

27 ACRES US 80 @ BROAD

FORNEY, TEXAS

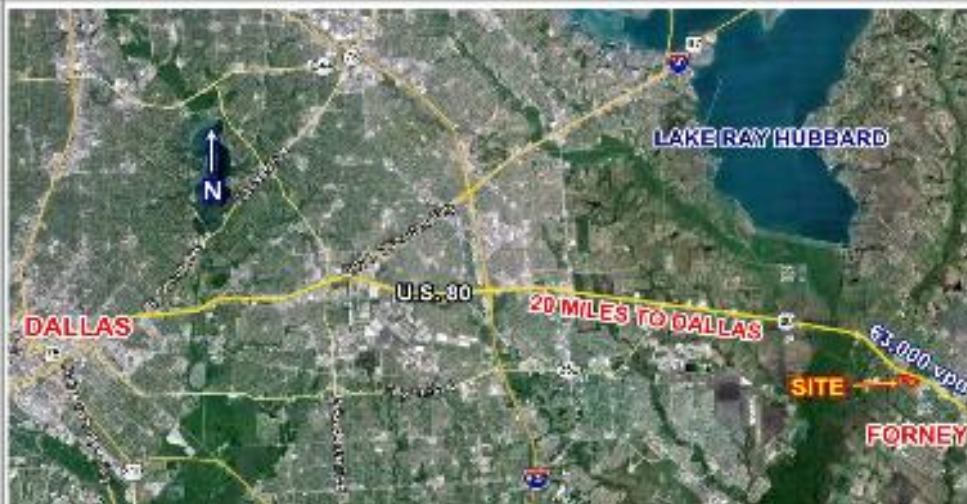
LAND FOR SALE

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Property is located on the east-bound U.S. 80 service road just west of Pinson Road, bound on the south side by West Broad Street. Forney is 21 miles east of downtown Dallas in one of fastest growing markets in the Dallas region. This tract is commonly referred to as the Gateway to Forney.

- 27 acres. Seller may divide
- 1931 feet of frontage on the US 80 service road. A new US 80 exit ramp will feed to the westerly end of this tract and a new US 80 entrance ramp will commence from the easterly end of this tract. 1922 feet of frontage along W.Broad/Old US 80
- Level to sloping, draining westerly to existing TxDOT drainage easement
- All utilities available
- 63,000 VPD on US 80 (TxDOT 2012)
- Population: 36,132 (2010 US census)
- 36% growth since 2000 census
- Avg. HH Income: \$ 88,098
- 15 Min. DriveTime Retail Market: 192,035
- 12,000 households with 406 home starts in 2011

Disclaimer: This information is believed to be correct and reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy thereof. Any party should conduct their own independent investigations and rely solely on those results. This property is subject to withdrawal from the market or modification without notice.