

## 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 1C: 1,459 RSF  
Unit 3: 10,064 RSF  
Unit 7: 10,056 RSF  
Unit 8b: ± 5,000 RSF  
Unit 9: ± 5,000 RSF  
Unit 14B: ± 5,000 RSF  
Unit 16: 10,081 RSF

### PRICE:

Call broker for pricing

### TRAFFIC COUNTS:

US Hwy 80: 47,849 VPD  
FM 548: 30,483 VPD  
(TXDOT 2019)

### 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.

### DEMOGRAPHICS:

	1 miles	3 miles	5 miles
2022 Population	4,513	50,153	81,458
2027 Proj. Pop.	5,825	64,155	105,294
Daytime Pop.	6,221	40,615	61,972
Avg. HH Income	\$115,787	\$122,396	\$118,830

For more information, please contact:

**David English**  
214-676-6424  
denglish@ridgepcr.com

**Grant English**  
214-577-8627  
genglish@ridgepcr.com

**Jeanie Gillock**  
214-304-8774  
jgillock@ridgepcr.com



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### AVAILABLE:

Unit 1C: 1,459 RSF  
One restroom

Unit 3: 10,064 RSF  
10486 US Hwy 80  
18'2" clear height, one  
restroom, one dock high  
door, one grade level  
door, 2 HVAC units -  
both in good working  
condition

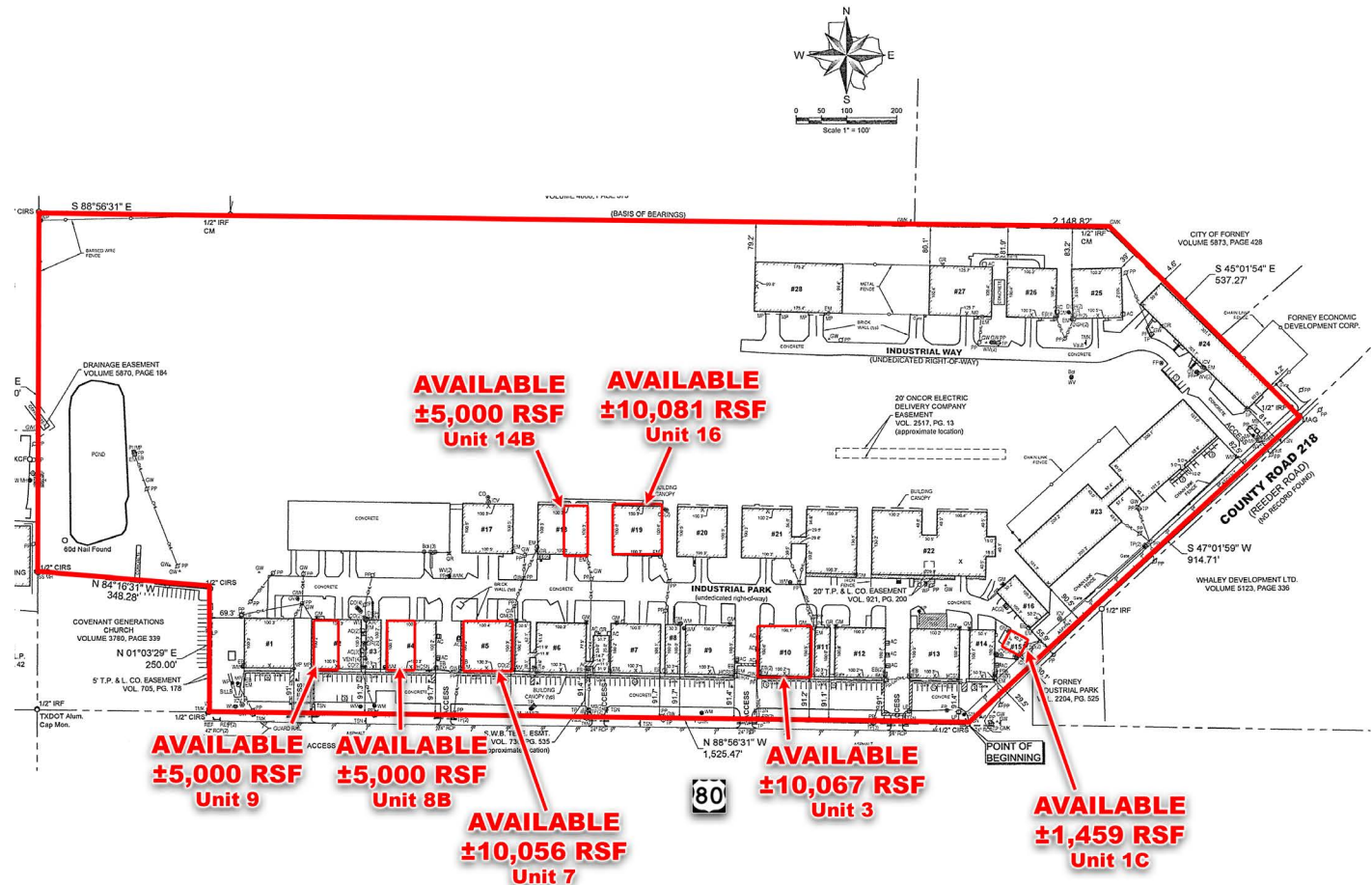
Unit 7: 10,056 RSF  
10600 Hwy 80  
dock high roll up door,  
grade level roll up door,  
23'4" building height,  
one restroom, heavy  
power, HVAC unit

Unit 8b: ± 5,000 RSF  
10640b Hwy 80  
one dock high roll up  
door, HVAC

Unit 9: ± 5,000 RSF  
10676 Hwy 80

Unit 14B: ± 5,000 RSF

Unit 16: 10,081 RSF  
one dock high door, one  
grade level door



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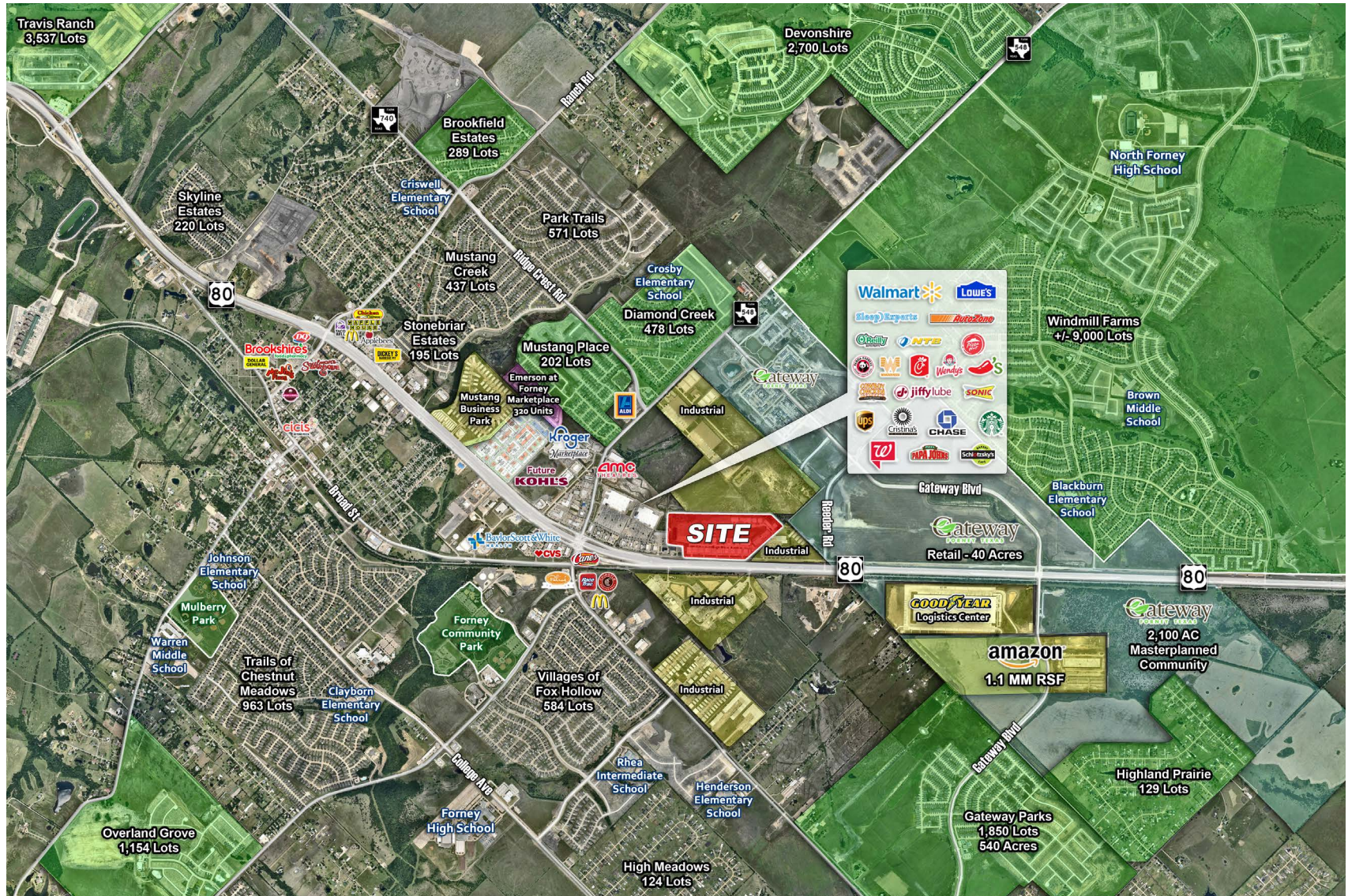
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## Information About Brokerage Services

*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.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
L. David English	370006	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
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