



FOR LEASE

MERRITT
CAPITAL
PARTNERS

Retail Center

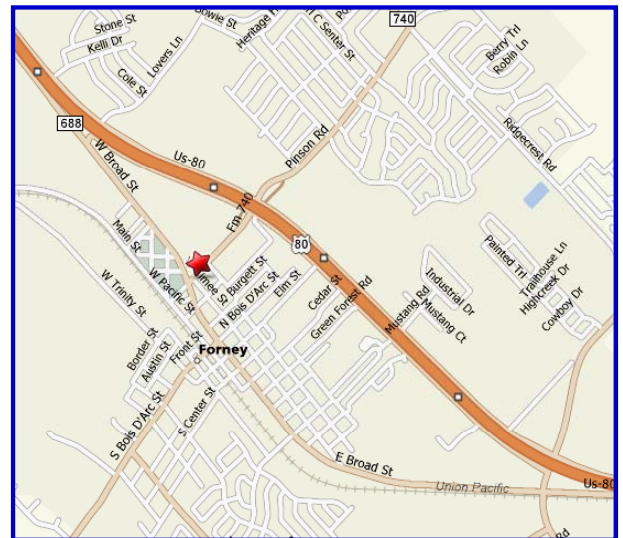
Forney, Texas



Location: 425 Pinson Road
Forney, Texas

Building Area: 14,650 sf

Demographics:	1 Mile	3 Mile	5 Mile
2007 Population	7,742	13,911	27,226
2007 Med. HH Income	\$51,522	\$54,921	\$61,954



Tenants:

Edward Jones



CONTACT

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BUILDING LAYOUT

Forney Baptist Church

ALLEY

Edward Jones & Co. 1,500 sf A	Cleaners 1,000 sf B	Eric Davis 1,250 sf C	Donut Palace 900 sf D	Mr. Jim's Pizza 1,125 sf E	Eric Davis Engineering 2,625 sf F & G
					Dodd's Barber 1,000 sf H
					Madre's Cocina 2,000 sf I & J
					Liberty Tax 1,000 sf K
					Video Express 2,250 sf L & M

ALLEY

Pinson Road



Forney Plaza Shopping Center
425 Pinson Road
Forney, Texas



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FORNEY PLAZA
NOW LEASING!!

Web Address: merritt-capital.com

<u>BUILDING SIZE:</u>	14,650 sf
<u>RATE:</u>	\$12.00 psf + \$3.75 NNN
<u>EXPENSES:</u>	Taxes: \$1.55 Insurance: \$0.17 <u>CAM: \$2.03</u> Triple Nets: \$3.75 per square foot
<u>TENANTS:</u>	100% Leased Edward Jones & Company – 1,500 sf Cleaners – 1,000 sf Eric Davis Engineering – 3,875 sf Donut Palace – 900 sf Mr. Jim's Pizza – 1,125 sf Dodd's Barber Shop – 1,000 sf Madre's Cocina – 2,000 sf Liberty Tax – 1,000 sf Video and Tan Express – 2,250 sf
<u>PARKING RATIO:</u>	1 parking space per 244 sq. ft. (60 total spaces)