



Availability

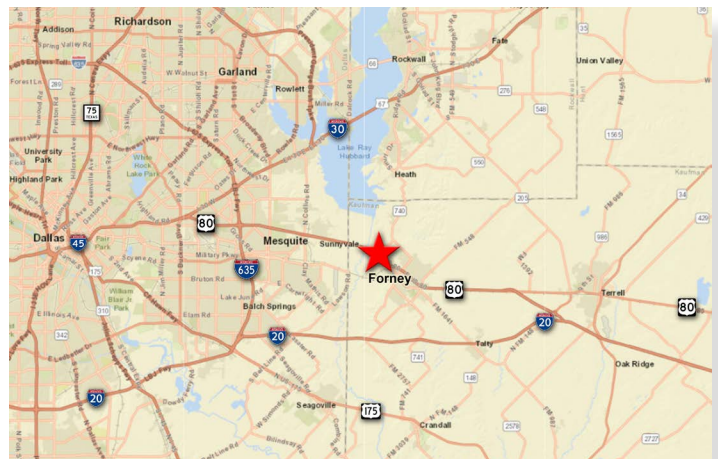
- Hard Corner Pad Site: ±1.86 AC
- Highway 80 Pad Sites: ±3.8 AC
- Clements Drive Pad Sites: ±10.25 Acres
- Call for Pricing

Property Highlights

Highly visible, easily accessible retail site at the gateway to Forney. Site is also at the main thoroughfare into Travis Ranch, a 1,700 acre master planned development.

Demographics

	1 mi.	3 mi.	5 mi.
2024 Population	3,448	37,610	94,617
2029 Proj. Pop	3,681	44,592	124,668
Avg HH Income	\$139,961	\$122,865	\$133,996



Traffic Counts

US Hwy 80: 80,923 VPD (TXDOT, 2023)
Clements Dr: 23,926 VPD (TXDOT, 2023)

For More Information:

Staton O Standridge • ss@standridge-co.com
15640 Quorum Drive, Addison, TX 75001
(214) 363-1998 • FAX (214)363-1997





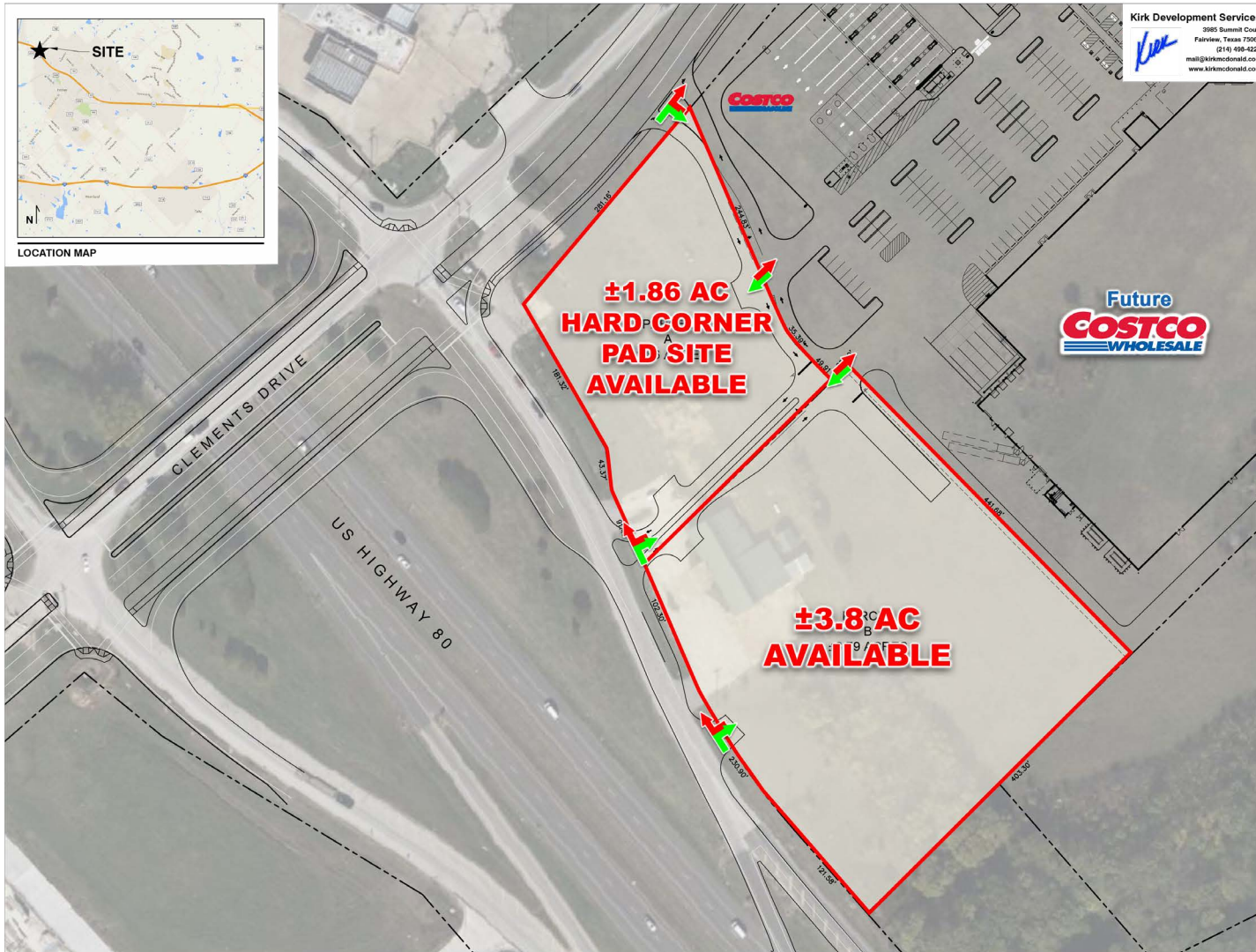
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Conceptual Site Plan



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Conceptual Site Plan



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www.kirkdevelopment.com

STANDRIDGE
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PROJECT INFORMATION

SITE AREA

RESTAURANT A PARCEL	±1.51 ACRES
RESTAURANT B PARCEL	±1.34 ACRES
RESTAURANT C PARCEL	±1.45 ACRES
RESTAURANT C PARCEL	±1.34 ACRES
RESTAURANT C PARCEL	±1.39 ACRES
MEDICAL OFFICE PARCEL	±1.67 ACRES
TOTAL	±10.25 ACRES

BUILDING AREA

RESTAURANT A	7,575 SF
RESTAURANT B	8,100 SF
RESTAURANT B	7,575 SF
RESTAURANT C	9,500 SF
RESTAURANT C	7,575 SF
RESTAURANT C	8,100 SF
MEDICAL OFFICE	15,600 SF
TOTAL	64,125 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROVIDED
RESTAURANT A	1/100 SF	76	91
RESTAURANT B	1/100 SF	81	82
RESTAURANT B	1/100 SF	76	74
RESTAURANT C	1/100 SF	96	113
RESTAURANT C	1/100 SF	76	71
RESTAURANT C	1/100 SF	81	81
MEDICAL OFFICE	1/200 SF	78	105
TOTAL		564	617

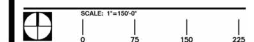
ZONING CLASSIFICATION
JURISDICTION: CITY OF FORNEY
EXISTING ZONING: TBV
REQUIRED ZONING: TBV

PROJECT NOTES
1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
2. THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
8/20/24	SCHEME 23	JM

FORNEY TX
US HIGHWAY 80 & CLEMENTS DRIVE



SCHEME 23



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:
 - 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.

_____ 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