

320 W Buffalo St



Location: **East Dallas Outlying Ret Cluster**
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/Freestanding**
 Bldg Status: **Existing**
 Building Size: **1,000 SF**
 Typical Floor Size: **1,000 SF**
 Stories: **1**
 Land Area: **0.20 AC**
 Total Avail: **1,000 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **1000**

Developer: -
 Management: -
 Recorded Owner: **Henderson Julie**
 Expenses: **2012 Tax @ \$1.20/sf**
 Parcel Number: **23861**

Cross Street: **W. Buffalo Street**
 Street Frontage: **139 feet on Pinson Rd**
106 feet on Buffalo St

Parking: **3 free Surface Spaces are available; Ratio of 3.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	1,000	1,000	1,000	Withheld	Vacant	TBD	Direct

FM 1641 & Helms Trl



Location: **East Dallas Outlying Ret Cluster**
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail**
 Bldg Status: **Proposed**
 Building Size: **10,000 SF**
 Typical Floor Size: **10,000 SF**
 Stories: **1**
 Land Area: **3.25 AC**
 Total Avail: **10,000 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **10,000 SF**
 Bldg Vacant: **-**

Developer: -
 Management: **RBI Properties**
 Recorded Owner: **Blumin Robert & Craig A**
 Expenses: **2009 Tax @ \$0.30/sf**
 Parcel Number: **99.0567.0000.0085.15.02.00**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	10,000	10,000	10,000	Withheld	TBD	Negotiable	New

571 FM 548 - Kickapoo Trace Center



Location: **East Dallas Outlying Ret Cluster**
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 2008**
 Building Size: **20,960 SF**
 Typical Floor Size: **20,960 SF**
 Stories: **1**
 Land Area: **2.59 AC**
 Total Avail: **12,510 SF**
 % Leased: **40.3%**
 Total Spaces Avail: **3**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **12510**

Developer: -
 Management: **Rupani & Mathew Group LLC A Real Estate Company**
 Recorded Owner: **Texas Prince Properties**
 Expenses: **2013 Tax @ \$1.07/sf, 2012 Est Tax @ \$2.71/sf; 2013 Ops @ \$2.35/sf, 2012 Est Ops @ \$1.31/sf**
 Parcel Number: **00.2095.0001.0001.00.02.02**

Amenities: **Signalized Intersection**
 Street Frontage: **597 feet on Fm-548 Rd**
170 feet on Fm-741 Rd

Parking: **55 free Surface Spaces are available; Ratio of 2.61/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200 - 7,100	7,100	7,100	\$15.00/nnn	Vacant	Negotiable	New
P 1st	2,410	2,410	2,410	\$14.00/nnn	Vacant	Negotiable	Direct
P 1st	1,200 - 3,000	3,000	3,000	\$14.00/nnn	Vacant	Negotiable	New

450 Fm-548 - Mustang Crossing - Mustang Creek



Location: **Mustang Crossing**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/(Power Center)**
 Bldg Status: **Built Nov 2006**
 Building Size: **10,158 SF**
 Typical Floor Size: **10,158 SF**
 Stories: **1**
 Land Area: **2.90 AC**
 Total Avail: **6,458 SF**
 % Leased: **36.4%**
 Total Spaces Avail: **3**
 Smallest Space: **1,446 SF**
 Bldg Vacant: **6458**

Developer: **Shafer Property Company**
 Management: **-**
 Recorded Owner: **T Forney Shafer Llc**
 Expenses: **2011 Tax @ \$2.93/sf; 2011 Ops @ \$4.07/sf**

Parcel Number: **00.2628.0002.0012.00.02.02**

Amenities: **Freeway Visibility**

Street Frontage: **171 feet on Us-80 Hwy(with 1 curb cut)**

Parking: **40 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	2,798	4,244	4,244	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 108	1,446	4,244	4,244	Withheld	Vacant	Negotiable	New
P 1st / Suite 124	2,214	2,214	2,214	Withheld	Vacant	Negotiable	New

426 N Fm-548 - Mustang Crossing - Mustang Creek



Location: **Mustang Crossing**
NWC of Hwy 80 & FM 548
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: **Shafer Property Company**
 Management: -
 Recorded Owner: **T Forney Shafer Llc**

Expenses: **2011 Tax @ \$2.93/sf, 2012 Est Tax @ \$2.93/sf; 2012 Est Ops @ \$4.07/sf**

Parcel Number: **00.2628.0002.0012.00.02.02**

Amenities: **Freeway Visibility, Pylon Sign**

Street Frontage: **235 feet on Fm-548 Hwy(with 0 curb cut)**

Parking: **Ratio of 4.00/1,000 SF**

Building Type: **Retail/(Power Center)**
 Bldg Status: **Built Mar 2007**
 Building Size: **14,426 SF**
 Typical Floor Size: **14,426 SF**
 Stories: **1**
 Land Area: **2.90 AC**
 Total Avail: **4,200 SF**
 % Leased: **70.9%**
 Total Spaces Avail: **2**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **4200**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 347	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 350	3,000	3,000	3,000	\$18.00/nnn	Vacant	Negotiable	Direct

401 E Highway 80 - No Limit Motors



Location: **No Limit Motors**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/Auto Dealership**
 Bldg Status: **Built 2003**
 Building Size: **10,486 SF**
 Typical Floor Size: **5,243 SF**
 Stories: **2**
 Land Area: **6.57 AC**
 Total Avail: **1,750 SF**
 % Leased: **83.3%**
 Total Spaces Avail: **1**
 Smallest Space: **1,750 SF**
 Bldg Vacant: **1750**

Developer: -
 Management: -
 Recorded Owner: **Ttt Investments Llc**
 Expenses: **2009 Tax @ \$2.86/sf**

Parcel Number: **S1375000200**

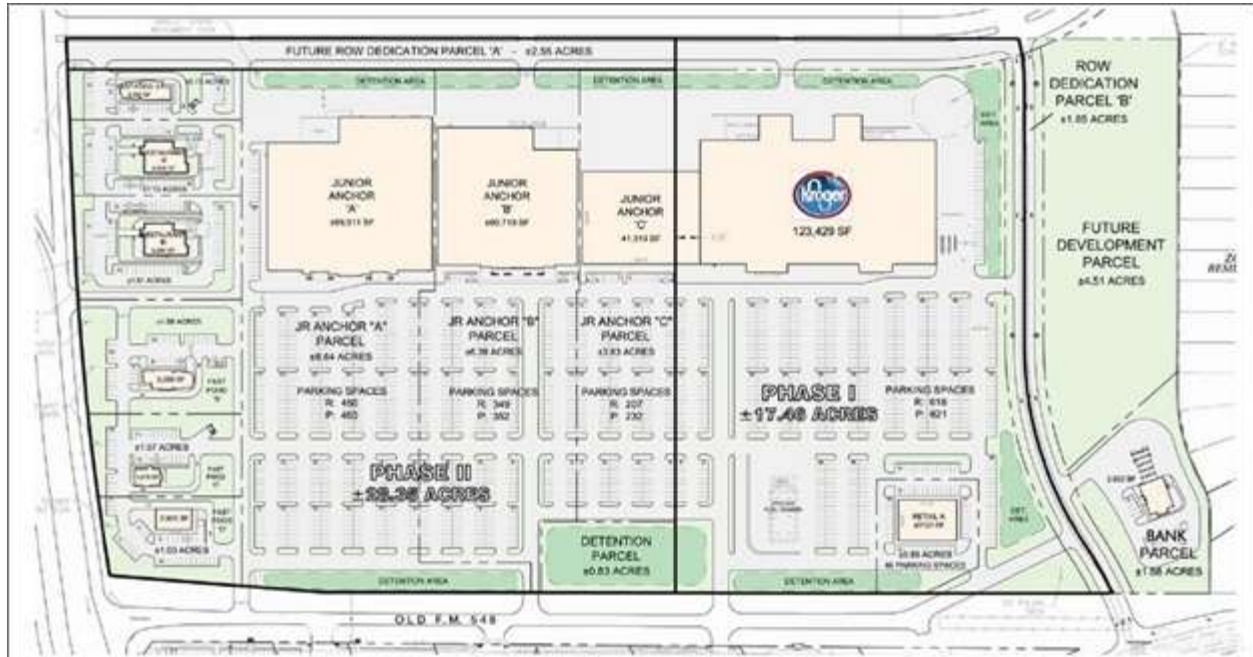
Amenities: **Freeway Visibility**

Street Frontage: **650 feet on Us-80 Hwy(with 1 curb cut)**

Parking: **135 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,750	1,750	1,750	\$10.29/+util	Vacant	1-3 yrs	Direct

Hwy 80 and FM 548 - Bank - Future Kroger Development



Location: **Bank**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: -

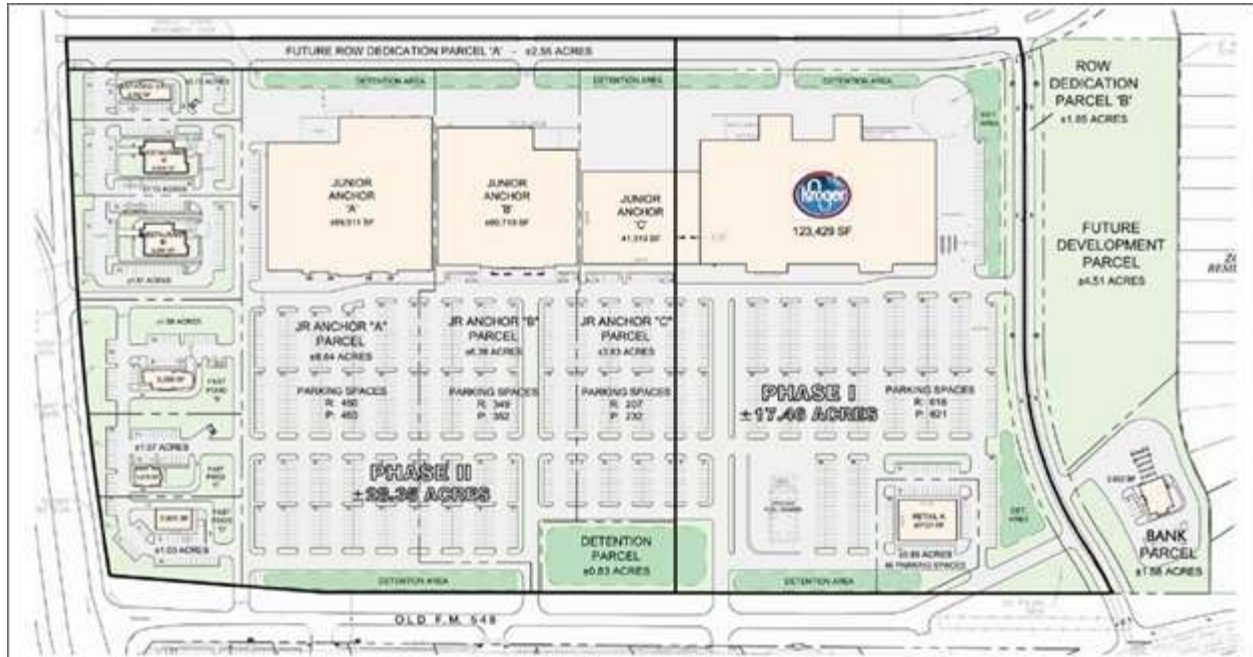
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Parking: -

Building Type: **Retail/Bank**
 Bldg Status: **Proposed**
 Building Size: **2,922 SF**
 Typical Floor Size: **2,922 SF**
 Stories: **1**
 Land Area: **1.68 AC**
 Total Avail: **2,922 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **2,922 SF**
 Bldg Vacant: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	2,922	2,922	2,922	Withheld	TBD	To Be Determined	New

Hwy 80 and FM 548 - Fast Food B - Future Kroger Development



Location: **Fast Food B**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: -

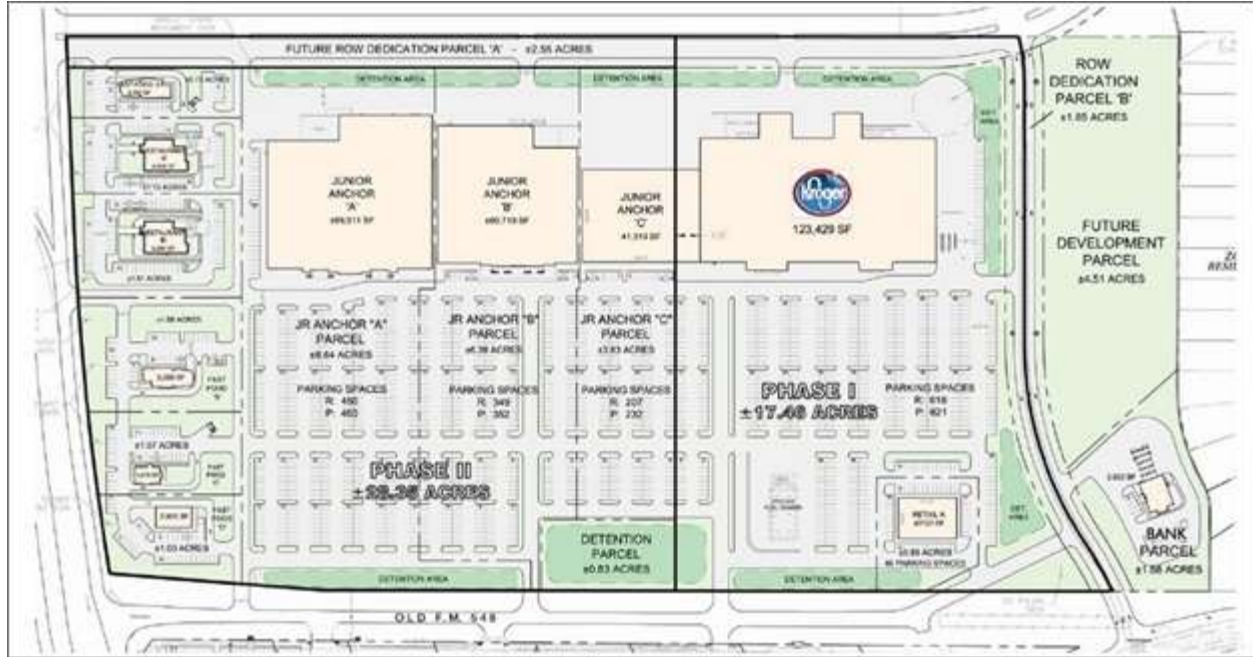
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Parking: -

Building Type: **Retail/Fast Food**
 Bldg Status: **Proposed**
 Building Size: **3,000 SF**
 Typical Floor Size: **3,000 SF**
 Stories: **1**
 Land Area: **1.58 AC**
 Total Avail: **3,000 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **3,000 SF**
 Bldg Vacant: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite B	3,000	3,000	3,000	Withheld	TBD	To Be Determined	New

Hwy 80 and FM 548 - Fast Food A Phase 2 - Future Kroger Development



Location: **Fast Food A Phase 2**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: -

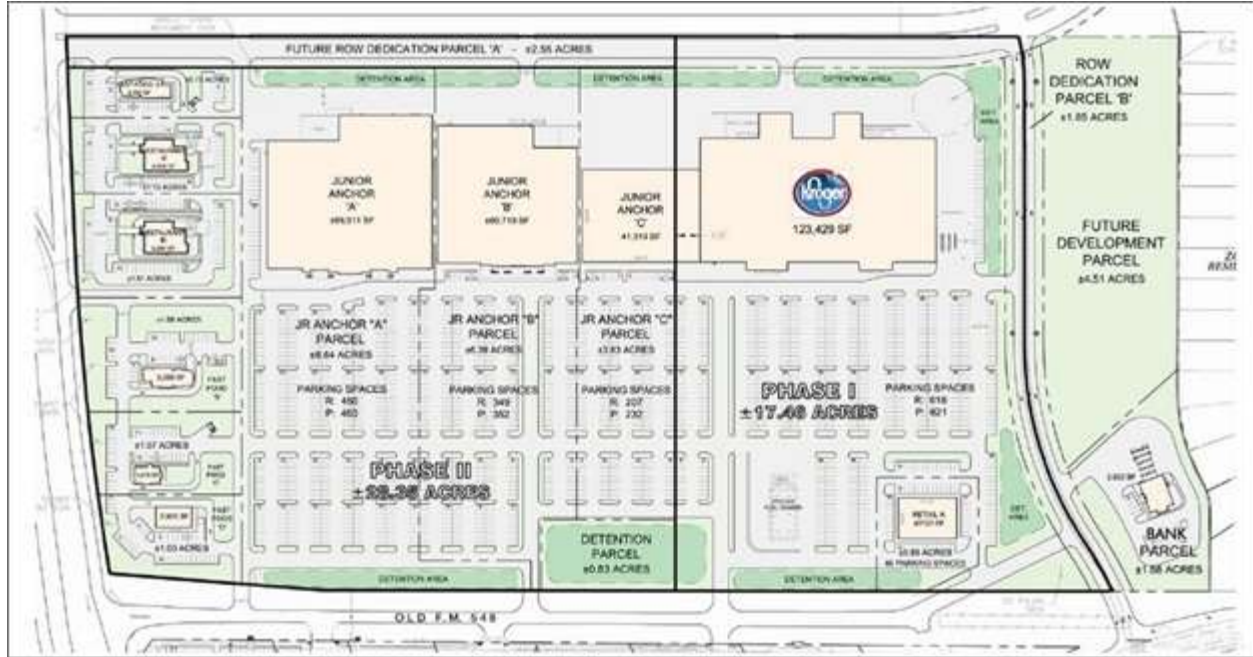
Parcel Number: **99.0171.0000.0765.00.02.02**

Parking: -

Building Type: **Retail/Fast Food**
 Bldg Status: **Proposed**
 Building Size: **3,000 SF**
 Typical Floor Size: **3,000 SF**
 Stories: **1**
 Land Area: **0.75 AC**
 Total Avail: **3,000 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **3,000 SF**
 Bldg Vacant: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite A	3,000	3,000	3,000	Withheld	TBD	To Be Determined	New

Hwy 80 and FM 548 - Restaurant B Phase 2 - Future Kroger Development



Location: **Restaurant B Phase 2**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: **W G & G Investments Inc**

Expenses: **2009 Tax @ \$0.01/sf**

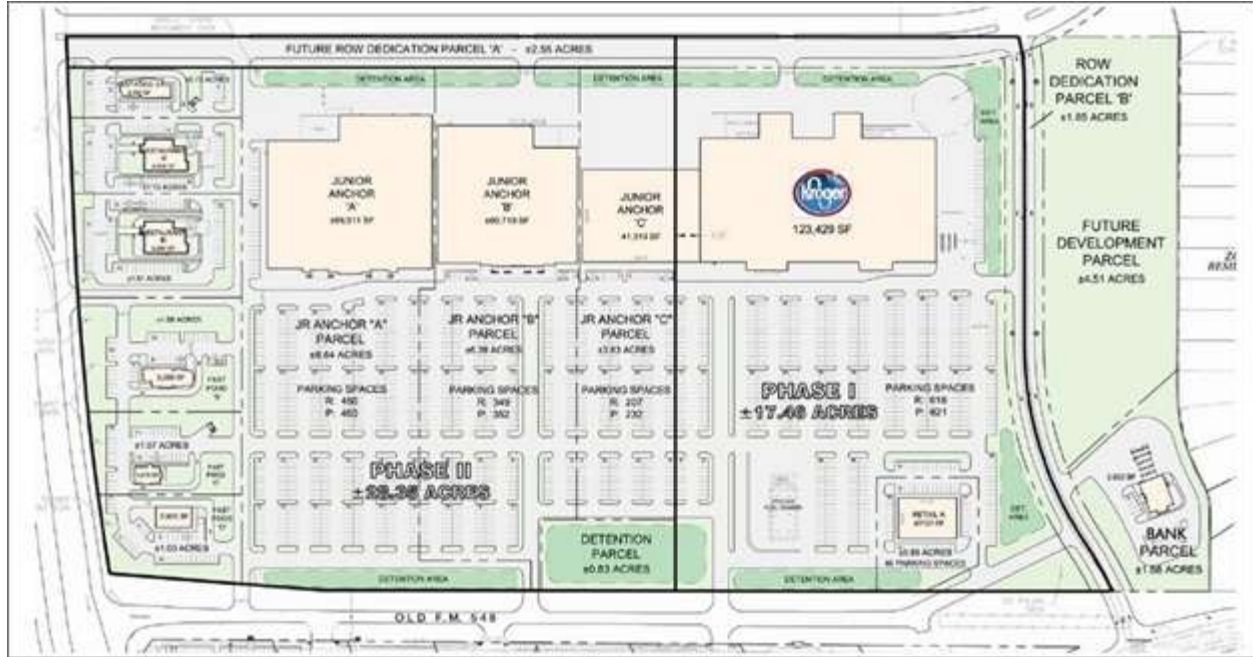
Parcel Number: **99.0171.0000.0765.00.02.02**

Parking: -

Building Type: **Retail/Restaurant**
 Bldg Status: **Proposed**
 Building Size: **4,954 SF**
 Typical Floor Size: **4,954 SF**
 Stories: **1**
 Land Area: **1.51 AC**
 Total Avail: **4,954 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **4,954 SF**
 Bldg Vacant: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite B	4,954	4,954	4,954	Withheld	TBD	To Be Determined	New

Hwy 80 and FM 548 - Fast Food C Phase 2 - Future Kroger Development



Location: **Fast Food C Phase 2**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: -

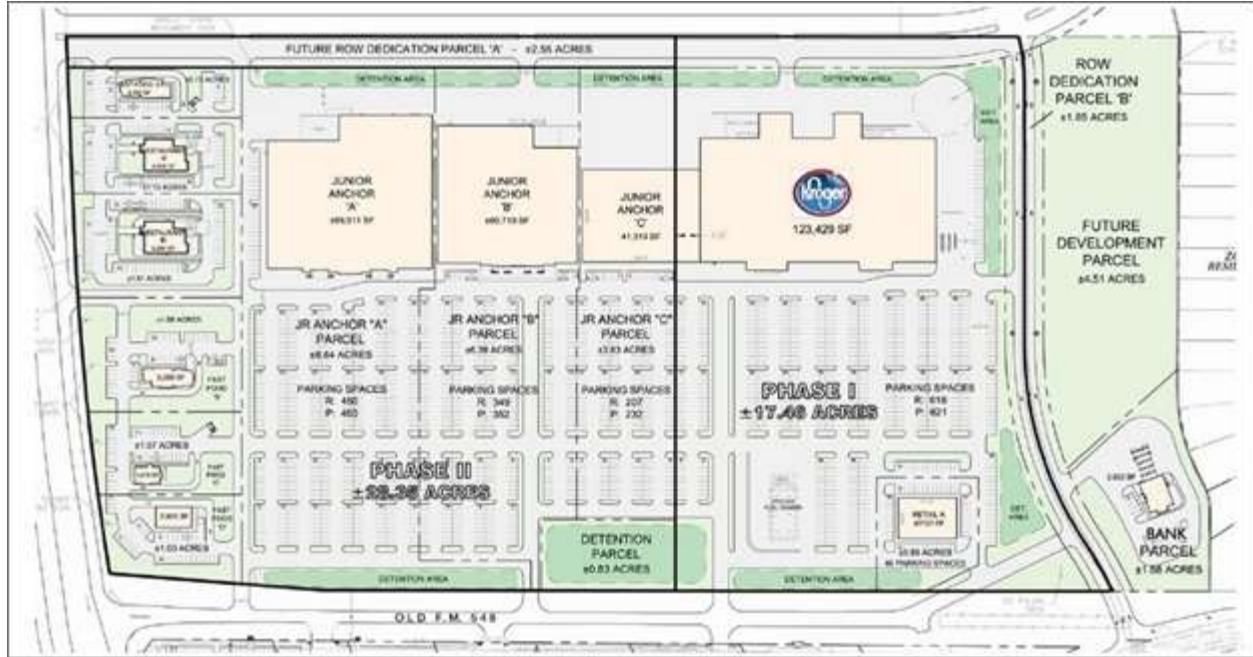
Parcel Number: **99.0171.0000.0765.03.02.02**

Parking: -

Building Type: **Retail/Fast Food**
 Bldg Status: **Proposed**
 Building Size: **1,679 SF**
 Typical Floor Size: **1,679 SF**
 Stories: **1**
 Land Area: **1.07 AC**
 Total Avail: **1,679 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,679 SF**
 Bldg Vacant: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite C	1,679	1,679	1,679	Withheld	TBD	To Be Determined	New

Hwy 80 and FM 548 - Junior Anchors Phase 2 - Future Kroger Development



Location: **Junior Anchors Phase 2**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: -

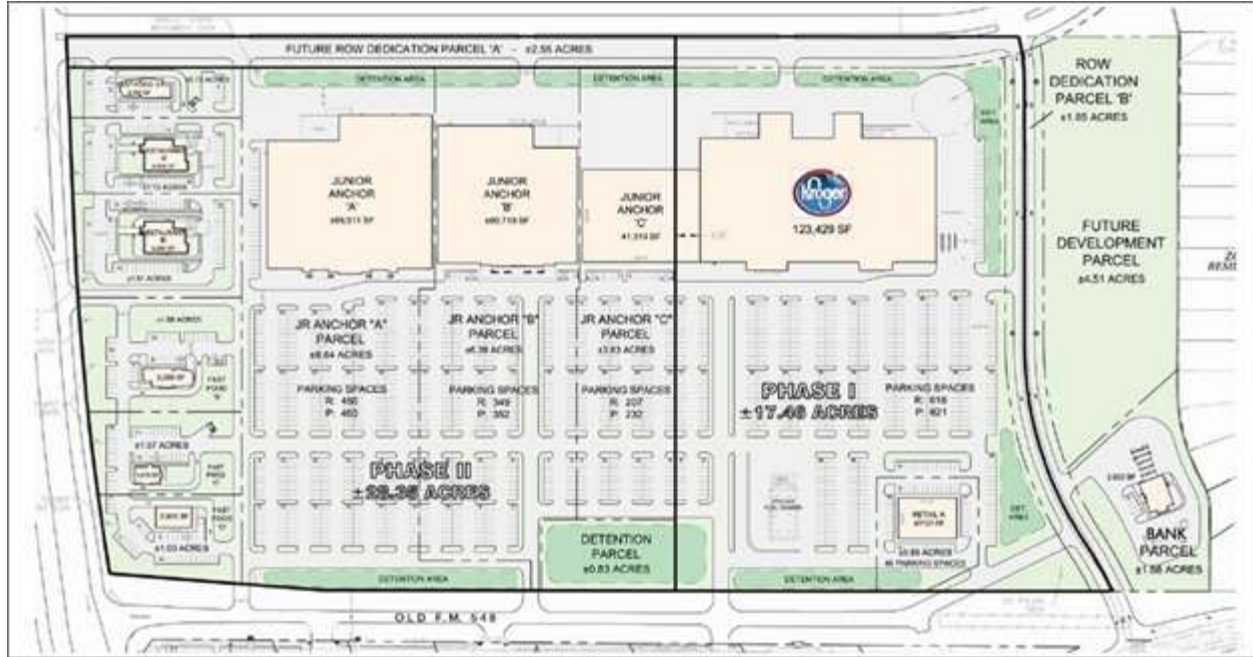
Parcel Number: **99.0171.0000.0765.00.02.02**

Building Type: **Retail**
 Bldg Status: **Proposed**
 Building Size: **200,943 SF**
 Typical Floor Size: **200,943 SF**
 Stories: **1**
 Land Area: **5.27 AC**
 Total Avail: **200,943 SF**
 % Leased: **0%**
 Total Spaces Avail: **3**
 Smallest Space: **41,313 SF**
 Bldg Vacant: **-**

Parking: **1047 Surface Spaces are available; Ratio of 5.21/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	89,911	89,911	89,911	Withheld	TBD	To Be Determined	New
P 1st / Suite B	69,719	69,719	69,719	Withheld	TBD	To Be Determined	New
P 1st / Suite C	41,313	41,313	41,313	Withheld	TBD	To Be Determined	New

Hwy 80 and FM 548 - Fast Food D Phase 2 - Future Kroger Development



Location: **Fast Food D Phase 2**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: **Forney Property Ltd**
 Expenses: **2009 Tax @ \$0.03/sf**

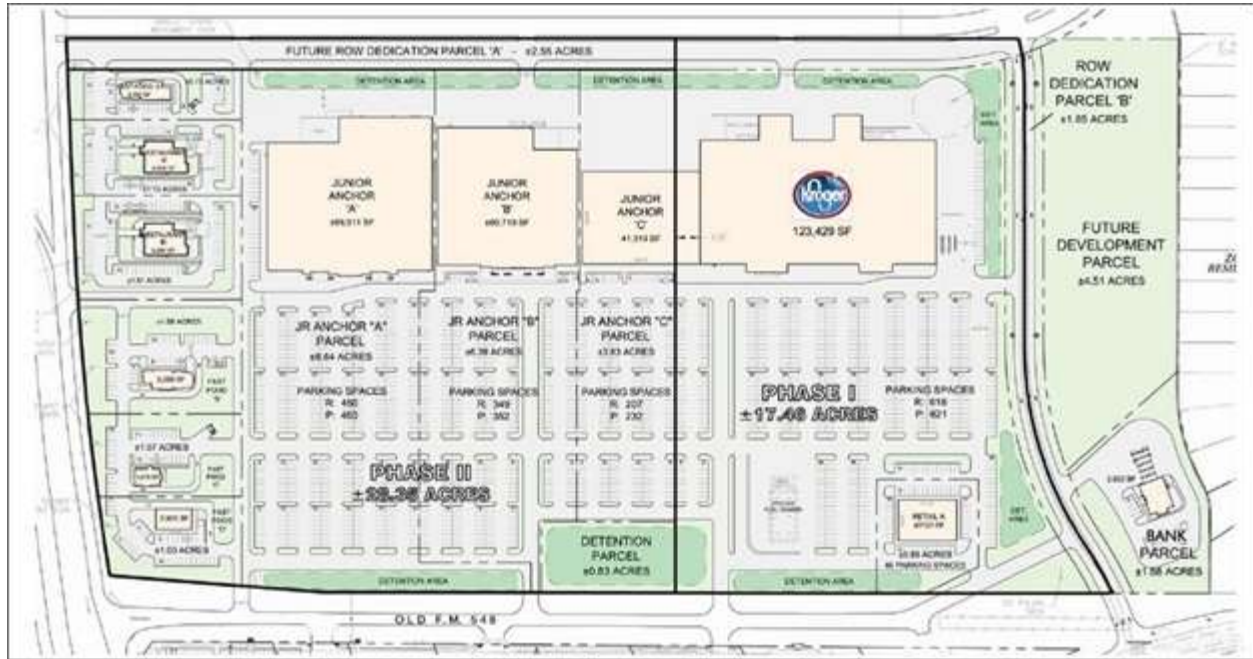
Parcel Number: **99.0171.0000.0765.03.02.02**

Parking: -

Building Type: **Retail/Fast Food**
 Bldg Status: **Proposed**
 Building Size: **2,900 SF**
 Typical Floor Size: **2,900 SF**
 Stories: **1**
 Land Area: **1 AC**
 Total Avail: **2,900 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **2,900 SF**
 Bldg Vacant: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite D	2,900	2,900	2,900	Withheld	TBD	To Be Determined	New

Hwy 80 and FM 548 - Retail A - Phase 1 - Future Kroger Development



Location: **Retail A - Phase 1**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: -

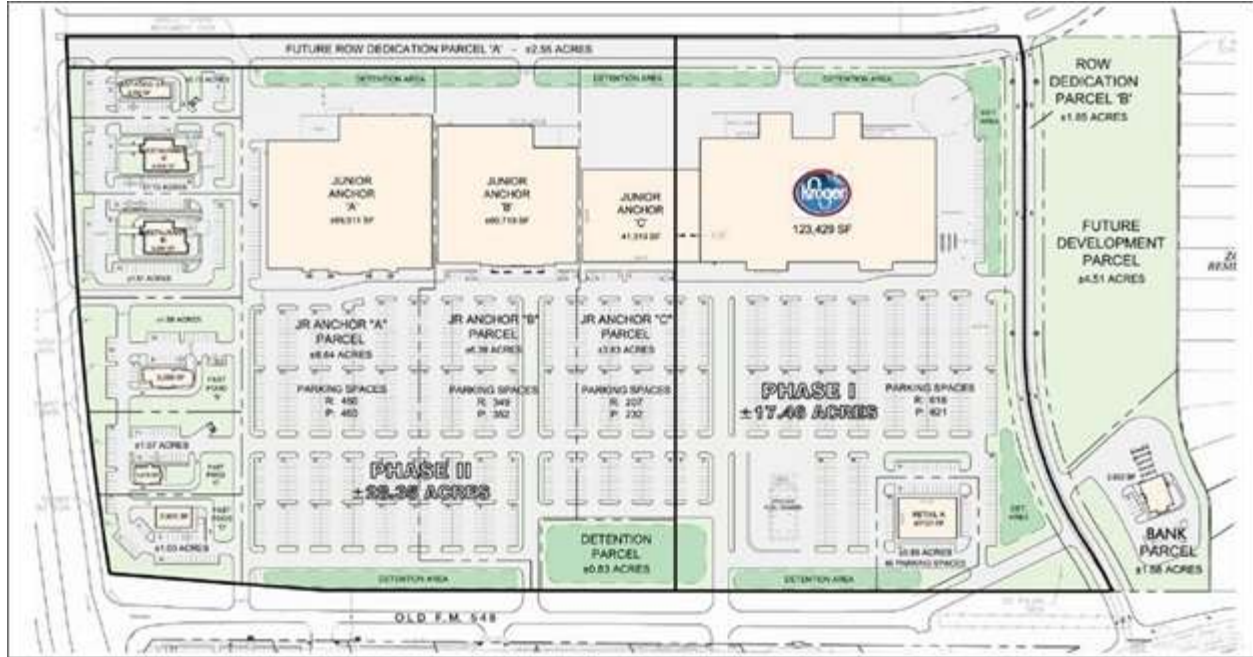
Parcel Number: **99.0171.0000.0765.03.02.02**

Building Type: **Retail**
 Bldg Status: **Proposed**
 Building Size: **9,120 SF**
 Typical Floor Size: **9,120 SF**
 Stories: **1**
 Land Area: **0.95 AC**
 Total Avail: **9,120 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **9,120 SF**
 Bldg Vacant: **-**

Parking: **46 Surface Spaces are available; Ratio of 5.04/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite A	9,120	9,120	9,120	Withheld	TBD	To Be Determined	New

Hwy 80 and FM 548 - Restaurant A Phase 2 - Future Kroger Development



Location: **Restaurant A Phase 2**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: -

Parcel Number: **99.0171.0000.0765.00.02.02**

Parking: -

Building Type: **Retail/Restaurant**
 Bldg Status: **Proposed**
 Building Size: **4,954 SF**
 Typical Floor Size: **4,954 SF**
 Stories: **1**
 Land Area: **1.12 AC**
 Total Avail: **4,954 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **4,954 SF**
 Bldg Vacant: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	4,954	4,954	4,954	Withheld	TBD	To Be Determined	New

114 E Main St



Location: **East Dallas Outlying Ret Cluster**
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/Storefront**
 Bldg Status: **Built 1976**
 Building Size: **1,900 SF**
 Typical Floor Size: **1,900 SF**
 Stories: **1**
 Land Area: **0.06 AC**
 Total Avail: **1,900 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,900 SF**
 Bldg Vacant: **1900**

Developer: -
 Management: -
 Recorded Owner: **Saragusa Phillip**
 Expenses: **2009 Tax @ \$1.27/sf**
 Parcel Number: **23685, S1110047800**

Street Frontage: **65 feet on Main St(with 0 curb cut)**
 Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,900	1,900	1,900	\$9.47-\$10.74/nnn	Vacant	2-5 yrs	Direct

501 New FM 548 - Mustang Crossing - Mustang Creek



Location: **Mustang Crossing**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/(Power Center)**
 Bldg Status: **Built Nov 2006**
 Building Size: **10,105 SF**
 Typical Floor Size: **10,105 SF**
 Stories: **1**
 Land Area: **1.67 AC**
 Total Avail: **1,542 SF**
 % Leased: **84.7%**
 Total Spaces Avail: **1**
 Smallest Space: **1,542 SF**
 Bldg Vacant: **1542**

Developer: **Shafer Property Company**
 Management: **-**
 Recorded Owner: **Shipp & Orr Capital Investments, LLC**
 Expenses: **2010 Tax @ \$3.47/sf**
 Parcel Number: **178387**

Street Frontage: **208 feet on Fm-548 Hwy(with 2 curb cuts)**
 Parking: **50 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 120	1,542	1,542	1,542	Withheld	Vacant	Negotiable	Direct

501 New FM 548 - Building 4 - Mustang Creek



Location: **Building 4**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/(Power Center)**
 Bldg Status: **Built Nov 2007**
 Building Size: **45,280 SF**
 Typical Floor Size: **45,280 SF**
 Stories: **1**
 Land Area: **9.25 AC**
 Total Avail: **3,183 SF**
 % Leased: **93.0%**
 Total Spaces Avail: **1**
 Smallest Space: **3,183 SF**
 Bldg Vacant: **3183**

Developer: **Shafer Property Company**
 Management: **-**
 Recorded Owner: **Acme Realty Forney Phase Ltd I**
 Expenses: **2009 Tax @ \$1.95/sf, 2011 Est Tax @ \$1.95/sf; 2011 Est Ops @ \$3.55/sf**
 Parcel Number: **99.0203.0000.0205.18.02.02**

Street Frontage: **179 feet on Us-80 Hwy**
201 feet on Fm-548 Rd

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,183	3,183	3,183	Withheld	Vacant	Negotiable	New

425 Pinson Rd - Forney Plaza



Location: **Forney Plaza**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 1985**
 Building Size: **14,650 SF**
 Typical Floor Size: **14,650 SF**
 Stories: **1**
 Land Area: **1.46 AC**
 Total Avail: **2,625 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **2,625 SF**
 Bldg Vacant: **-**

Developer: -
 Management: -
 Recorded Owner: **Forney Plaza Ltd**
 Expenses: **2011 Tax @ \$1.55/sf; 2011 Ops @ \$2.20/sf**

Parcel Number: **6570**
 CAM: **\$2.03**

Amenities: **Pylon Sign**

Street Frontage: **193 feet on Pinson Rd(with 2 curb cuts)**

Parking: **60 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite G	2,625	2,625	2,625	\$12.00/nnn	30 Days	Negotiable	Direct

1102 Ranch Rd - Building A - Ridgecrest Plaza



Location: **Building A**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/Freestanding (Strip Center)**
 Bldg Status: **Built 2005**
 Building Size: **15,728 SF**
 Typical Floor Size: **15,728 SF**
 Stories: **1**
 Land Area: **2.21 AC**
 Total Avail: **5,518 SF**
 % Leased: **64.9%**
 Total Spaces Avail: **3**
 Smallest Space: **1,110 SF**
 Bldg Vacant: **5518**

Developer: -
 Management: **RBI Properties**
 Recorded Owner: **Blumin Ridgecrest**
 Expenses: **2009 Tax @ \$1.76/sf, 2011 Est Tax @ \$1.02/sf; 2010 Ops @ \$4.40/sf, 2011 Est Ops @ \$3.12/sf**
 Parcel Number: **79447**

Amenities: **Corner Lot, Pylon Sign, Signalized Intersection**
 Cross Street: **Pinson Road**
 Street Frontage: **337 feet on Ranch Rd**
304 feet on Ridgecrest Rd

Parking: **120 Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 220	2,278	3,388	3,388	\$12.00-\$14.00/nnn	Vacant	1-10 yrs	New
P 1st / Suite 225	1,110	3,388	3,388	\$12.00-\$14.00/nnn	Vacant	1-10 yrs	New
P 1st / Suite 232	2,130	2,130	2,130	\$12.00-\$14.00/nnn	Vacant	1-10 yrs	Direct

1104 Ranch Rd - Building B - Ridgecrest Plaza



Location: **Building B**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/Freestanding (Strip Center)**
 Bldg Status: **Built 2005**
 Building Size: **6,384 SF**
 Typical Floor Size: **6,384 SF**
 Stories: **1**
 Land Area: **2.21 AC**
 Total Avail: **4,246 SF**
 % Leased: **33.5%**
 Total Spaces Avail: **2**
 Smallest Space: **2,094 SF**
 Bldg Vacant: **4246**

Developer: -
 Management: **RBI Properties**
 Recorded Owner: **Blumin Ridgecrest**
 Expenses: **2010 Combined Tax/Ops @ \$4.31/sf; 2011 Est Ops @ \$3.06/sf**
 Parcel Number: **00.3139.0010.0001.00.02.02**

Amenities: **Pylon Sign, Signalized Intersection**
 Cross Street: **Ranch Road**
 Street Frontage: **161 feet on Ridgecrest Rd**
223 feet on Ranch Rd

Parking: **16 Surface Spaces are available; Ratio of 2.50/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	2,152	2,152	2,152	\$12.00-\$14.00/nnn	Vacant	1-10 yrs	Direct
P 1st / Suite 107	2,094	2,094	2,094	\$12.00-\$14.00/nnn	Vacant	1-10 yrs	New

US Highway 80 @ Pinson Rd - Forney Towne Crossing



Location: **Forney Towne Crossing**
NWC of US Highway 80 and Pinson Rd
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Developer: -
 Management: -
 Recorded Owner: -

Parcel Number: **99.0171.0000.0545.00.02.02**

Cross Street: **Pinson Rd**

Parking: -

Building Type: **Retail**
 Bldg Status: **Proposed**
 Building Size: **333,000 SF**
 Typical Floor Size: **333,000 SF**
 Stories: **1**
 Land Area: **40.95 AC**
 Total Avail: **265,000 SF**
 % Leased: **20.4%**
 Total Spaces Avail: **2**
 Smallest Space: **38,000 SF**
 Bldg Vacant: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	50,000 - 227,000	227,000	227,000	Withheld	TBD	Negotiable	New
P 1st	38,000	38,000	38,000	Withheld	TBD	Negotiable	New

104 E US Highway 80 - Forney Center- Phase I - Forney Center



Location: **Forney Center- Phase I**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/(Neighborhood Center)**
 Bldg Status: **Existing**
 Building Size: **15,960 SF**
 Typical Floor Size: **15,960 SF**
 Stories: **1**
 Land Area: **1.50 AC**
 Total Avail: **1,051 SF**
 % Leased: **93.4%**
 Total Spaces Avail: **1**
 Smallest Space: **1,051 SF**
 Bldg Vacant: **1051**

Developer: -
 Management: -
 Recorded Owner: **Forney Group Ltd**

Expenses: **2011 Tax @ \$1.69/sf, 2013 Est Tax @ \$2.25/sf; 2011 Ops @ \$2.31/sf, 2013 Est Ops @ \$1.75/sf**

Parcel Number: **00.1107.0001.0101.00.02.02**
 CAM: **\$1.40**

Amenities: **Freeway Visibility, Pylon Sign**

Street Frontage: **71 feet on Us-80 Hwy(with 0 curb cut)**

Parking: **100 free Surface Spaces are available; Ratio of 6.14/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 175	1,051	1,051	1,051	\$16.00/nnn	Vacant	1-5 yrs	Direct

108 E Us Highway 80 - Forney Center - Phase II - Forney Center



Location: **Forney Center - Phase II**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/Freestanding (Neighborhood Center)**
 Bldg Status: **Built May 2008**
 Building Size: **15,200 SF**
 Typical Floor Size: **15,200 SF**
 Stories: **1**
 Land Area: **1.71 AC**
 Total Avail: **5,767 SF**
 % Leased: **62.1%**
 Total Spaces Avail: **3**
 Smallest Space: **1,680 SF**
 Bldg Vacant: **5767**

Developer: -
 Management: -
 Recorded Owner: **Forney Group Ltd**

Expenses: **2011 Tax @ \$1.83/sf, 2013 Est Tax @ \$2.25/sf; 2011 Ops @ \$2.17/sf, 2013 Est Ops @ \$1.75/sf**

Parcel Number: **00.1116.0001.0001.00.02.02, A0171053500**

Amenities: **Freeway Visibility, Pylon Sign**

Street Frontage: **229 feet on Us-80 Hwy(with 2 curb cuts)**

Parking: **85 free Surface Spaces are available; Ratio of 8.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 130	1,847	4,087	4,087	\$16.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 140	2,240	4,087	4,087	\$16.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 150	1,680	1,680	1,680	\$16.00/nnn	Vacant	Negotiable	Direct

750 E Us-80 - Shafer Plaza at Mustang Creek



Location: **East Dallas Outlying Ret Cluster**
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/Freestanding**
 Bldg Status: **Built Dec 2012**
 Building Size: **7,757 SF**
 Typical Floor Size: **8,815 SF**
 Stories: **1**

Developer: -
 Management: -
 Recorded Owner: -

Total Avail: **7,757 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **7,757 SF**
 Bldg Vacant: **7757**

Parcel Number: **99.0203.0000.0205.18.02.02**

Amenities: **Freeway Visibility, Pylon Sign**

Street Frontage: **179 feet on Us-80 Hwy(with 1 curb cut)**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	7,757	7,757	7,757	Withheld	Vacant	Negotiable	New

780 E Us-80 - Phase II - Shafer Plaza at Mustang Crossing



Location: **Phase II**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail**
 Bldg Status: **Built Sep 2011**
 Building Size: **26,000 SF**
 Typical Floor Size: **26,000 SF**
 Stories: **1**
 Land Area: **1 AC**
 Total Avail: **26,000 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **12,000 SF**
 Bldg Vacant: **26000**

Developer: -
 Management: -
 Recorded Owner: -

Parcel Number: **00.2628.0002.0005.00.02.02**

Amenities: **Freeway Visibility, Pylon Sign**

Street Frontage: **320 feet on Us-80 Hwy(with 1 curb cut)**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	12,000 - 26,000	26,000	26,000	Withheld	TBD	3-5 yrs	New

1012 E Us-80 - Mustang Crossing - Mustang Creek



Location: **Mustang Crossing**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/Freestanding**
 Bldg Status: **Existing**
 Building Size: **20,542 SF**
 Typical Floor Size: **20,542 SF**
 Stories: **1**
 Land Area: **4.28 AC**
 Total Avail: **8,266 SF**
 % Leased: **59.8%**
 Total Spaces Avail: **3**
 Smallest Space: **1,205 SF**
 Bldg Vacant: **8266**

Developer: -
 Management: -
 Recorded Owner: **Villanueva Plaza LLC**
 Expenses: **2009 Tax @ \$3.45/sf**

Parcel Number: **00.2628.0003.0001.00.02.02**

Amenities: **Freeway Visibility, Pylon Sign**

Street Frontage: **394 feet on Us-80 Hwy(with 1 curb cut)**

Parking: **120 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B	3,600	3,600	3,600	\$15.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite H	1,205	1,205	1,205	\$15.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite K	3,461	3,461	3,461	\$15.00/nnn	Vacant	Negotiable	Direct

126 E Us-80 Hwy - Grand Plaza



Location: **Grand Plaza**
East Dallas Outlying Ret Cluster
East Dallas Outlying Ret Submarket
Kaufman County
Forney, TX 75126

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 2007**
 Building Size: **9,881 SF**
 Typical Floor Size: **9,880 SF**
 Stories: **1**
 Land Area: **2.16 AC**
 Total Avail: **5,900 SF**
 % Leased: **85.8%**
 Total Spaces Avail: **2**
 Smallest Space: **1,400 SF**
 Bldg Vacant: **1400**

Developer: -
 Management: -
 Recorded Owner: **B & R Khodaparast Llc**
 Expenses: **2013 Combined Tax/Ops @ \$3.00/sf**
 Parcel Number: **99.0171.0000.0585.00.02.02**
 CAM: **\$3.00**

Amenities: **Freeway Visibility, Pylon Sign**
 Street Frontage: **108 feet on Us-80 Hwy(with 1 curb cut)**
 Parking: **40 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	4,500	4,500	4,500	\$17.00/nnn	06/2013	3-5 yrs	Direct
P 1st / Suite 102	1,400	1,400	1,400	\$17.00/nnn	Vacant	3-5 yrs	Direct