

# Forney Retail Center



## Forney Retail Center

104 & 108 E U.S. Highway 80, Forney, TX 75126



### OFFERING SUMMARY

Available SF: 1,051 - 1,680 SF

Lease Rate: \$16.00 SF/yr (NNN)

Lot Size: 3.53 Acres

Building Size: 31,160 SF

Submarket: Forney

### PROPERTY OVERVIEW

The Forney Center is a 31,160-square foot retail shopping center in Forney, Texas. It is located between a popular Applebee's and McDonalds. We currently have 2 spaces available.

### PROPERTY HIGHLIGHTS

- Fronting U.S. Hwy 80
- Excellent Visibility, Adjacent to National Retailers
- Building & Pylon Signage Available
- Shallow Bay Depths

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE
Suite 150	\$16.00 SF/yr	1,680 SF
Suite 175	\$16.00 SF/yr	1,051 SF

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Forney Retail Center



Property Name:	Forney Retail Center
Property Address:	104 & 108 E U.S. Highway 80, Forney, TX 75126
Property Type:	Retail
Lot Size:	3.53 AC
Building Size:	31,160 SF
Availability:	2 Spaces

## PROPERTY OVERVIEW

The site is developed with a 31,160 square foot retail center completed in two phases. Phase I was constructed in 2006 on 1.80 acres with 15,960 square feet of improvements. Phase II was constructed in 2008 on 1.73 acres with 15,200 square feet of improvements. The total site is 3.53 acres. There is approximately 164 feet of frontage along U.S. Highway 80 with two curb cuts into the parking lot from the westbound US-80 frontage road. There are approximately 215 parking spaces. The parking lot is well-lit with approximately eleven parking lot pole lights spaced over the entire property. The shopping center's shallow bay depths [70 to 80 feet] are optimum for small retail centers desiring maximum exposure. Tenant spaces range from 1,050 to 5,898 square feet. The buildings are brick and stucco with stone façade on the fronts of the buildings. The storefronts are glass and aluminum with metal awnings.

## LOCATION OVERVIEW

Forney Retail Center is located on the westbound U.S. Highway 80 Frontage Road just before Pinson Road [FM 740], in Forney, Texas. Forney is an eastern suburb of Dallas, and is located approximately nineteen miles east of downtown Dallas. Forney Retail Center fronts along U.S. Highway 80, adjacent to nationally recognized retailers including McDonald's, Applebee's, 7-Eleven, Taco Bell, Shell Gas Station, Chicken Express, Dickey's Barbecue, Best Western, and many others. The property is located one-half mile north from Downtown Forney, an area that is experiencing revitalization and influx of newer shops and



## LEASE HIGHLIGHTS

- Fronting U.S. Hwy 80
- Excellent Visibility, Adjacent to National Retailers
- Building & Pylon Signage Available
- Shallow Bay Depths

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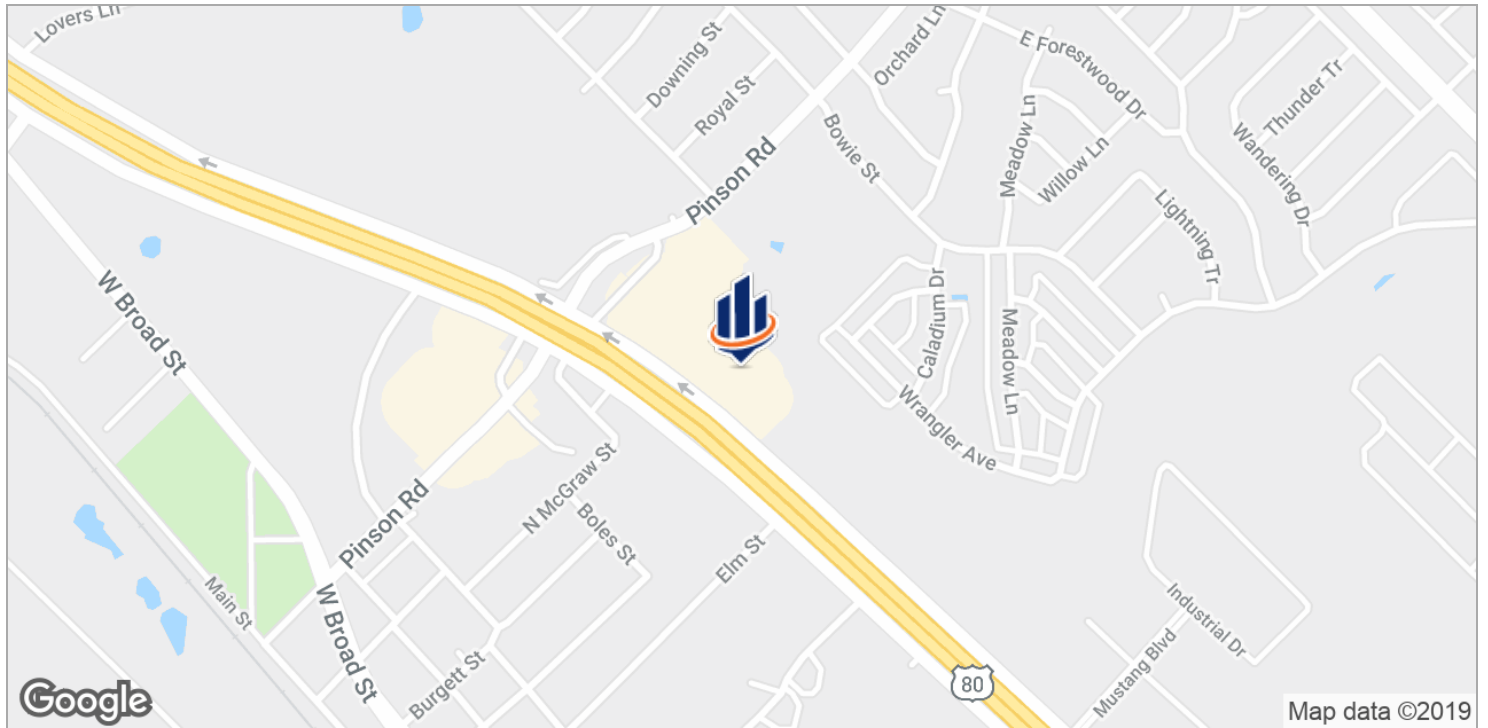


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## ADVISOR BIO 1



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### PROFESSIONAL BACKGROUND

Clint T. Montgomery has served as the Vice President of Management & Leasing for SVN | Trinity Advisors in Fort Worth, Texas since 2007. Montgomery brings more than 29 years of industry experience in property management to the team. He oversees the property management and leasing of a portfolio of approximately 2 million square feet of office, retail and office / warehouse properties. He also leases additional office properties not managed by SVN | Trinity Advisors.

Prior to joining SVN | Trinity Advisors, Montgomery served as Senior Vice President of Property Management for The Woodmont Company. While there, his responsibilities included overseeing the operation of the property management division, which included a staff of six property managers, two assistant property managers, the director of lease administration, nine administrative assistants, and 11 maintenance personnel. This division managed a portfolio of 44 retail and office properties of approximately 8,750,000 total square feet located across Texas and in eight other states. Montgomery also has served as Vice President of Property Management with two other regional firms.

As an active member of the industry, Montgomery has earned the Certified Property Manager [CPM] and Real Property Administrator [RPA] designations. Also, he is a past president of the Fort Worth Chapter of the Institute of Real Estate Management. Montgomery earned a Master of Business Administration in Finance and Real Estate from the University of Texas at Arlington.

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