 80 Residential, commercial, light industrial, retail, entertainment
- 8 40 Acres along FM 548, adjacent to Gateway Cedars and Gateway Oaks - Commercial, retail, office

Explore Gateway

- 1 Available 400 acres of mixed-use development land for Hopsitality, Medical, Retail, Multi-Family, Commer-cial, and Entertainment
- 2 Completed Gateway Bridge Spanning US Hwy 80
- 3 Completed Gateway Blvd. North Connecting FM 548 to Gateway Bridge
- 4 Completed Gateway Blvd. South Connects FM 1641 to Gateway Bridge
- Models Complete Gateway Parks 540-acre, 1,850 home master-planned community; 439 lots available now, new homes under construction
- 5 Gateway Rental Residential Completed Gateway Cedars 334 units 100% leased Completed Gateway Oaks 313 units, 100% leased
- 7 Available Residential, Commercial, Light Industrial, Retail, Entertainment 900 acres
- 8 Available Commercial, Retail, Office 40 acres on FM 548



Gateway Retail Opportunity

- A premier retail destination located at US Hwy 80 and Gateway Boulevard that will draw visitors from not only Forney, but also from surrounding cities as well as regional travelers
- Within the Gateway and Forney, TX trade area there are ±90,000 residents/consumers
- A mix of large national brands and local boutiques will provide every day necessities as well as fashion, sports, home decor and much more.
- Restaurant Pad Sites are available to serve area residents and the thousands of people who will drive by this location every day.



Multi-Family

647 Luxury Apartment Units



Gateway apartments provide the perfect retreat. 21 miles east of Dallas off US Highway 80, you will find a community where hometown pride combines with a sophisticated way of living.

- Gateway Cedars: 334 units - currently at 100% occupancy
- Gateway Oaks: 313 units - currently at 100% occupancy
- 1 bedroom/1 bath, 2 bedroom/2 bath, 3 bedroom/3 bath
- Resort-style swimming pools
- Detached garages
- Easy online rent pay
- Spacious floorplans with 9’ ceilings



Single-Family

1,850 Single-Family Residential Homes



Gateway Parks is a community where everything has been designed for comfort. A system of trails and landscaped streets connect neighborhoods to parks and neighbors to each other.

- Gateway Parks Model Homes - Now Open
- 439 Phase I Lots complete
- Comprehensive resident amenity package
- Planned elementary school on-site
- Forney ISD schools
- Homes priced from the \$200s
- Excellent access to Dallas area employment centers