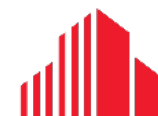


FOR SALE 3.637 AC

14700 WEST HIGHWAY 80

FORNEY, TX 75126



**CUSHMAN &
WAKEFIELD**

14700 WEST HIGHWAY 80

FORNEY, TX 75126

Asking Price: \$1,100,000

Property Features

- 780' Frontage on US Hwy 80
- Direct Access to on-ramp
- New Costco underway at hard corner of US-80 & FM 460/Clements Drive
- ETJ Land provides for flexible uses
- Water and Electricity to site



Property Highlights



Prime Location

The land site in Forney, TX, boasts excellent frontage on US-80, providing high visibility and easy access. This location is particularly advantageous as it is close to a new Costco under construction, which will attract significant foot traffic and boost the area's commercial appeal.



City & County Growth

Forney, located in Kaufman County, is experiencing rapid growth. The city's population has surged by over 80% since 2020, reaching approximately 43,196 residents in 2025

Kaufman County itself is seeing substantial development, making Forney a hotspot for residential, industrial, and retail expansion



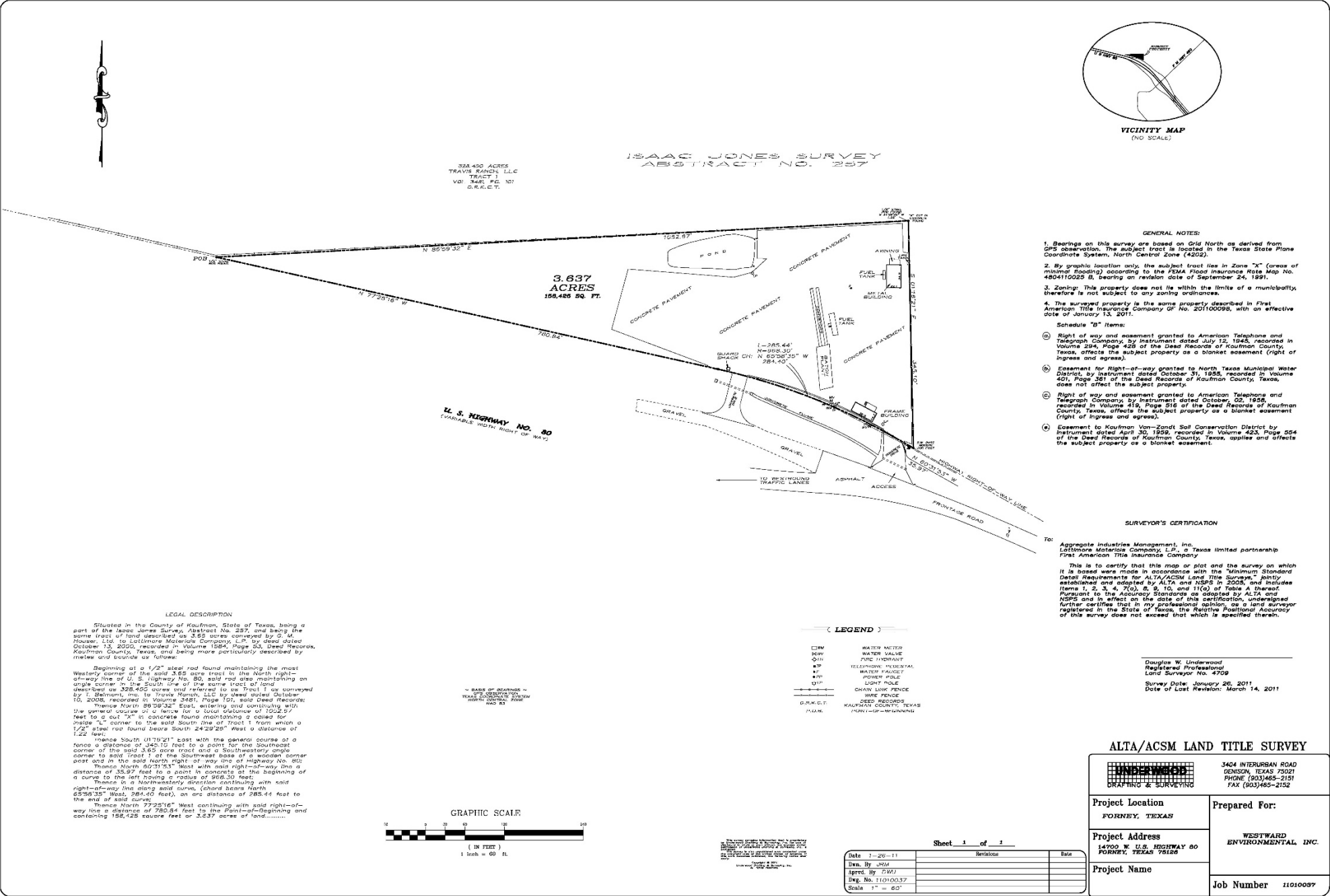
Traffic Volume

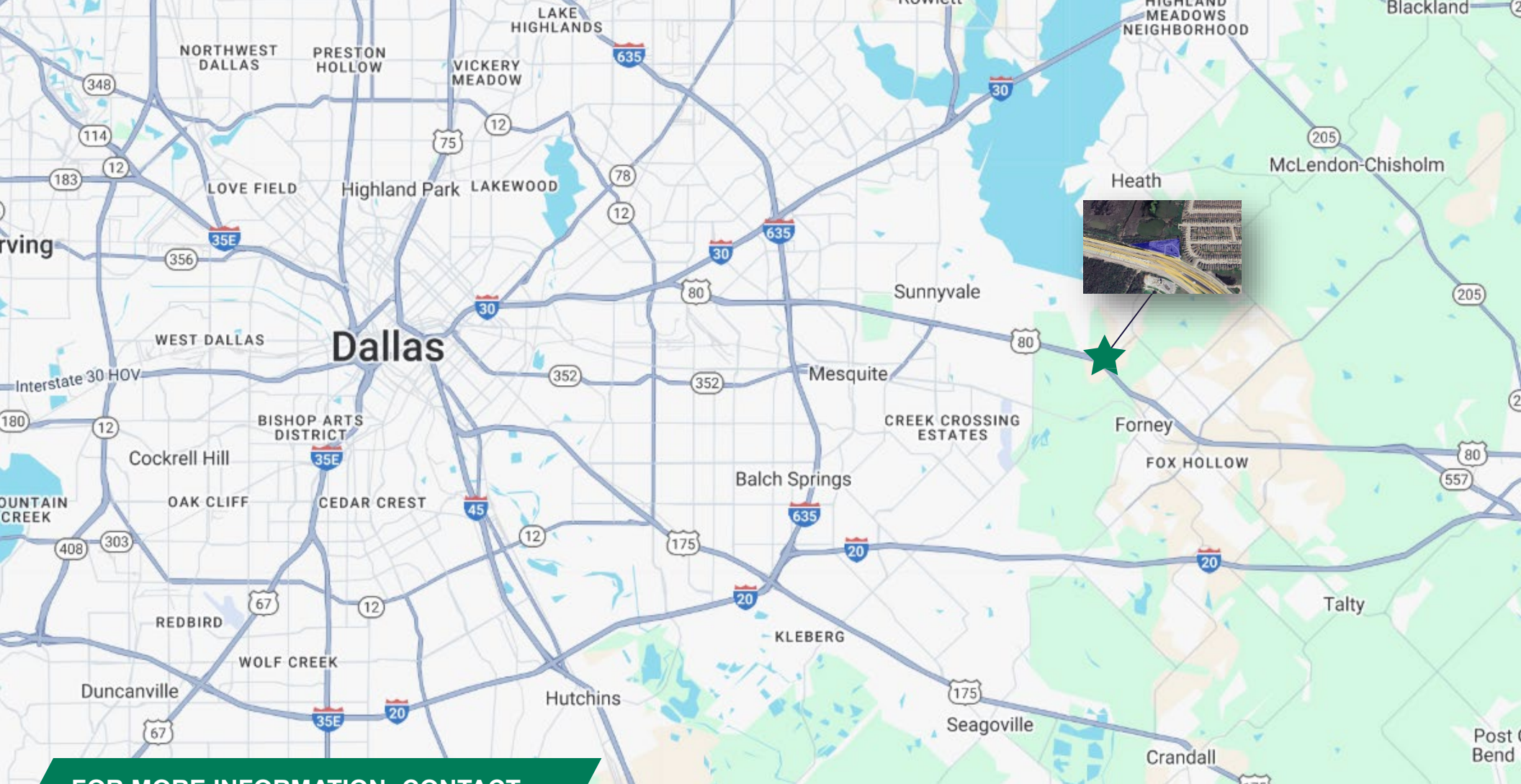
The intersection of US-80 and Clements Drive sees impressive daily traffic counts, with US-80 handling around 92,092 vehicles per day and Clements Drive accommodating approximately 23,926 vehicles per day

This high traffic volume ensures excellent exposure for businesses located on the site.

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FOR MORE INFORMATION, CONTACT:

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