

FOR SALE: 54.9 Acres (Forney, Texas)

Property Map



Four tracts ranging from 1.8 to 32 acres available.



Contact us for more information
Phone: 972.888.9948 Fax: 972.888.9942 Email: info@heatleycapital.com

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this

FOR SALE: 54.9 Acres (Forney, Texas)

Property Highlights

Size:

Four tracts ranging from 1.8 acres to 32 acres.
54.9 acres total

Price:

\$5.50-\$16.00/SF

Access/Frontage:

Easily accessible by State Highway 80, FM 548 and FM 1641.

Zoning:

Commercial/retail

Utilities:

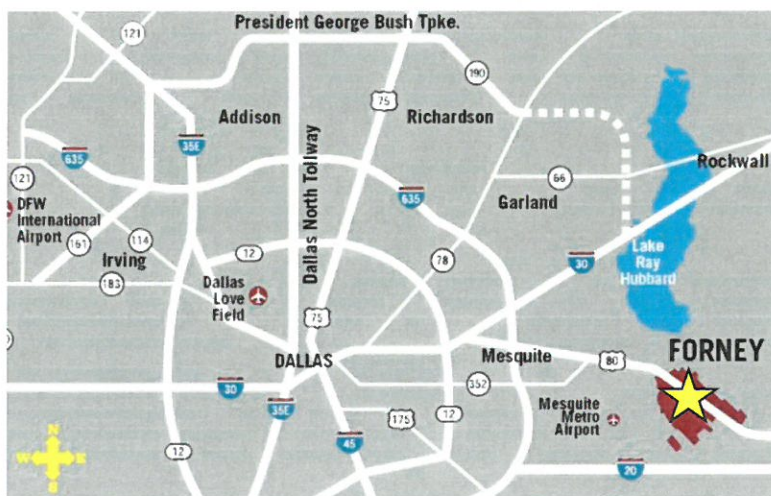
At property

Topography:

Level

Description:

Pad sites available. Conveniently located near Wal-Mart and other amenities. With 25,000 lots planned or underway, the property is ideal for a variety of uses.



- Forney has grown over 160% in the past decade, making it one of the fastest growing cities in Kaufman County.
- In May 2012, the city broke ground on a \$26 million gateway bridge which will span U.S. Highway 80 and the UP Railroad, connecting over 2,000 acres of developable real estate.



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John B. Hammond/RPLS No 4173

2000 RELEASE UNDER E.O. 14176

[illegible]

BEING all that tract of land in the City of Fortney, Kaufman County, Texas, a part of the Abbeville Hyer Survey, Abstract No. 203, and being part of that tract of land described as Tract 1 conveyed to MCA—Fortney Investments II, Ltd. as recorded in Volume 2335, page 273, Kaufman County Deed Records, and being further described as follows:

THENCE along the southeast line of Farm-to-Market Highway No. 548 as follows:
 North 44 degrees 22 minutes 13 seconds East, 20.51 feet to a one-half inch iron
 rod found for corner;
 North 45 degrees 37 minutes 46 seconds West, 16.40 feet to a one-half inch iron
 rod found for corner;
 North 44 degrees 22 minutes 13 seconds East, 644.09 feet to a one-half inch iron
 rod set for corner;

THENCE South 44 degrees 58 minutes 18 seconds East, 1324.14 feet to a one-half inch iron rod set for corner;

THENCE South 73 degrees 20 minutes 32 seconds West, 163.33 feet to a one-half inch iron rod set for corner;

THENCE South 86 degrees 03 minutes 45 seconds West, 150.17 feet to a one-half inch iron rod set for corner;

THENCE South 80 degrees 35 minutes 25 seconds West, 354.09 feet to a one-half inch iron rod set for corner;

THENCE South 70 degrees 42 minutes 25 seconds West, 132.32 feet to a one-half inch iron rod set for corner, said point being in the southeast line of said Tract 3 and

THENCE North 45 degrees 25 minutes 08 seconds West 860.73 feet along the sold point being in the northeast line of Form-to-Market Highway No. 741;

northeast line of Farm-to-Market Highway No. 741 to the POINT OF BEGINNING and containing 730,465 square feet or 16.769 acres of land.

The plot and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of September, 2004.

Easement rates in reference to First American Title Insurance Company's Title Commitment dated May 16, 2005, (C# 05014168) web?

Schedule B - Item A. Easement to City of Forney recorded in Volume 532, page 745 does not affect this tract of land.

Schedule B - Item B. Easement to City of Fomey recorded in Volume 1208, Page 880 does not affect this tract of land.

Schedule B - Item C. Encasement to State of Texas recorded in Volume 1691, Page 246 does not affect this tract of land.

Schedule B - Item D. Easement to North Texas Municipal Water District recorded in Volume 2208, Pages 34,9 does not affect this tract of land.

Schedule B -- Item F, Drainage and Grading Agreement recorded in Volume 2433, Page 153 does not affect this tract of land.

Schedule B - Item C. The subject tract is a part of that tract of land described in

Schedule B - Item H, Easement to Lone Star Gas Company recorded in Volume 589, Page 387 does not affect this tract.

Page 237 does not affect this tract of land.

Schedule B - Item J. Easement to City of Forney recorded in Volume 1084, Page 822

Schedule B – Item K. Easement to Tally WSC recorded in Volume 1258, Page 870 does not affect this tract of land.

Schedule B - Item L. Easement to City of Forney recorded in Volume 2451, Page 315

Schedule B - Item M. Memorandum of Notice of Resolutions to establish Fox Hollow

Public Improvement District recorded in Volume 2537, Page 27 does not affect this tract of land.

FLOOD STATEMENT: According to Community Panel No. 4804100235 8 and 480410100 8, the Federal Emergency Management Agency, National Flood Insurance Program was accepted by the National Flood Insurance Program, which is not a flood hazard area. (areas determined to be outside 500-year floodplain). This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur than those predicted by the National Flood Insurance Program or natural causes. This statement shall not create liability on the part of the undersigned.



Jones & Boyd, Inc.
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Dallas, Texas 75248
Tel: 972-248-7676
Fax: 972-248-1414

BOUNDARY SURVEY - 16.769 ACRES
A. HYER SURVEY, A-203
CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

DATE JULY 19 2005

