

110.27 ACRES FOR SALE

PRIME I-20 CORRIDOR SITE

[CLICK HERE FOR
ADDITIONAL PHOTOS](#)



EXCLUSIVELY OFFERED BY



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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

EXISTING SURVEY & SITE INFORMATION

TOTAL AVAILABLE 110.27 ACRES

LOCATION

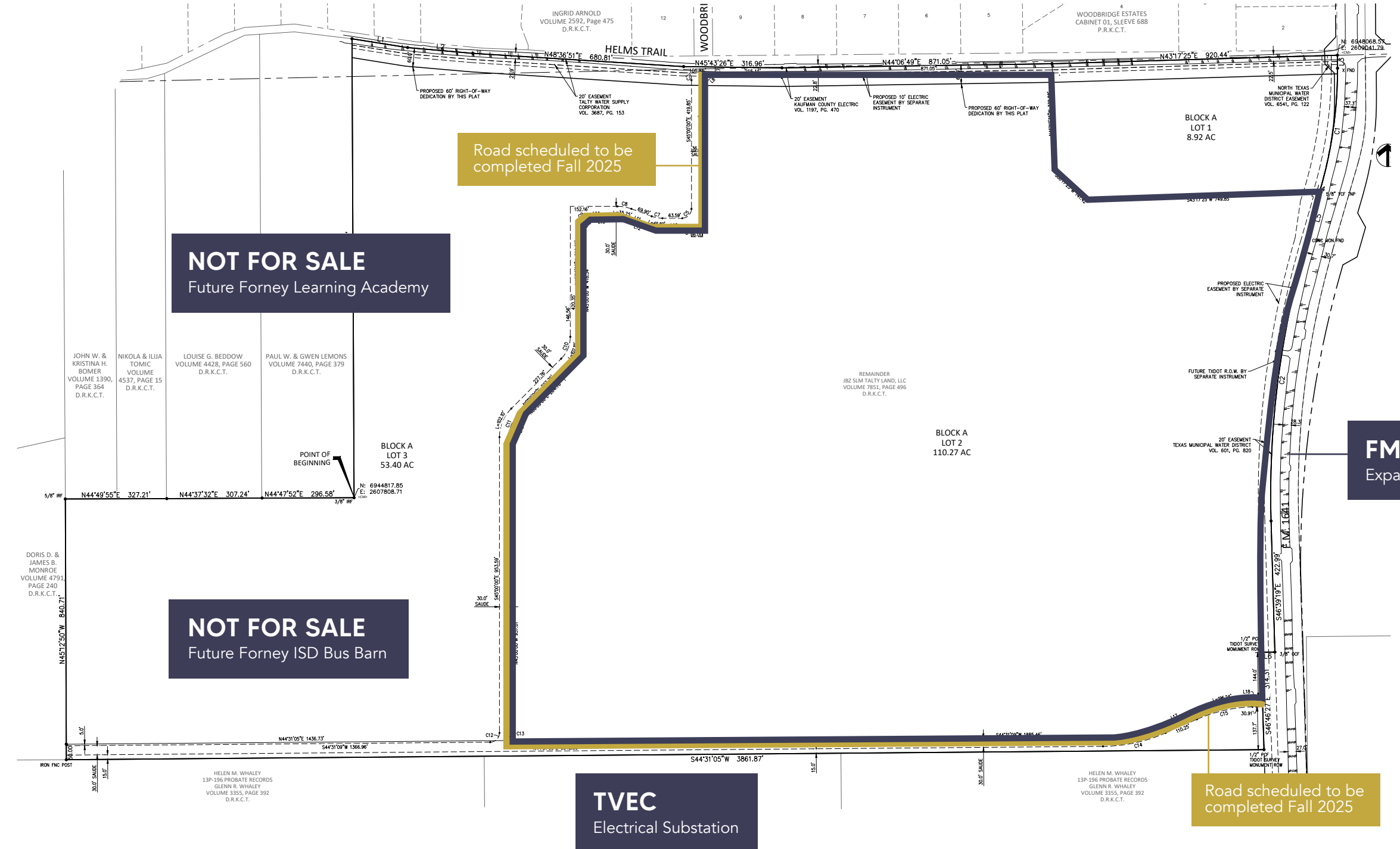
- Address: SW Corner FM 1641 & Helms Trail
- County: Kaufman
- City: Talty ETJ

UTILITIES

- Sewer: City of Forney
 - Up to .4M gallons per day allocated for subject property
- Water: Talty SUD
 - 12" line surrounding the subject property
- Electric: Trinity Valley Electric Cooperative (TVEC)
 - Existing substation bordering southern property line
- Gas: Atmos

IMPROVEMENTS

- Road scheduled to be built by Forney ISD - Shared access with Subject Property - to be completed Fall 2025



NOT FOR SALE
Future Forney Learning Academy

NOT FOR SALE
Future Forney ISD Bus Barn

Road scheduled to be completed Fall 2025

FM 1641
Expansion

TVEC
Electrical Substation

Road scheduled to be completed Fall 2025

LOCATION HIGHLIGHTS

STRATEGIC I-20 CORRIDOR LOCATION WITH EXCEPTIONAL ACCESS TO PEOPLE AND INFRASTRUCTURE



MESQUITE INDUSTRIAL MARKET
22.2M SF | 6.6% VACANT



GENERAL DYNAMICS



ALCOTT LOGISTICS STATION INDUSTRIAL PARK
4.7M BUILT WITHIN THE LAST 3 YEARS



MESQUITE AIRPORT

FUTURE POSI EXPANSION

80



GATEWAY RETAIL HOME DEPOT AND TARGET COMMITTED

GATEWAY INDUSTRIAL PARK
5.9M BUILT WITHIN THE LAST 3 YEARS

80

TERREL INDUSTRIAL PARK
6.6M SF | 0.7% VACANT



20

FUTURE I-9 EXPANSION

15 MILES TO I-635



5 MILES TO TERRELL

20 EAST TRINITY POINT INDUSTRIAL PARK
3.4M SF



- \$90,000 median household income
- 25,000 new homes planned
- Expected growth of 6,000 people per year
- 2nd fastest growing school district in TX
- Forney ISD top rated across DFW
- Forney is growing at 11.37% annually



- \$53,136 average household income
- 20,418 single family homes currently under construction
- 40,000 new residents expected over the next 5 years
- 13.8% job growth rate
- 16,887 new jobs projected over the next 5 years
- 63% labor force participation rate



- 18M SF of Industrial developed over last 10 years
- \$63,993 median household income
- 10,286 new single family homes planned
- 2,800 new jobs created
- 3.9% unemployment rate

STRATEGIC I-20 CORRIDOR LOCATION

NORTH AMERICAN LOGISTICS CENTRICITY

Dallas and its surrounding Dallas-Fort Worth metropolitan area offer a unique location with its centrality to the entire United States. Dallas is at the core of five major interstate highways and 19 state and federal highways, making 93 percent of the U.S. population accessible within 48 hours of Dallas by truck. (NFI)

TRUCK TRANSIT TIMES & POPULATION

RING	HOURS	MILES	% OF US POP SERVED
1	10	600	16%
2	24	960	37%
3	48	1,800	93%

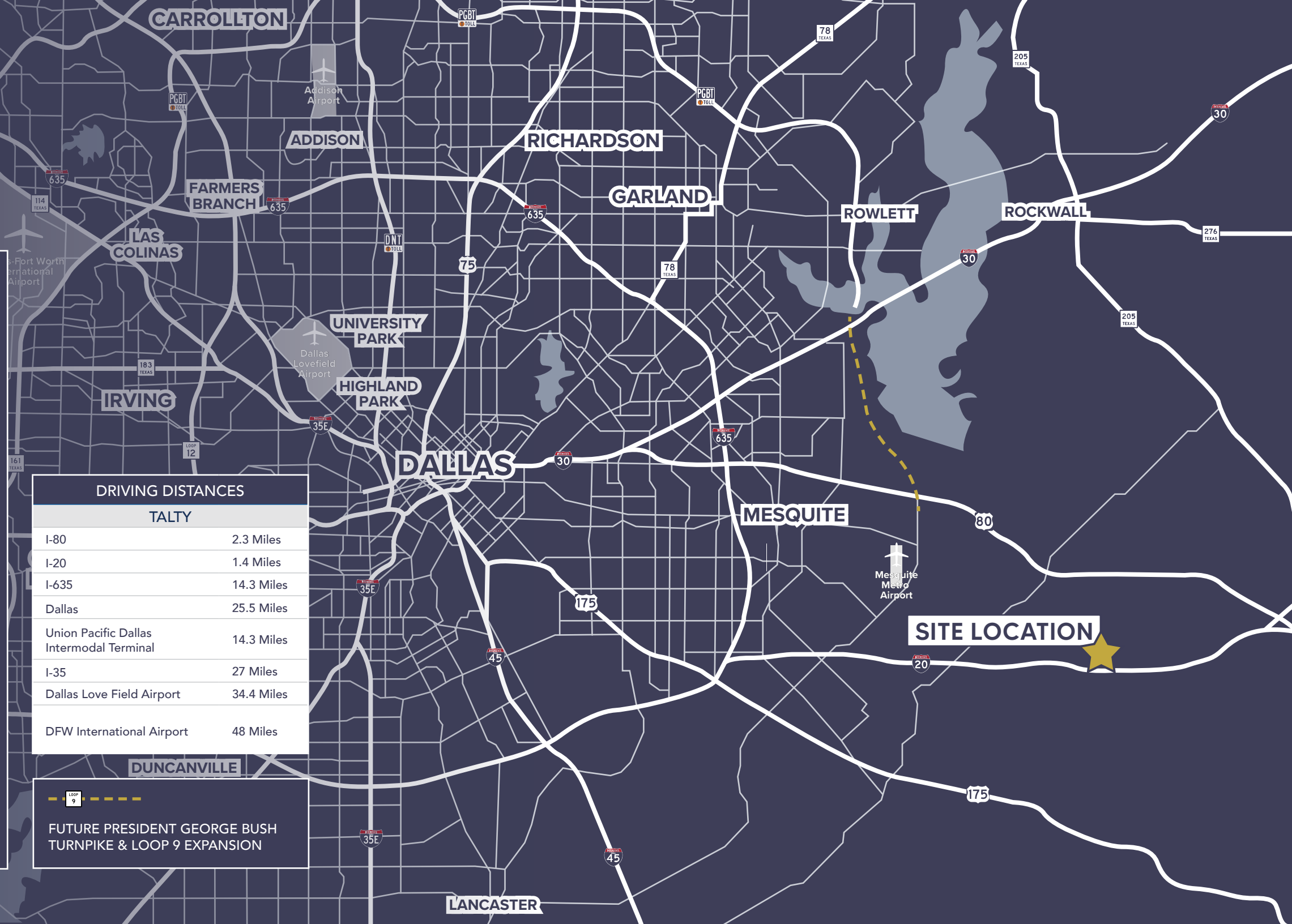


DRIVING DISTANCES

TALTY

I-80	2.3 Miles
I-20	1.4 Miles
I-635	14.3 Miles
Dallas	25.5 Miles
Union Pacific Dallas Intermodal Terminal	14.3 Miles
I-35	27 Miles
Dallas Love Field Airport	34.4 Miles
DFW International Airport	48 Miles

FUTURE PRESIDENT GEORGE BUSH TURNPIKE & LOOP 9 EXPANSION



NATIONAL

- Central location, excellent access to national and international thoroughfares makes DFW a critical gateway for the economy.
- I-20 and I-35 are a major trade intersections that provides access from Mexico to Canada (N to S) and California to Florida (W to E).
- Dallas is the ideal location for less than 2-day delivery to almost anywhere in the United States. The dramatic growth of ecommerce since 2020 has led Dallas to become one of the hottest markets for ecommerce distribution. (Shippers Group)
- 9.4% of America's manufacturing activity happens in Texas. (Independent Institute)
- As more companies bring manufacturing back to the United States, or at least closer to Mexico, the demand for warehousing and distribution services in the southern regions of the U.S., especially the Dallas market, will continue to grow. (Shippers Group)
- Asking rent in the Dallas area is still about 25% less than the average of the Top 20 U.S. Warehousing Market. (Dallas News)

REGIONAL

- Fuel costs are driving decisions to place inventories closer to customers. With forecasts of explosive population growth in Texas, more shippers are positioning inventories in the North Central region of the Texas. (Shippers Group)
- From 2010-2018, the Dallas-Fort Worth Metro ranked 1st internationally in industrial space expansion, while Houston was second. (ITS Logistics)
- Dallas and its surrounding Dallas-Fort Worth metropolitan area offer a unique location with its centrality to the entire United States. (NFI Logistics)

LOCAL

- Loop 9 construction will link the PGBT to Highway 80 and I-20, looping in the Mesquite market into the metroplex. (TxDOT)
- DFW: #1 NET JOB GROWTH: 235 (+5.9%) Trailing 12 Months (Jan 2023). (Newmark)
- More than 175 companies, including 50+ from California, have relocated their headquarters to DFW since 2010. (Newmark)
- Texas leads the nation in employees returning to the office. At 54%, the Dallas metro far surpasses the top 10 metro average of ±50%. (Kastle)
- East Dallas is a rapidly growing area for young families as they seek out more affordable housing options but still within the Dallas metroplex. (Dallasites101)

ACCESS TO PEOPLE

Occupation

Jobs | Median Hourly Earnings

Transportation, Storage, and Distribution Managers

4,990 | \$48.03

Logisticians

5,402 | \$35.23

Inspectors, Testers, Sorters, Samplers and Weighers

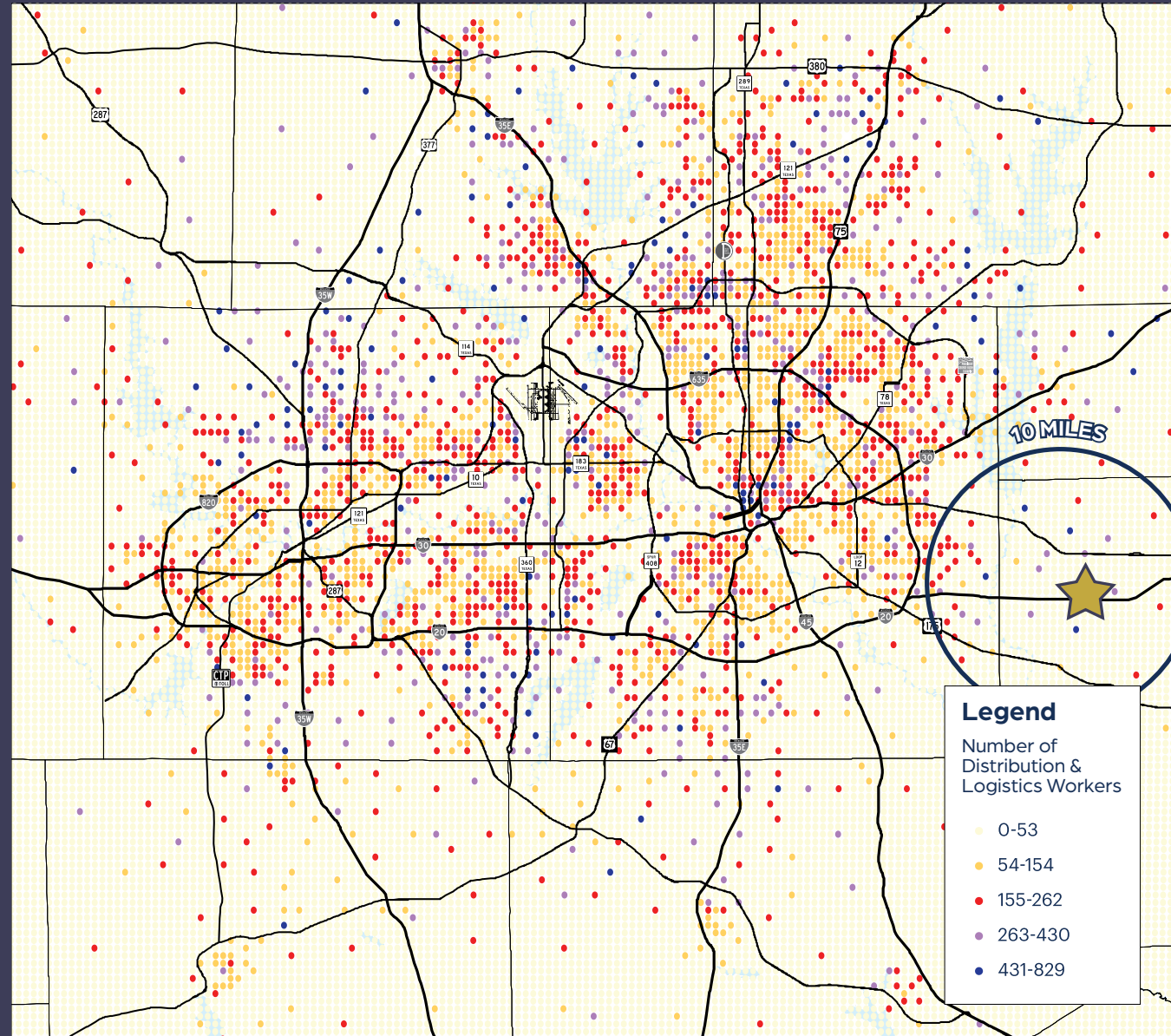
15,545 | \$18.02

Heavy and Tractor Trailer Truck Drivers

74,486 | \$23.03

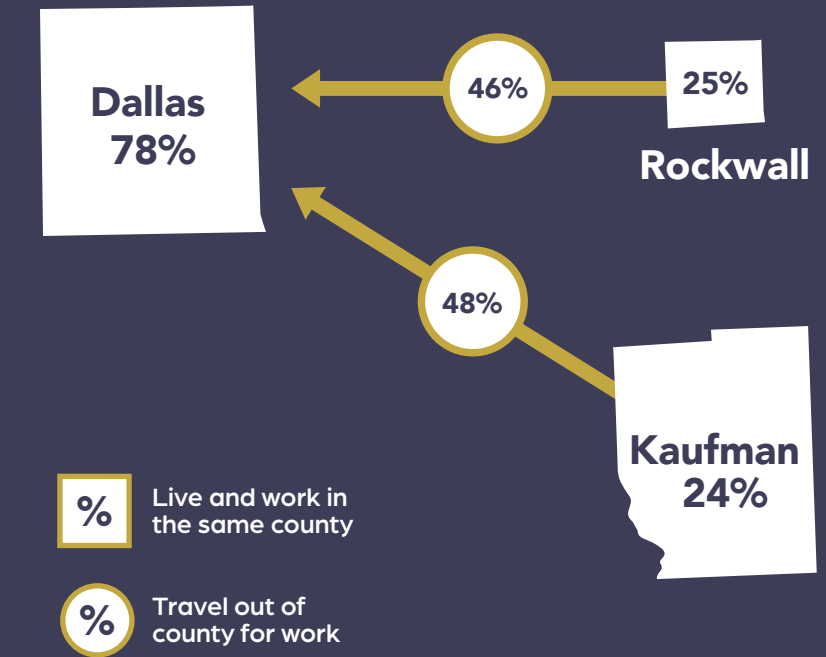
Packers and Packagers, Hand

4,990 | \$48.03



POPULATION STATISTICS

- East Dallas is within the deepest labor pool in DFW – over 1.3 million workers within 35-minute commute.
- Most “blue collar” jobs are currently commuting west to Mesquite/Garland/S. Dallas.
- Kaufman County and neighboring Rockwall County were the 7th and 10th, respectively, fastest growing counties in the US. Source: Census Bureau (Fastest Growing with a population over 100,000).
- Labor Interceptor: Kaufman County’s population is comprised of over 172,000 people. Within that population, currently over 48% of workers are traveling west bound into the core of Dallas for work. By creating viable jobs in the area, you will be able to pull from a labor-force that will see drive-times significantly diminish.



CONCEPTUAL SITE PLAN

INDUSTRIAL OR DATA CENTER

241,000 - 1,300,000 SF
AVAILABLE FOR BUILD TO SUIT

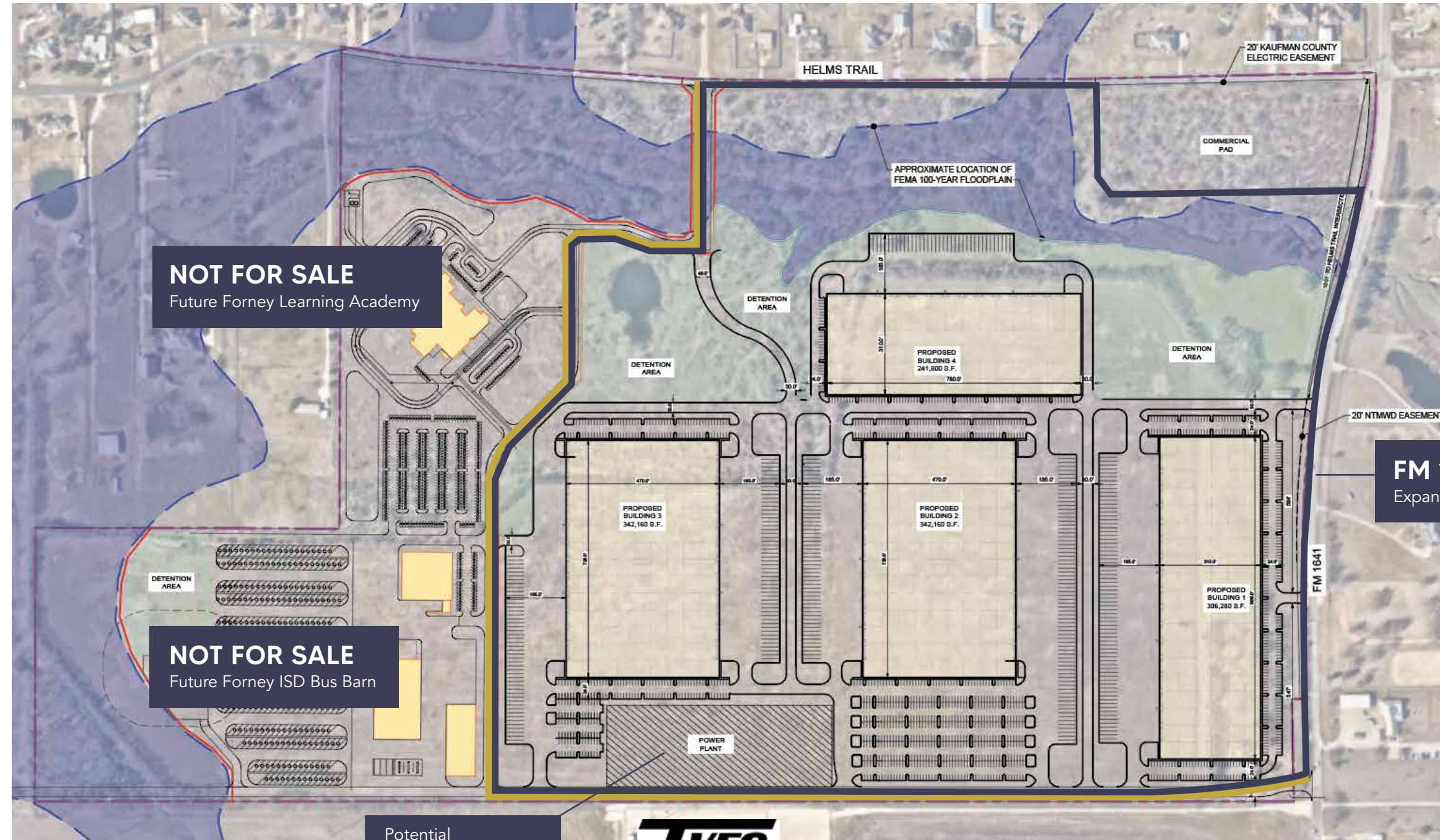
Willing to subdivide

Building design flexibility

Ample room for expandable configurations,
excess parking or on-site utilities

Ample Detention Area

Adjacent substation (TVEC) with ability to
expand on subject property



NOT FOR SALE
Future Forney Learning Academy

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Future Forney ISD Bus Barn

Potential
Substation Expansion

FM 1641
Expansion





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.

01-08-2024



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

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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