



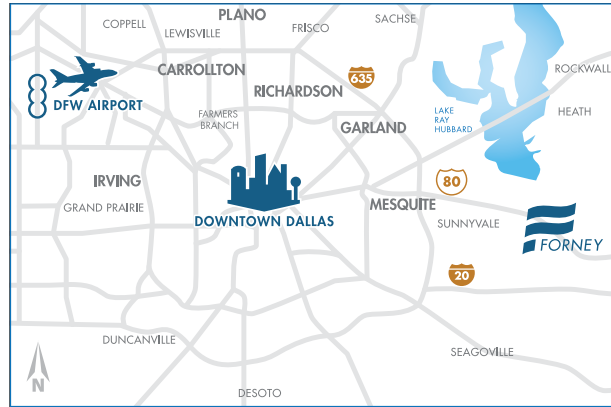
**We have 39,000 good reasons
for you to check us out..**

[better make that 200,000]



Our people are fiercely loyal

Twenty minutes east of Dallas on US Highway 80, Forney may seem like just one more town on the way out of town — but to the tens of thousands who live in and around it, it's more...



This community is defined less by boundaries on a map than by the sense of shared values its people hold dear. Forney strives to balance its pioneering past with a forward-thinking vision of the future — maintaining a vibrant, family-centered lifestyle, helping entrepreneurs reinvent its historic downtown, continuing to invest in new parks, trails and roads, and attracting the amenities its growing population demands. Forney is known for its nationally recognized schools, attractive housing prices, and down-to-earth people. Those who call it home are independent, friendly, and caring — quick to rally around one of their own in need. Forney draws like-minded people to herself, and beckons those who've left to return. Forney is an American original — a city without limits.

[They'll be loyal to you, too.]

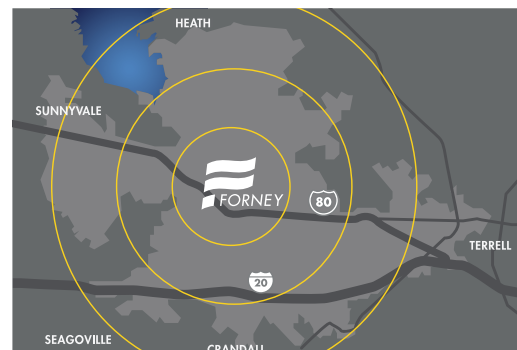
Survey results what we have... what we want



\$65,000,000 in roadway improvements this year alone... we're getting Forney ready for you

- DFW fastest growing TOP 15**
- Fastest growing city in Kaufman County
- Nationally-recognized schools
- \$17 million in new healthcare facilities
- \$58 million new residential

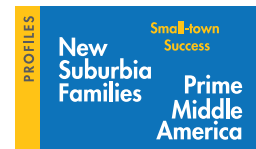
** Dallas Business Journal Book of Lists 2012



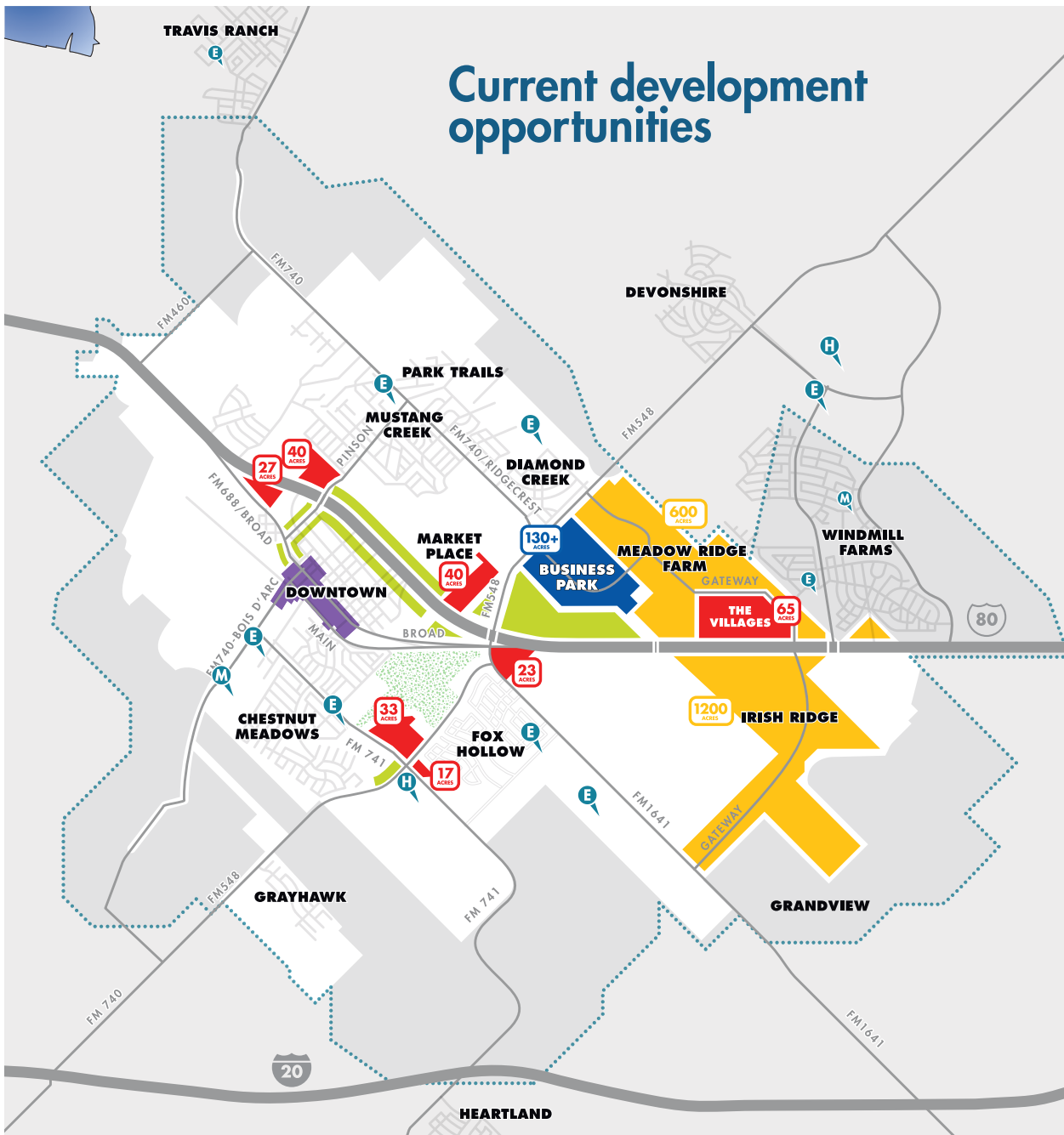
Above right, you'll see our location in relation to Dallas, our 15-minute drive market, and snapshots of our key demographics.*

Below the maps, are tag-cloud-style charts similar to pie, bar, or area charts in that sizes are proportional to the percentages they represent.

* Nielsen Claritas and Residential Strategies 2012



Current development opportunities



LEGEND

- FORNEY CITY LIMITS
- FORNEY TRADE AREA
- E T J
- COMMERCIAL
- RETAIL DEVELOPMENT
- ACTIVE RETAIL
- REGIONAL PDS
- DOWNTOWN
- PARK
- E ELEMENTARY
- M MIDDLE
- H H.S.

Development highlights

Forney has a growing, vibrant economy providing ongoing opportunities for businesses to succeed, residents to thrive, and visitors to enjoy.

BUSINESS PARK

135 acre site progresses with plans for a future commercial community. Global distributor Steve Silver Company is the cornerstone to this shovel-ready development which offers the capabilities of a talented and educated workforce, steady growth and Type 4(b) economic incentives. At one of the highest elevation points in Forney with easy access to US Hwy 80 centered between retail, residential and recreational centers. Master plan underway to include office, flex-tech, park areas and major road frontage.



MARKETPLACE

Forney's Community Retail Center at the busy FM 548 /US Hwy 80 intersection serves the needs of the area's daily shoppers. Over 55,000 cars per day pass by well-established Mustang Crossing and Shafer Plaza which are anchored by WalMart, Lowe's, Walgreens, Starbucks, and Chilis. The new Marketplace development will add an additional 40 acres to its already-established 99 acres of destination stores. Marketplace will be home to Kroger Marketplace and others that value its prime, high-traffic/highway-frontage potential.



DOWNTOWN

Downtown is the heart of Forney, and the city's center of government. Home to the historic district, Downtown this is the ideal setting for the creative, artistic, unique, entrepreneur. It's a place to dine, stroll, gather, and enjoy Forney's rich hometown heritage in the midst of historic buildings and streets. Development plans are unfolding which support this as a core destination gathering place. It's also the headquarters of the Forney Arts Council Gallery in the world-class Tasting Pavilion of corporate gift phenom, Crumbzz.



MEADOW RIDGE FARM

This regional master-planned, retail, residential, entertainment, and commercial center will serve eastern DFW, Kaufman County and east Texas. Over 660 acres is served by the new \$26 Million Gateway Boulevard /Gateway Bridge project. Easy access to Hwy 80 makes this walkable, scenic, work-live-play development the ideal melding of urban and suburban lifestyle. A 65 acre retail anchor development is underway, with plans for upscale townhomes and multi-family residences nearby.



RESIDENTIAL

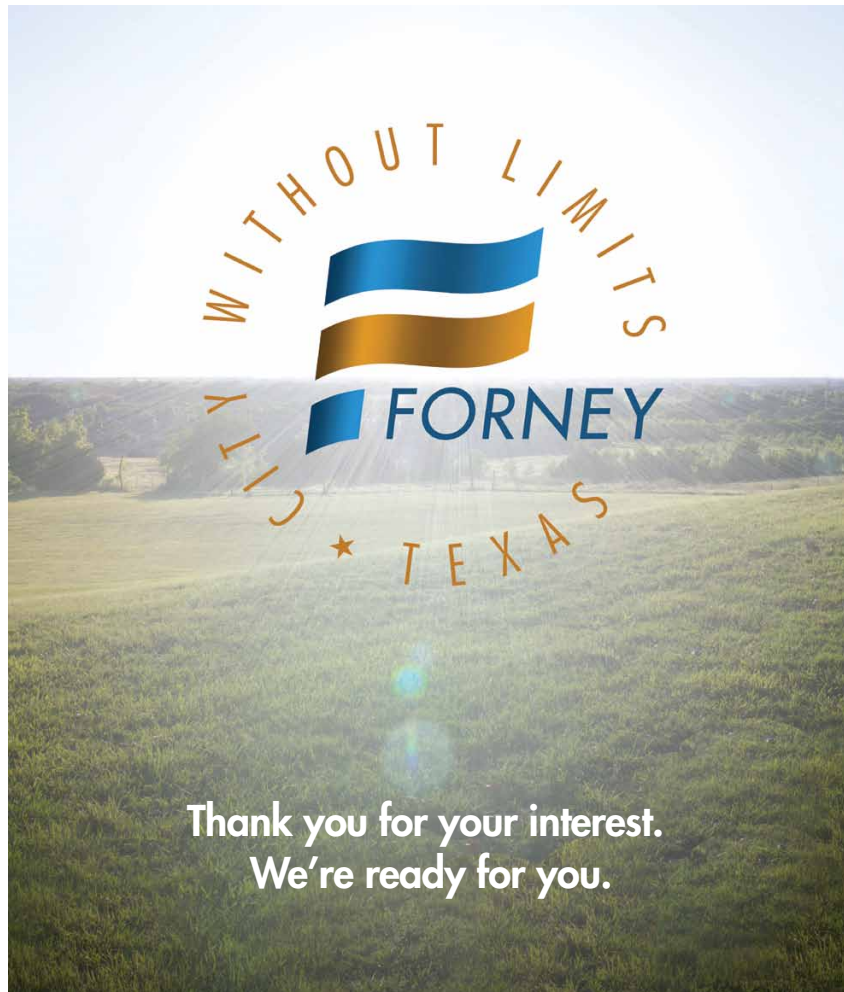
Forney has seen more than \$116 Million in new housing starts since 2010. These neighborhoods, built by nationally-reputed homebuilding names are complemented with schools, pools, walking trails, and other amenities. Master-planned developments with oversized lots, one-acre ranchettes, and multi-acre estates are available. Also on the near horizon, multi-family, luxury rental townhomes and age 55+ apartment homes will offer our rapidly growing and diverse population many more lifestyle options as well.



IRISH RIDGE

Served by the new Gateway Boulevard, over 1,200 acres of green pastures and scenic landscape is the future home to the growing population of the Forney area. Well-situated south of the burgeoning Meadow Ridge Farm development, Irish Ridge connects the US 80 corridor to Interstate 20, a major transportation, commuting, and travel artery. It is purposed to be the site of future corporate, medical and technology campuses, education facilities and residential expansion, with fast-tracking and incentives available.





Thank you for your interest.
We're ready for you.

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