

FORNEY INDUSTRIAL PARK - FOR LEASE

NWC Highway 80 & Reeder Rd, Forney, Texas



LOCATION:

NWC of US Hwy 80 & Reeder Rd, just east of FM 548

AVAILABLE:

Unit 1: 10,067 RSF
 Unit 3: 10,064 RSF
 Unit 5A6: 15,737 RSF
 2,600 RSF Office Space
 Unit 11: 20,865 RSF
 Unit 12: 20,865 RSF
 Unit 13: 10,086 RSF
 Units 14A & B: 10,057 RSF
 Unit 16: 10,081 RSF
 Unit 17: 10,082 RSF
 Units 20 & 21: 29,288 RSF
 Unit 23: 18,031 RSF
 Unit 27: 17,459 RSF

TRAFFIC COUNTS:

US Hwy 80: 72,778 VPD
 FM 548: 26,483 VPD
 (TXDOT 2023)

PROPERTY INFORMATION:

311,000 RSF multi-tenant industrial park available for lease. 32 buildings with a mixture of grade level and dock high opportunities with 20-22' clear heights and direct access to U.S. Highway 80 and FM 548. Positioned alongside U.S. Highway 80 and only 4 miles north of Interstate 20. The Forney Industrial Park's location serves as an access point to the large network of highways within North Texas. Within 10 miles of the property lies Interstate 30, Interstate 635 (loop around Dallas), and U.S. Highway 175. Call broker for pricing.

DEMOGRAPHICS:	1 miles	3 miles	5 miles
2024 Population	3,755	54,353	91,775
2029 Proj. Pop.	9,183	87,883	138,557
Daytime Pop.	6,053	44,663	69,417
Avg. HH Income	\$109,900	\$133,291	\$130,219

For more information, please contact:

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NWC Highway 80 & Reeder Rd, Forney, Texas



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AVAILABLE:

Unit #1: 10462 US HWY 80 - 10,067 RSF with 2 dock high doors in the rear and 18' clear height

Unit #3: 10486 US HWY 80 - 10,064 RSF with 2 dock high doors in the rear and 18' clear height

Unit #5A6: 10548 US HWY 80 - 15,737 RSF with 1 dock high and 1 grade level door in the rear and 20' clear height

Unit between #6 and #7: No Address - 2,600 RSF office with HVAC

Unit #11: 20,865 RSF - 3 dock high doors, 3 grade level doors and 1 grade level door with concrete ramp and 22' clear height (can be leased together or separately with #12)

Unit #12: 20,865 RSF - 2 dock high doors and 4 grade level doors and 22' clear height (can be leased together or separately with #11)

Unit #13: 20,865 RSF with 1 dock high door and 27' clear height

Units #14A and #14B: 11578 Industrial Park - 10,057 RSF with 1 dock high door and 27' clear height

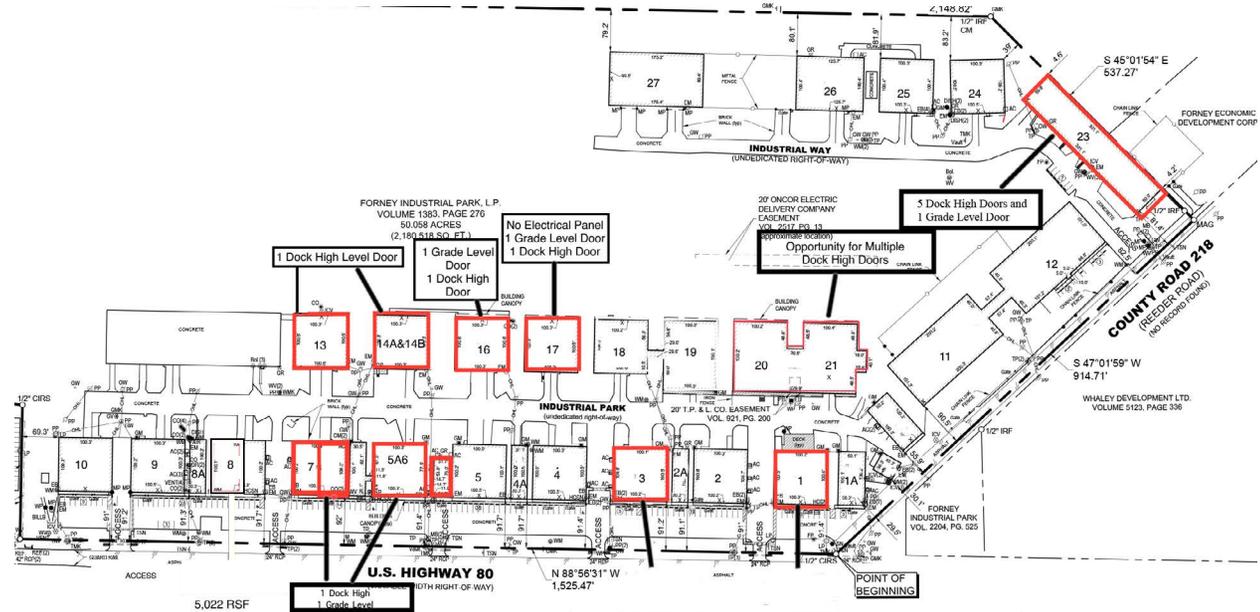
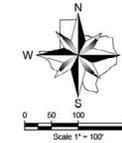
Unit #16: No Address - 10,081 RSF with 1 dock high door and 1 grade level door and 24' clear height

Unit #17: 11530 Industrial Park - 10,082 RSF with 1 dock high door and 1 grade level door and 25' clear height

Units #20 and #21: 11476 and 11484 Industrial Park - 29,288 RSF with opportunity for multiple dock high doors and 24' clear height

Unit #23: 11312 Industrial Way - 18,031 RSF with 5 dock high doors and 1 grade level door and 17.5' clear height

Unit #27: 17,459 RSF - 3 dock high doors, 1 grade level with concrete ramp amend and 20.9' clear height.



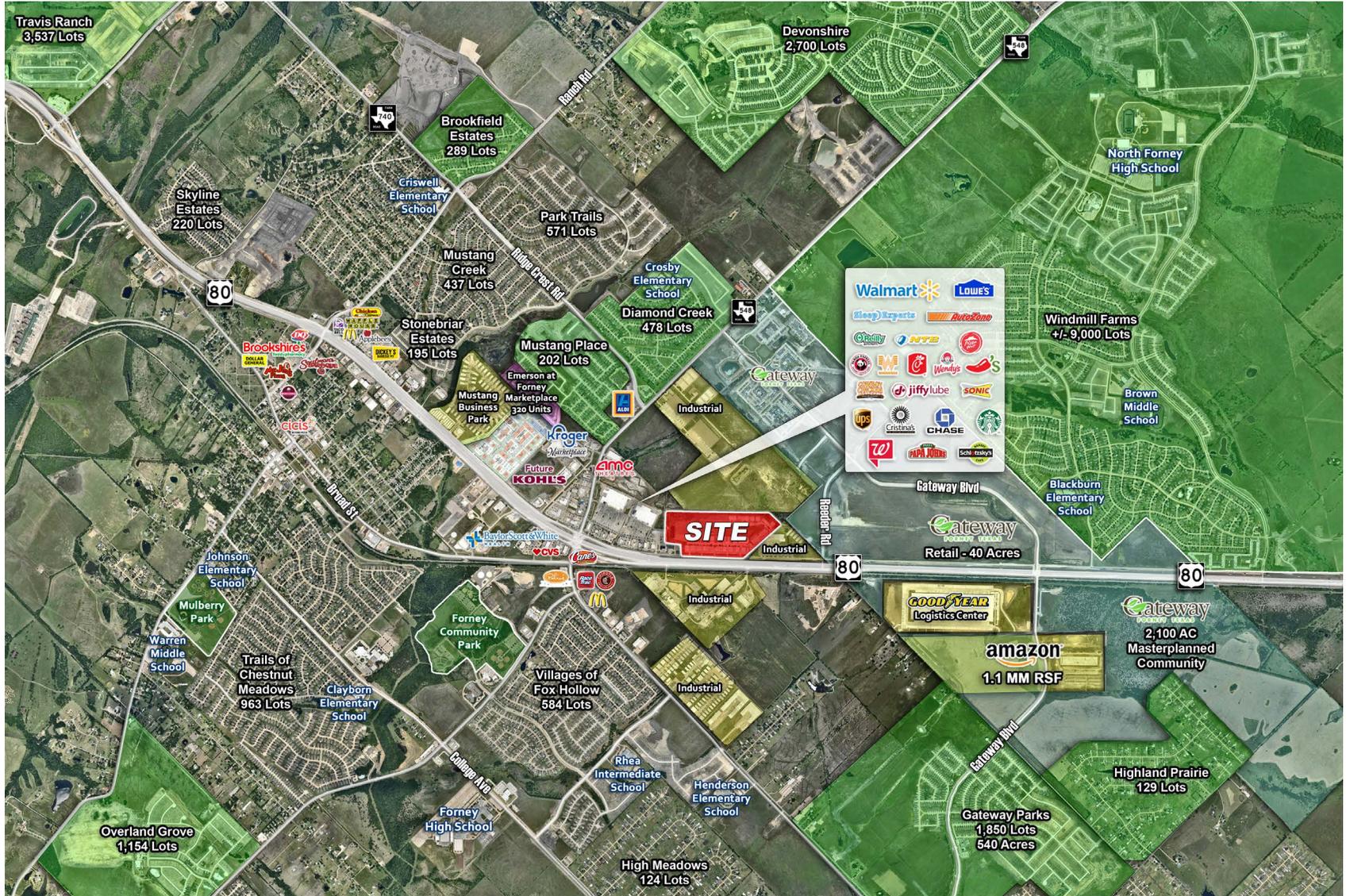
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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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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