

**1001 Travis Ranch Blvd
Forney, TX**

**4,883 SF Office/Retail
Residential Dense Area
Just off Highway 80**



**ROD HOLLAND REAL ESTATE TEAM
KELLER WILLIAMS**

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1001 Travis Ranch Blvd, Forney, TX

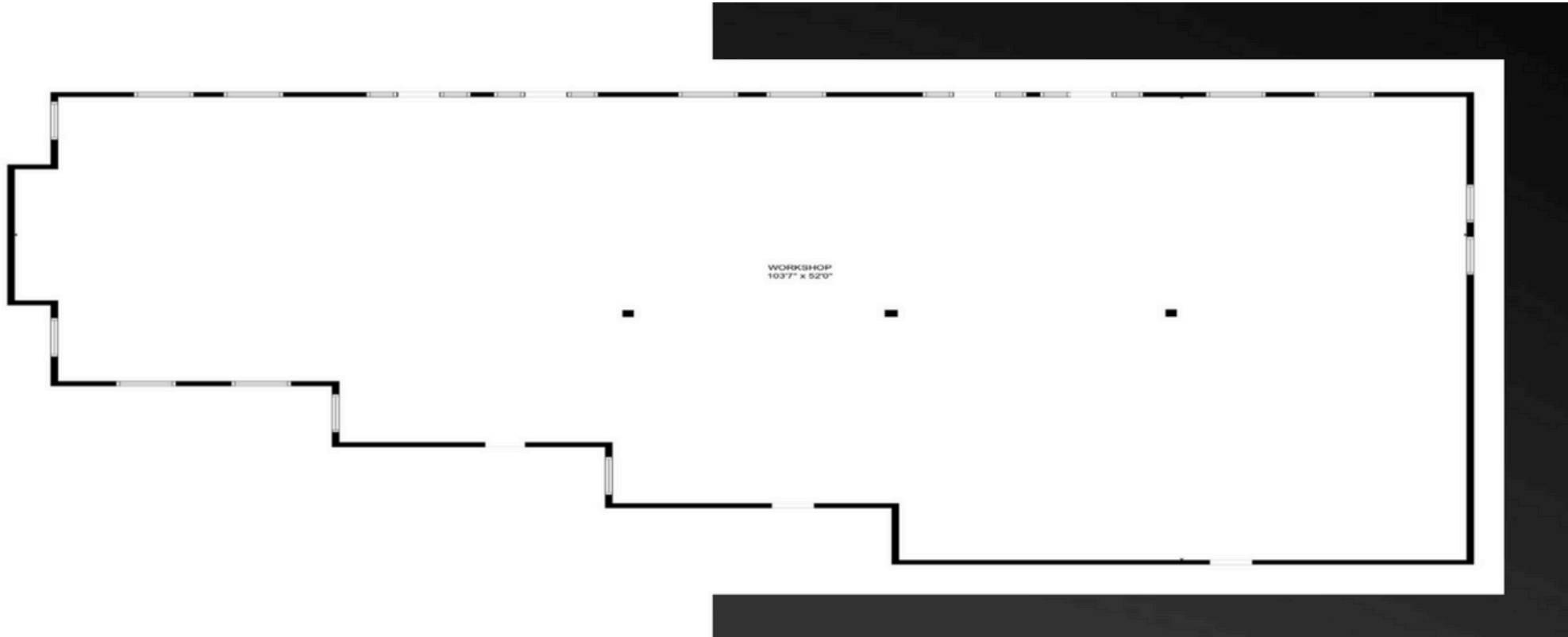
Property Overview

This 4,883 square-foot retail/office building is now available for sale in the thriving community of Forney, TX. It features an open floor plan, allowing for customizable space to meet your specific requirements. With four entrances, the building can be divided into multiple suites for leasing. Situated just two miles from Highway 80 and adjacent to the expansive 1,500-acre master-planned community of Travis Ranch, this property represents a prime investment opportunity in the nation's fastest-growing county. Due to the number of houses in this master-planned community, neighborhood services are in high demand.



1001 Travis Ranch Blvd, Forney, TX

Floorplan



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1001 Travis Ranch Blvd, Forney, TX

Retail Map

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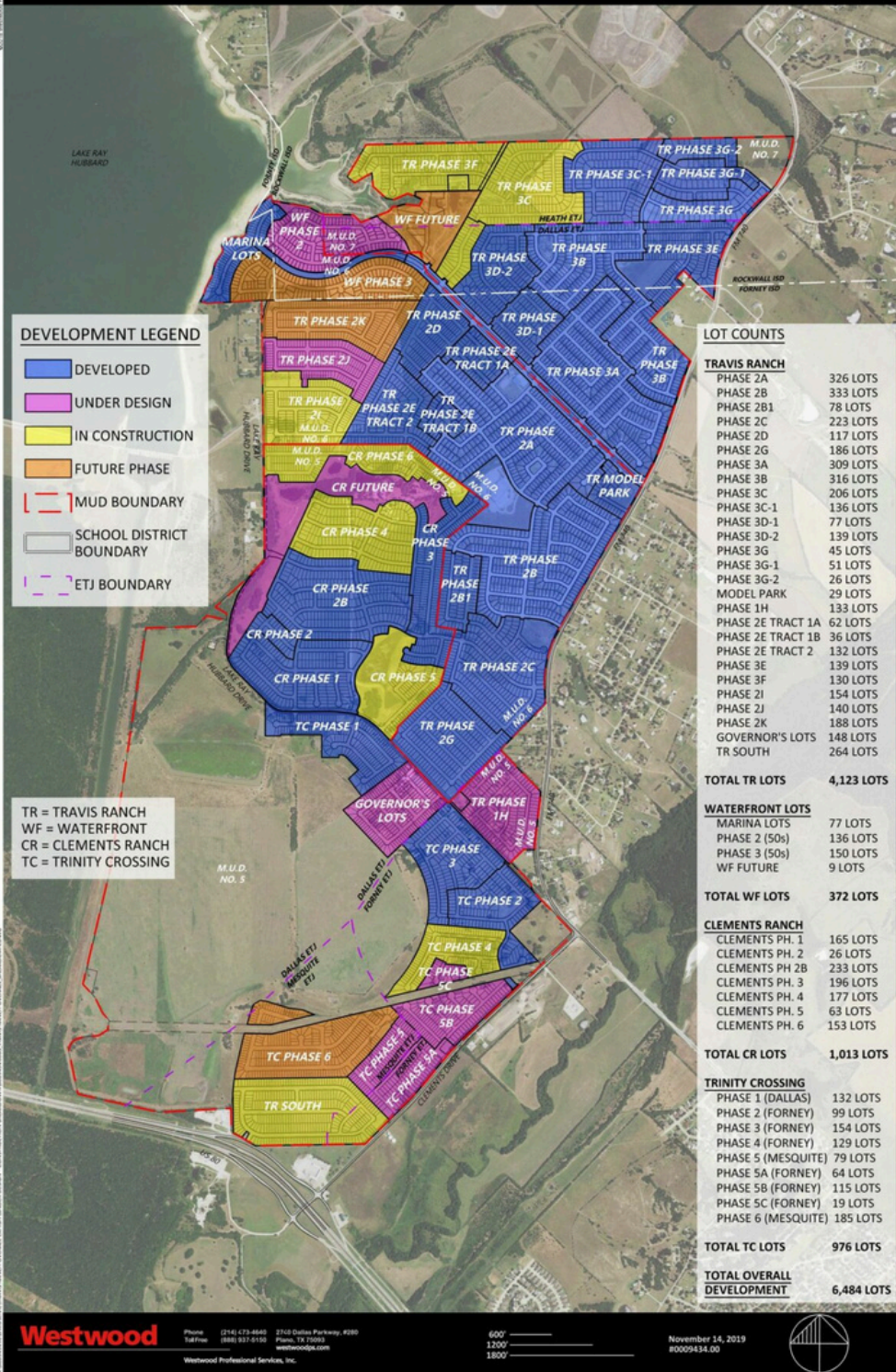
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The property is located just off Highway 80 with over 89,000 VPD.

TRAVIS RANCH DEVELOPMENT

HEATH ETJ, DALLAS ETJ, FORNEY ETJ, AND MESQUITE ETJ, TEXAS



Travis Ranch is a Master Planned Community with a spectacular view of Lake Ray Hubbard and in the distance, the skyline of Downtown Dallas. Residents enjoy a large community pool, a splash park, a spacious covered pavilion and tot lot, an in-line hockey rink, sports fields and a playground area. The new John M. Lewis Elementary School is located on-site and serves the residents of Travis Ranch which will give children a first-class education as they attend schools of the highly-acclaimed Forney ISD.



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Market Profile

1001 Travis Ranch Blvd, Forney, TX 75126

Drive Time: 5, 10, 15 minutes radii

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	3,697	15,108	73,192
2020 Total Population	9,767	27,357	101,976
2020 Group Quarters	0	82	205
2024 Total Population	16,593	37,471	125,867
2024 Group Quarters	0	83	201
2029 Total Population	20,611	46,559	161,276
2024-2029 Annual Rate	4.43%	4.44%	5.08%
2024 Total Daytime Population	11,210	32,602	112,333
Workers	1,454	11,319	46,424
Residents	9,756	21,283	65,909
Household Summary			
2010 Households	1,252	5,059	24,791
2010 Average Household Size	2.95	2.99	2.95
2020 Total Households	3,071	8,860	33,579
2020 Average Household Size	3.18	3.08	3.03
2024 Households	5,216	12,077	41,538
2024 Average Household Size	3.18	3.10	3.03
2029 Households	6,545	15,164	53,561
2029 Average Household Size	3.15	3.06	3.01
2024-2029 Annual Rate	4.64%	4.66%	5.22%
2010 Families	1,046	4,119	19,362
2010 Average Family Size	3.23	3.33	3.36
2024 Families	4,283	9,717	32,168
2024 Average Family Size	3.55	3.47	3.43
2029 Families	5,294	12,040	41,475
2029 Average Family Size	3.55	3.46	3.41
2024-2029 Annual Rate	4.33%	4.38%	5.21%
Housing Unit Summary			
2000 Housing Units	395	3,050	18,012
Owner Occupied Housing Units	85.6%	80.6%	67.4%
Renter Occupied Housing Units	9.1%	14.6%	26.7%
Vacant Housing Units	5.3%	4.9%	5.9%
2010 Housing Units	1,313	5,326	26,439
Owner Occupied Housing Units	83.6%	79.3%	68.5%
Renter Occupied Housing Units	11.7%	15.6%	25.2%
Vacant Housing Units	4.6%	5.0%	6.2%
2020 Housing Units	3,311	9,549	35,614
Owner Occupied Housing Units	79.5%	74.8%	66.1%
Renter Occupied Housing Units	13.3%	18.0%	28.2%
Vacant Housing Units	6.6%	7.2%	5.7%
2024 Housing Units	5,653	13,014	44,139
Owner Occupied Housing Units	84.6%	78.1%	69.7%
Renter Occupied Housing Units	7.7%	14.7%	24.4%
Vacant Housing Units	7.7%	7.2%	5.9%
2029 Housing Units	6,899	16,130	57,179
Owner Occupied Housing Units	87.9%	78.4%	72.2%
Renter Occupied Housing Units	7.0%	15.6%	21.5%
Vacant Housing Units	5.1%	6.0%	6.3%



73,192

2024
POPULATION
15 MIN



\$149,799

2024 AVG HH INCOME
15 MIN



44,139

2024 HOUSEHOLDS
15 MINUTES



60,994

2024 EMPLOYEES
15 MIN UTES



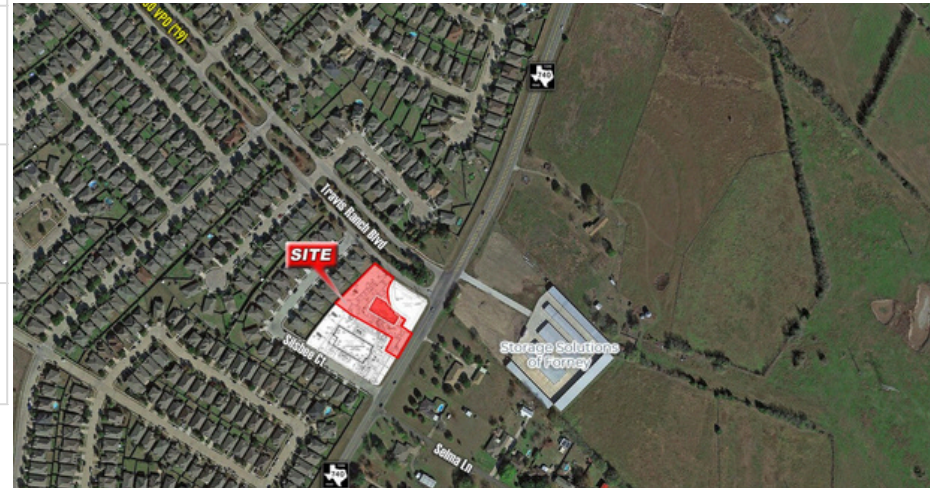
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Property Summary

Location	1001 Travis Ranch Blvd, Forney, TX 75126
Zoning	Outside of City Limits
Size	4,883 SF
Acres	0.78
Year Built	2021



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ROD
HOLLAND
Real Estate
GROUP



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

<u>Keller Williams Rockwall</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>535327</u> License No.	<u>klrw552@kw.com</u> Email	<u>972-772-7000</u> Phone
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<u>Judy Kurtz</u> Sales Agent/Associate's Name	<u>0436159</u> License No.	<u>judy@rodholland.com</u> Email	<u>469-323-0485</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date