

# 27 ACRES US 80 @ BROAD

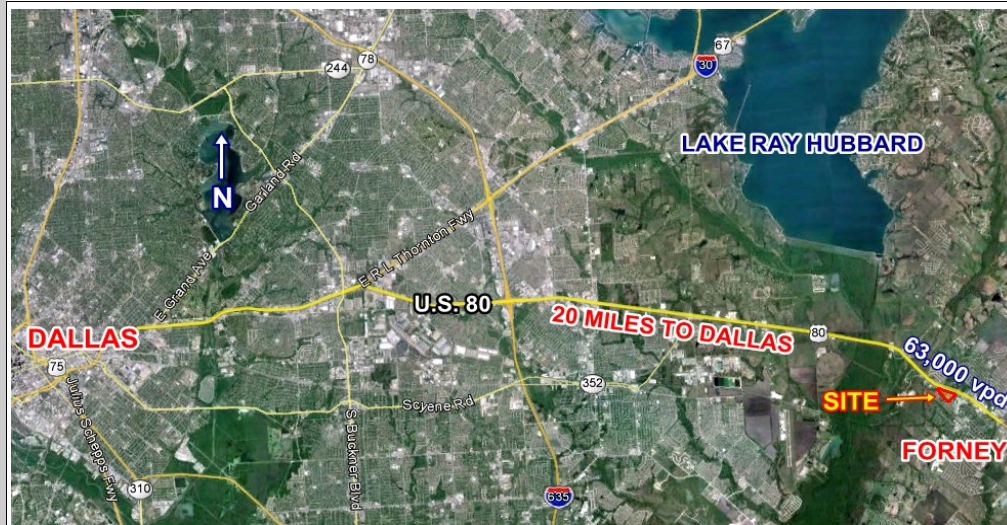
## FORNEY, TEXAS

### LAND FOR SALE

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Property is located on the east-bound U.S. 80 service road just west of Pinion 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 with three TxDOT approved access drives. 1922 feet of frontage along West Broad Street/Old US 80
- Level to sloping, draining westerly to existing TxDOT drainage easement
- All utilities are at site
- 63,000 VPD on US 80 (TxDOT 2010)
- Population: 36,132 (2010 US census)
- 36% growth since 2000 census
- Avg. HH Income: \$ 88,098
- 15 Min. Drive Time 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.