

FOR LEASE

# FORNEY MARKETPLACE

NWC US HWY 80 AND FM 548, FORNEY, TX 75126



## PROPERTY INFO

- + Highway 80 and FM 548 is an excellent retail tract situated at the center of the major retail gravity area for Kaufman County.
- + This site has the highest traffic count in the Forney trade area, is in the middle of existing and future new residential developments for the immediate trade area and has the best demographics in Kaufman County.
- + With Kroger's existing 120,000 SF proto-type at the intersection performing very well, the Highway 80/FM 548 retail draw has expanded and will ensure that it continues to flourish as the dominant retail destination for Kaufman County.
- + Phase II development is going forward due to approved City of Forney Capital Improvement project with construction of Trailhouse Drive and new regional sanitary sewer infrastructure which shall be completed by Spring 2020. Phase II delivery planned for Fall 2021.

### LEASABLE AREAS:

- + Jr. Anchor positions available
- + Hwy 80 and Marketplace Blvd pads available
- + Please call for rates



Retail Science from CBRE

[www.cbre.com/TXretail](http://www.cbre.com/TXretail)

Trammell Crow Company

**CBRE**



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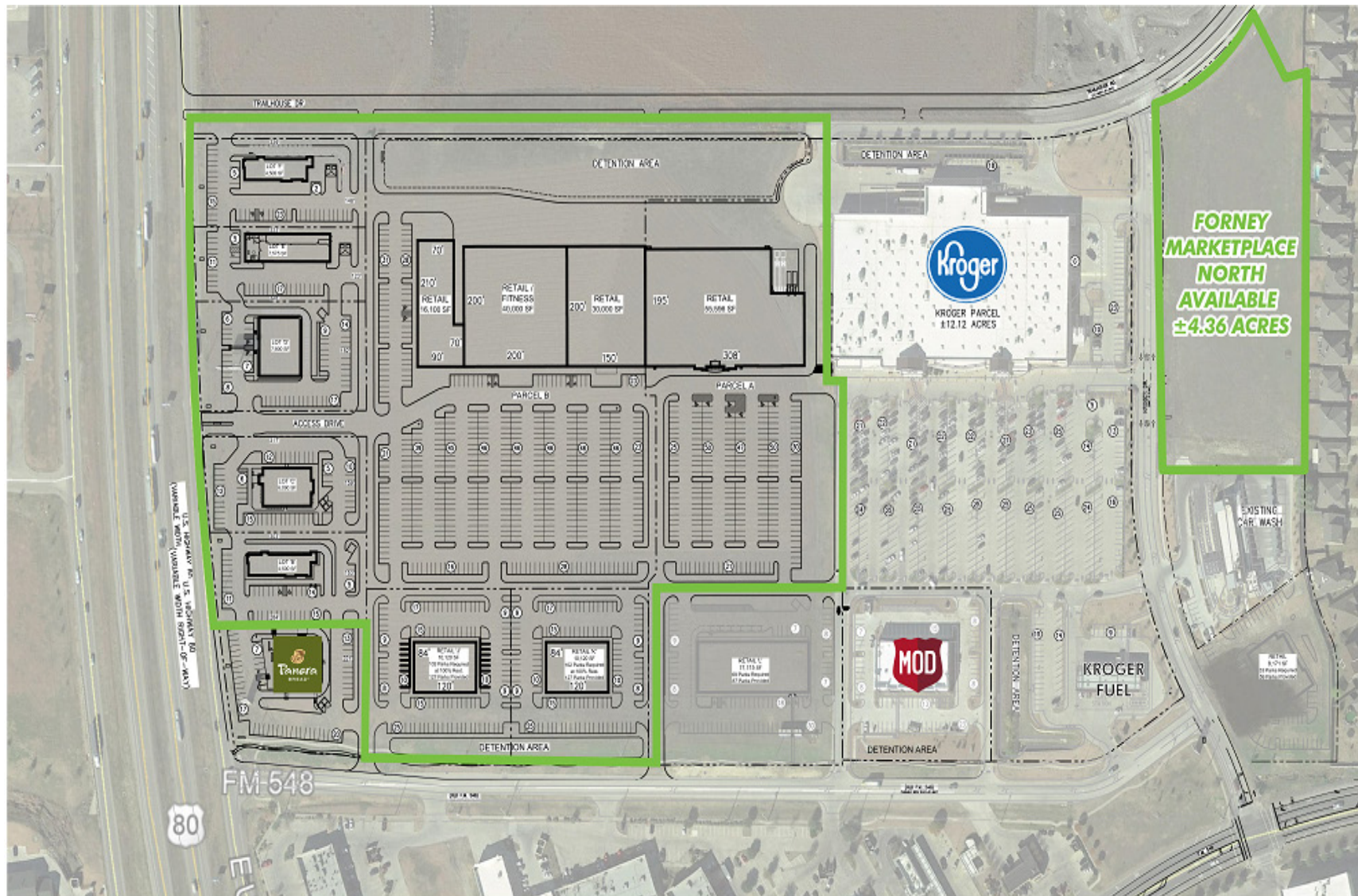


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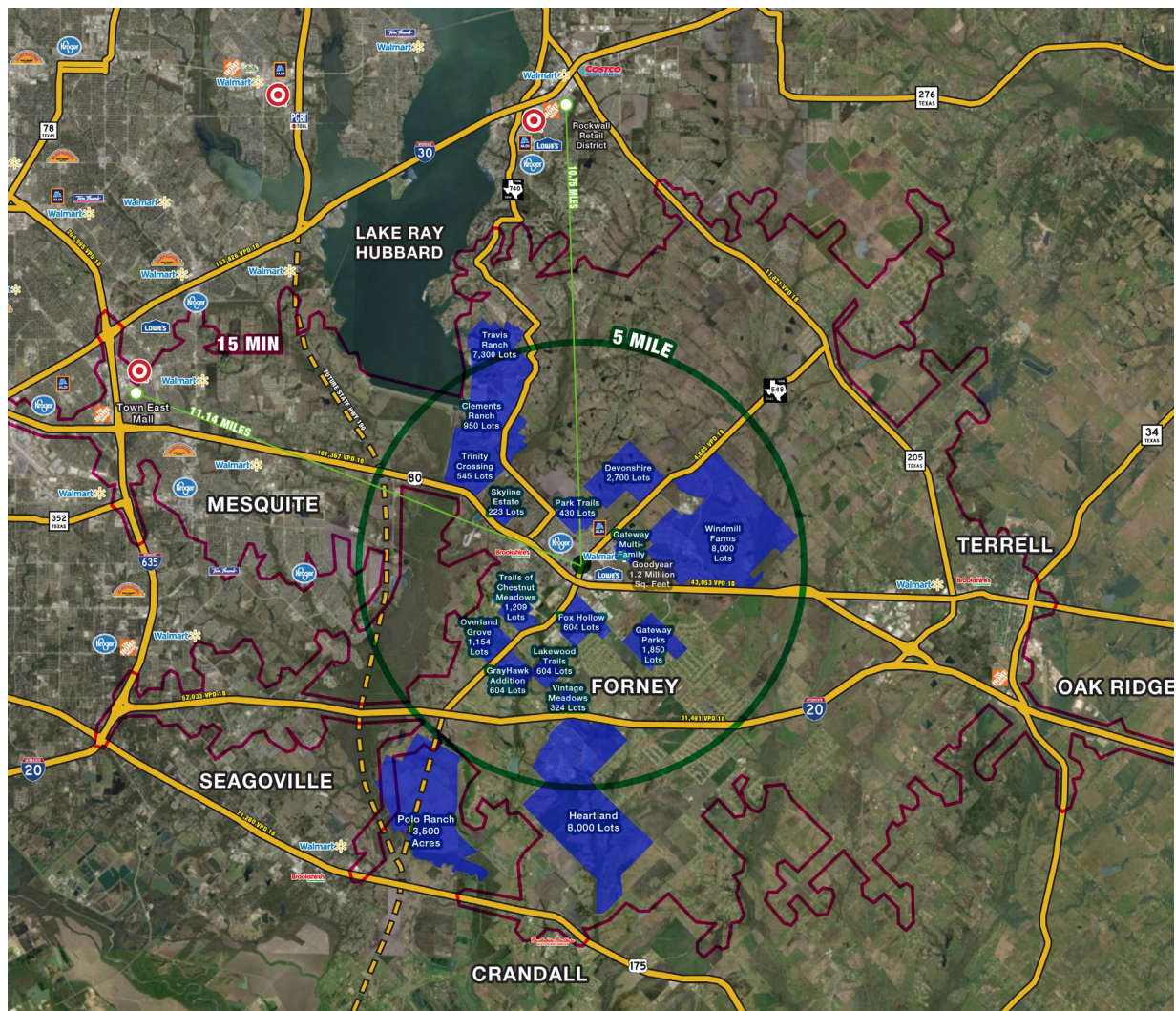
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**FORNEY  
MARKETPLACE  
NORTH  
AVAILABLE  
±4.36 ACRES**



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## 2019 Demographic Summary

	3 Miles	5 Miles	7 Miles	15 Min
Total Population	35,673	54,749	84,245	181,438
Avg HH Income	\$102,080	\$103,128	\$105,070	\$84,511
Med HH Income	\$85,011	\$84,723	\$85,482	\$63,534
2024 Est. Population	46,998	74,783	108,075	210,582

## 2019 Kaufman County Demographics

Population	129,103
Avg HH Income	\$85,163
Med HH Income	\$66,740
2024 Est. Population	152,652

## Traffic Counts

US Hwy 80	51,587 vpd
FM 548	18,664 vpd

Source: CoStar 2018



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## 2019 Primary Trade Area Demographics

Population	111,986
Avg HH Income	\$97,437
Med HH Income	\$74,750
2024 Projected Population	137,330

## 2019 City of Forney Demographics

<b>Population</b>	<b>22,504</b>
<b>Avg HH Income</b>	<b>\$99,983</b>
<b>Med HH Income</b>	<b>\$82,646</b>
<b>2024 Projected Population</b>	<b>29,220</b>

## 2019 City of Terrell Demographics

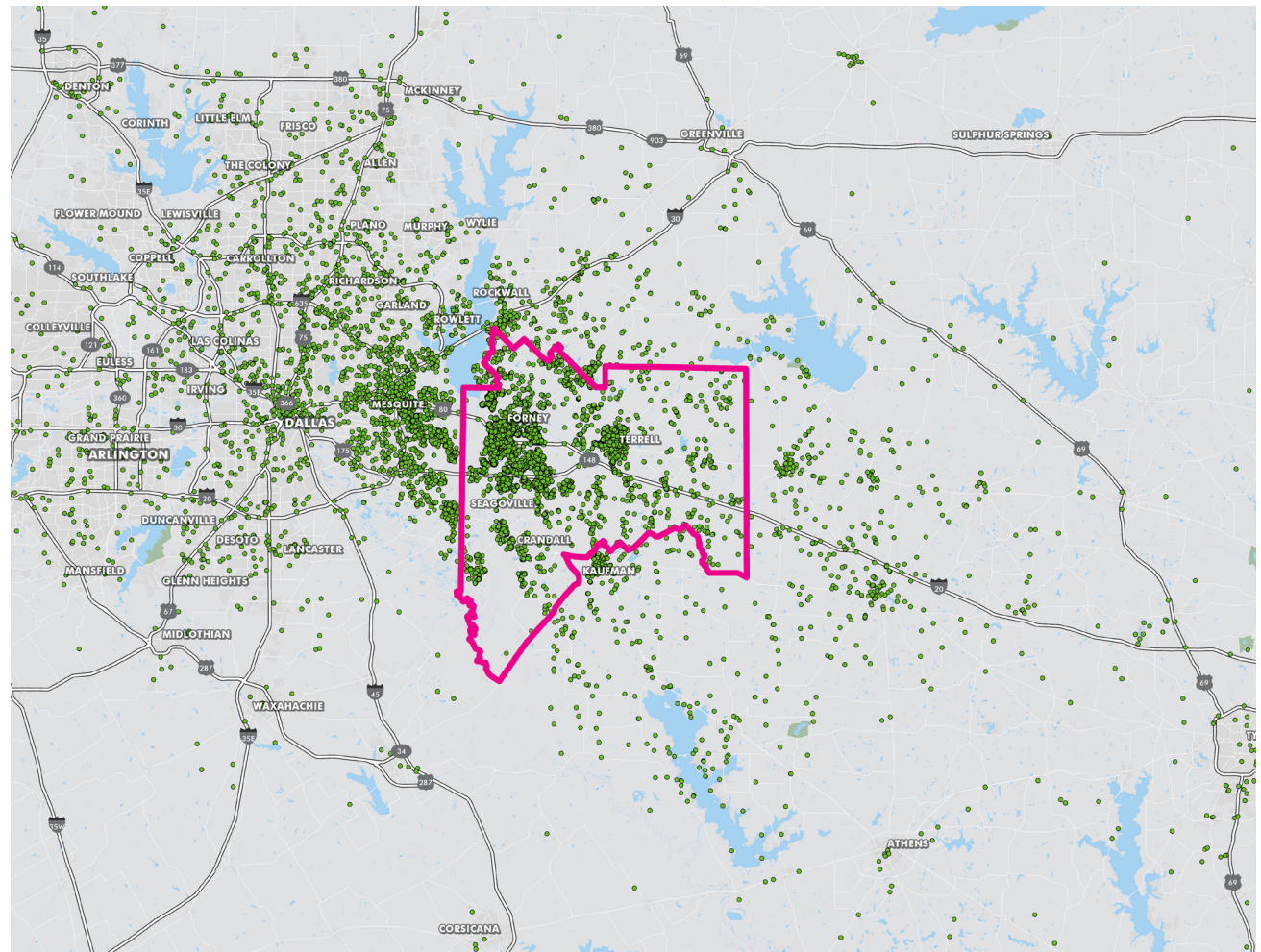
Population	16,564
Avg HH Income	\$60,933
Med HH Income	\$45,763
2024 Projected Population	17,429

## 2019 City of Kaufman Demographics

Population	6,873
Avg HH Income	\$62,124
Med HH Income	\$53,024
2024 Projected Population	6,872

## 2019 City of Crandall Demographics

Population	3,294
Avg HH Income	\$77,969
Med HH Income	\$653211
2024 Projected Population	3,503



## CONTACT US

## Lou Miranda

Senior Vice President  
214 252 1192  
lou.miranda@cbre.com

## Reeves Atkins

Associate  
214 252 1073  
reeves.atkins@cbre.com

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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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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	