

## For Sale or Build to Suit

### ±1.321 AC Development Opportunity

Two Proposed 4,640 SF Buildings

1350 Pinson Rd, Forney, Texas 75126



#### LOCATION:

SEQ of Pinson Rd & Ridgecrest Dr. (FM 740) Forney, TX 75126

#### AVAILABLE:

±1.321 AC  
Two Proposed 4,640 SF Buildings

#### PRICING:

Contact Broker for Details

#### TRAFFIC COUNTS:

(TXDOT 2022)

Pinson Rd: 19,357 VPD

Ridgecrest Dr: 10,981 VPD

U.S. Hwy 80: 70,906 VPD

#### PROPERTY INFORMATION:

Across Pinson Rd from Criswell Elementary School

One mile from Rhodes Intermediate School & Jackson Middle School

Zoned Neighborhood Service

Positioned less than one mile from U.S. Hwy 80 and 20 miles from Downtown Dallas.

Great location for professional office, medical, or retail use.

DEMOGRAPHICS:	1 mile	3 miles	5 miles
2023 Population	10,588	44,793	69,841
2028 Proj. Population	12,885	54,092	83,742
Avg. HH Income	\$113,937	\$110,941	\$115,366

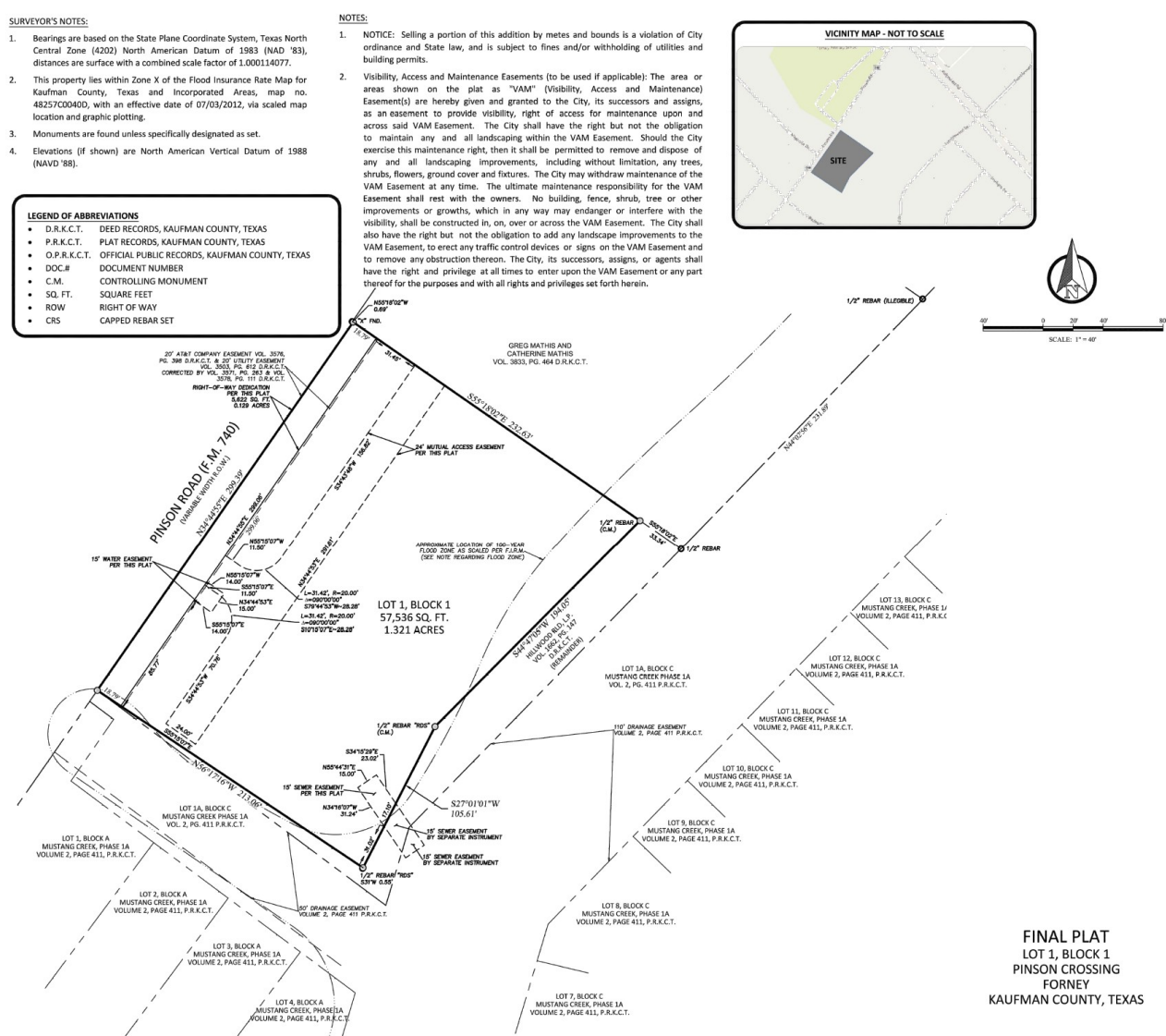
For more information, please contact:

**Jonathan Young** 972-961-8532 (o) • 214-796-8898 (m) • [jyoung@ridgepcr.com](mailto:jyoung@ridgepcr.com)

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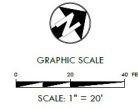
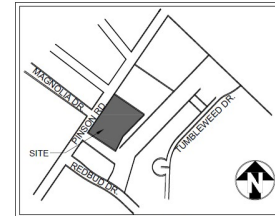
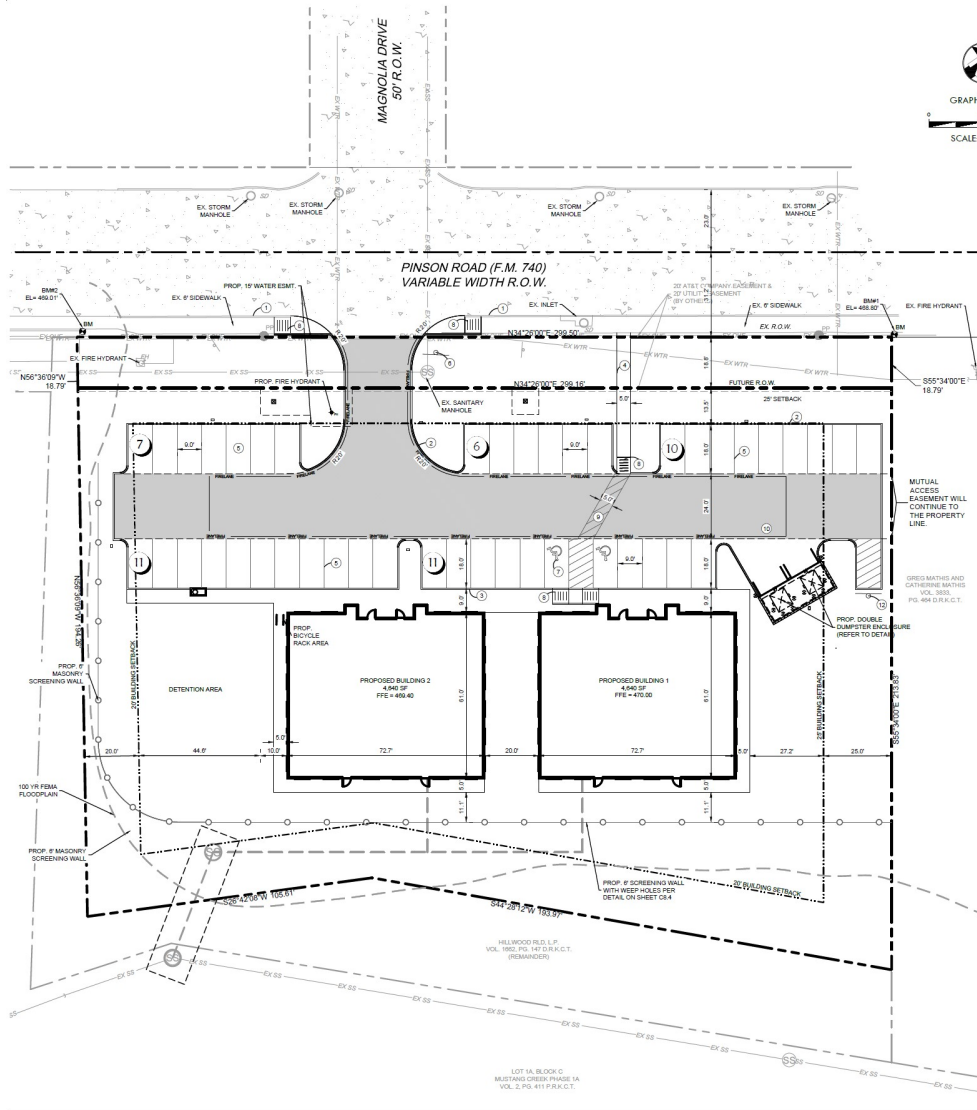
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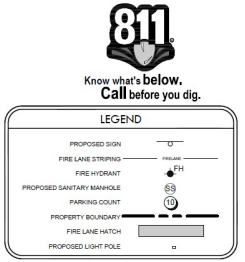
**SITE BENCHMARKS**

BM NO. 1 SQUARE WITH 10" CUT FOUND IN CONC. 2.5' NORTH OF THE WEST CORNER OF SUBJECT PROPERTY. ELEVATION = 485.21 (MAD 85)

BM NO. 2 7" CUT FOUND IN CONC. 56' NORTH OF NORTH CORNER OF SUBJECT PROPERTY. N 88°14.8' E 258.5134' ELEVATION = 485.80 (MAD 85)

BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (NAD 83) NORTH ABBREVIATED. DISTANCES ARE HORIZONTAL. DISTANCES ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1/100,000.

- SITE CONSTRUCTION NOTES**
- EXISTING 6" CURB
  - CONSTRUCT 6" INTEGRAL CURB
  - CONSTRUCT 6" INTEGRAL CURB WITH ADJACENT SIDEWALK
  - CONSTRUCT SIDEWALK
  - PAINT PARKING STALLS
  - INSTALL STOP SIGN
  - ACCESSIBLE PARKING
  - CONSTRUCT ACCESSIBLE RAMP
  - PAINT ACCESSIBLE CROSSWALK
  - PAINT FIRE LANE STRIPE
  - DUMPSTER ENCLOSURE
  - INSTALL NO PARKING SIGN



**NOTES:**

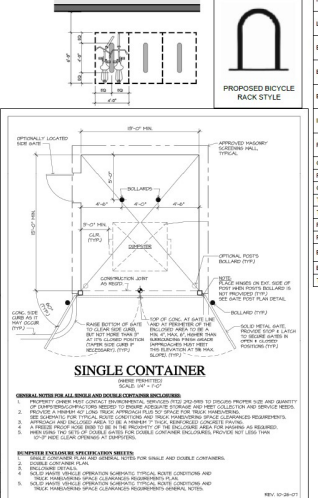
- RE ASH WILL NOT BE ALLOWED IN CONCRETE
- ALL DIMENSIONS SHOWN TO FACE OF CURB
- ALL RAMP TO BE 3% MINIMUM GRADE NOTED

**NOTE TO CONTRACTOR**

THE CITY OF FORNEY'S SPECIAL REQUIREMENTS ARE THAT ALL SLOPES ARE TO BE 2% MINIMUM UNLESS OTHERWISE NOTED. ALL SLOPES SHALL BE SHOWN FROM THE TIME OF INITIAL GRADING UNTIL ESTABLISHMENT OF PERMANENT GRADES AND SHOULD COVER SHALL NOT EXCEED 1% HORIZONTAL TO 1 VERTICAL, AND SHALL ONLY BE APPLIED TO AREAS OTHER THAN HORIZONTAL. TO VERTICAL, BE 100% FOR A MINIMUM OF 10' LONGER THAN 10' VERT.

**FLOODPLAIN NOTE**

A PORTION OF THE SITE IS LOCATED IN ZONE "AE" (BASE FLOOD ELEVATION TO BE DETERMINED). THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE "X" (AREAS OF 2% ANNUAL CHANCE FLOOD, RISES OF 1% ANNUAL FLOOD CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH CHANGING AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE). ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48020006E, EFFECTIVE DATE JANUARY 12, 2022.



SITE DATA TABLE	
EX. ZONING	NSPD
PROPOSED USE	PROFESSIONAL OFFICES
LOT AREA	1.481 ACRES (63,201 SF)
BUILDING AREA	13,080 SF
BUILDING HEIGHT	1 STORY, 30'
BUILDING COVERAGE	20.70%
IMPERVIOUS LOT COVERAGE	71.90%
FLOOR AREA RATIO	0.211
OFFICE PARKING REQUIREMENT	1 SPACE PER 300 SF
PORTION OF BUILDING OFFICE	100% / 1,600 SF
OFFICE PARKING SPACES REQUIRED	31 SPACES
TOTAL PARKING SPACES REQUIRED	31 SPACES
TOTAL PARKING SPACES PROVIDED	45 SPACES
REQUIRED ADA PARKING	2 SPACES (1 VAN)
PROVIDED ADA PARKING	2 SPACES (1 VAN)
BICYCLE PARKING REQUIREMENT	2 RACKS PER 100 PARKING SPACES
BICYCLE PARKING PROVIDED	2 RACKS
TOTAL IMPERVIOUS SURFACE	48,588.99 SF

**SITE PLAN**  
**CITY PROJECT NO. SPXX-XXXX**  
**PINSON CROSSING**  
 1.6 ACRES  
 LOT 1, BLOCK 1  
 JUAN ADALBA ORTIZ ADDITION  
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS  
 PREPARATION DATE: 04/05/2022

<b>OWNER/APPLICANT</b> PHAM TRAN INVESTMENTS LLC 1711 BEAVER CREEK DR COLLEGEVILLE, TX 76008 EMAIL: phamtran@phamtran.com CONTACT: HOI PHAM	<b>LANDSCAPE ARCHITECT</b> LONDON RECAPES P.O. BOX 201 COLLEGEVILLE, TEXAS 76033 PH: 972-600-2078 CONTACT: AMY LONDON, RLA
<b>ENGINEER</b> KIRKMAN ENGINEERING, LLC 8000 STATE HIGHWAY 121 COLLEGEVILLE, TX 76004 PH: 817-483-6800 CONTACT: JOHN GARDNER, PE	<b>SURVEYOR</b> DAVID LANE SURVEYING CO., INC. 8777 BERKSHIRE ROAD, SUITE 100 DALLAS, TX 75228 PH: 214-521-9000 CONTACT: SCOTT DAVIS, RLS

**For more information, please contact:**

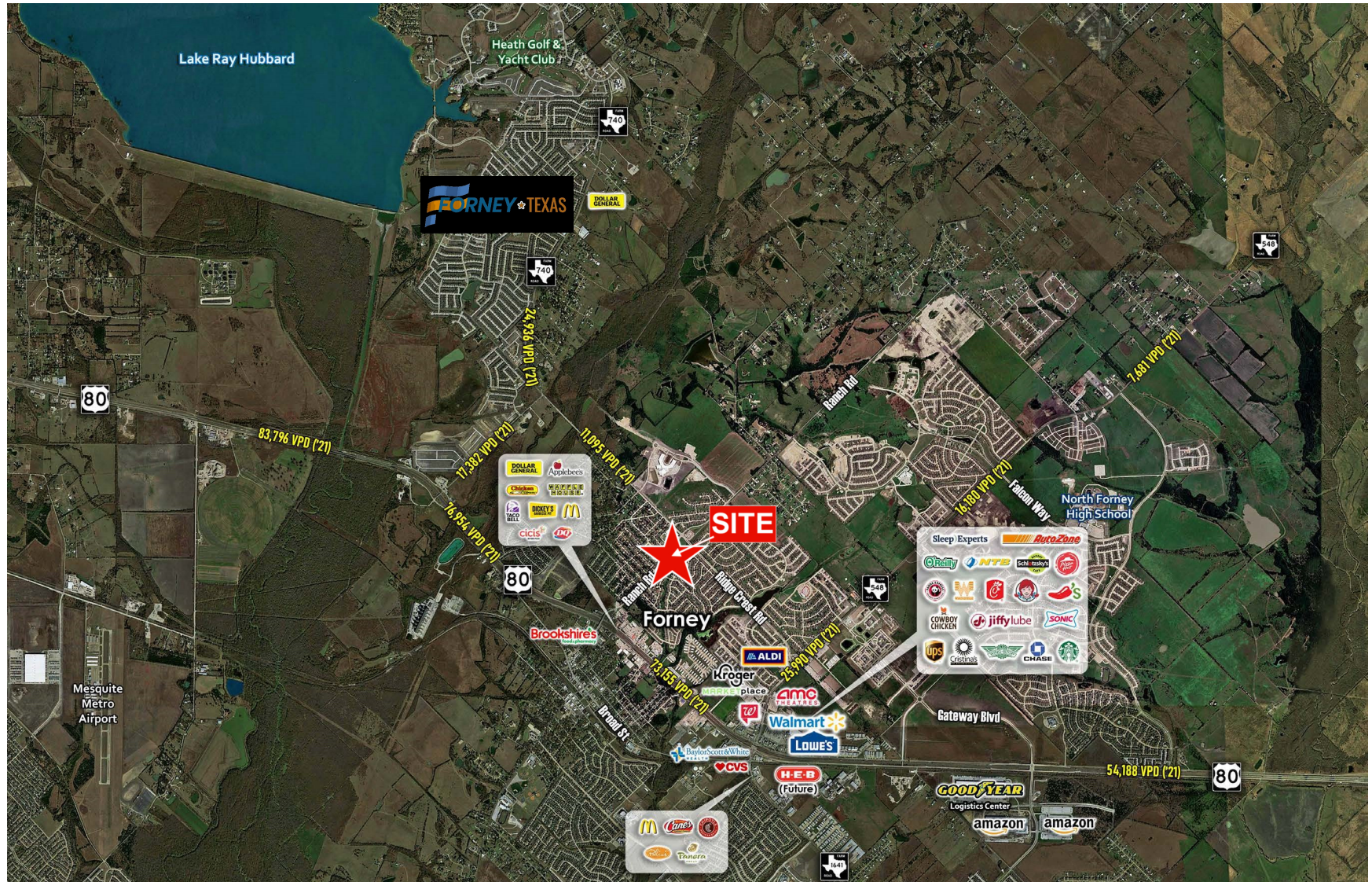
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## Information About Brokerage Services

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

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Jonathan Young	763785	jyoung@ridgepcr.com	214-796-8898
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date