

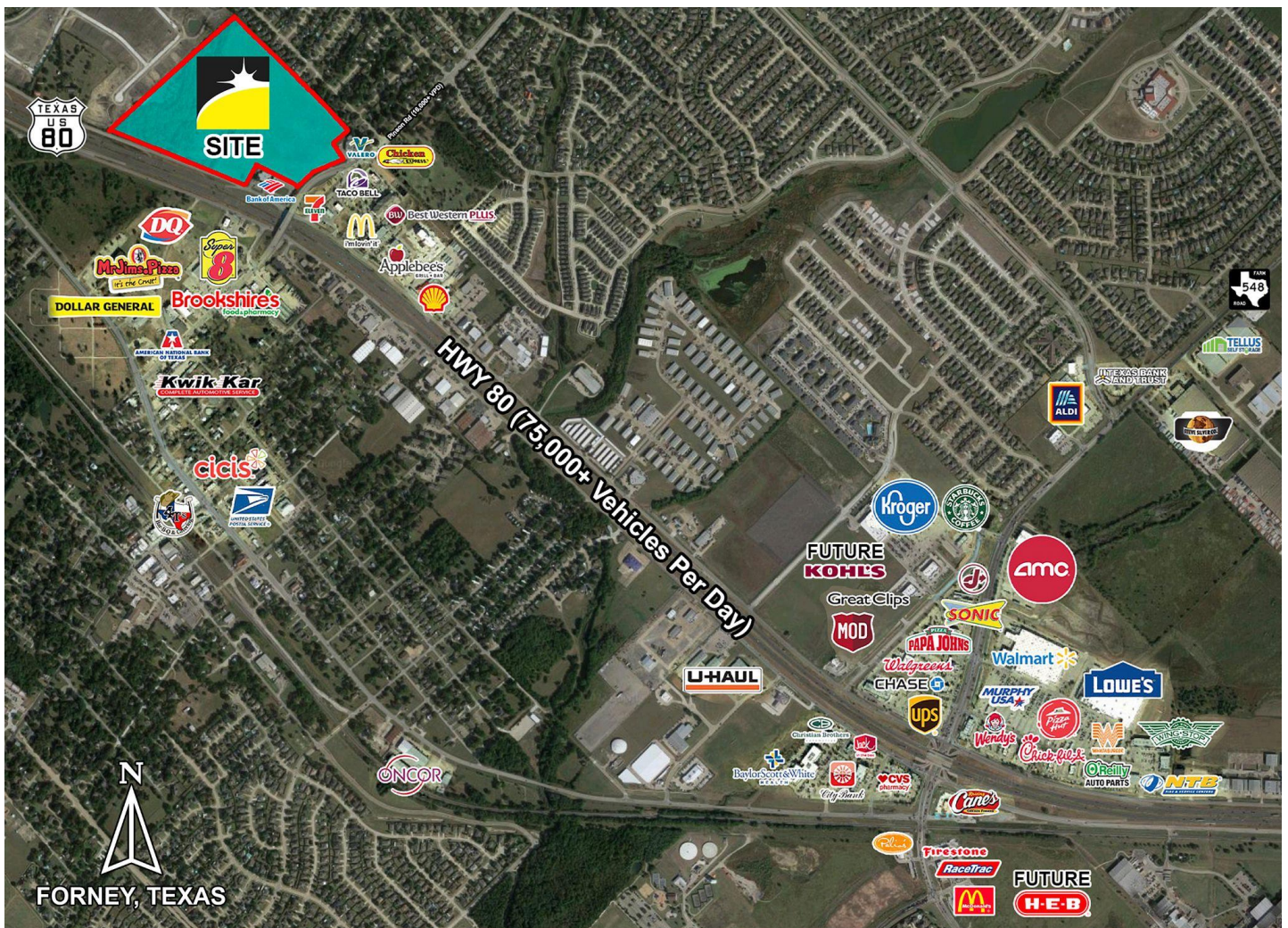
Retail Development Proposal

**40 Acres at Hwy 80 & Pinson Rd
Forney, TX 75126**



Prepared by:
Mani Jacob
Managing Partner
Beam Capital, LLC

Subject Property Trade Area



Subject Property

Property ID:

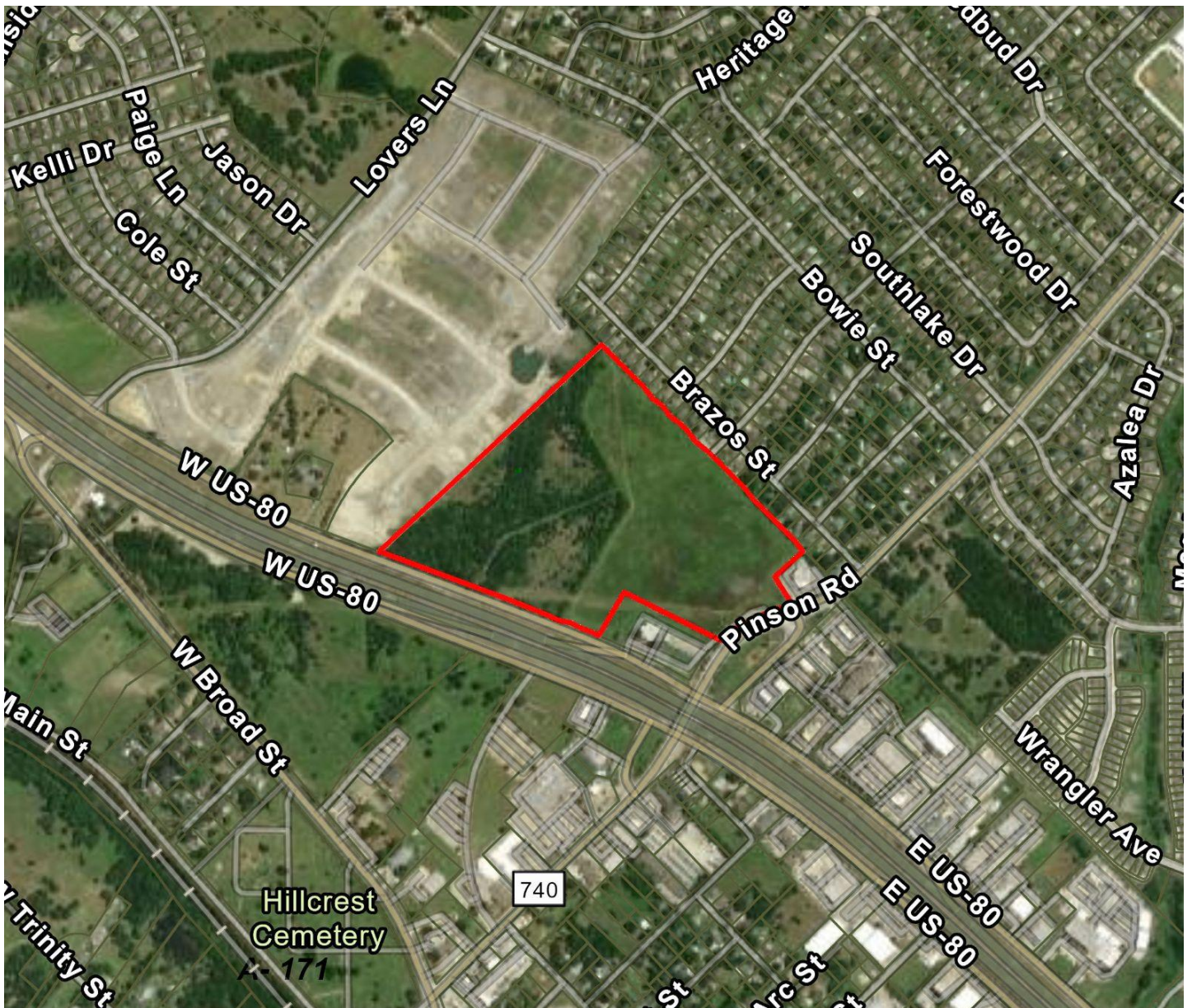
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Legal Description:

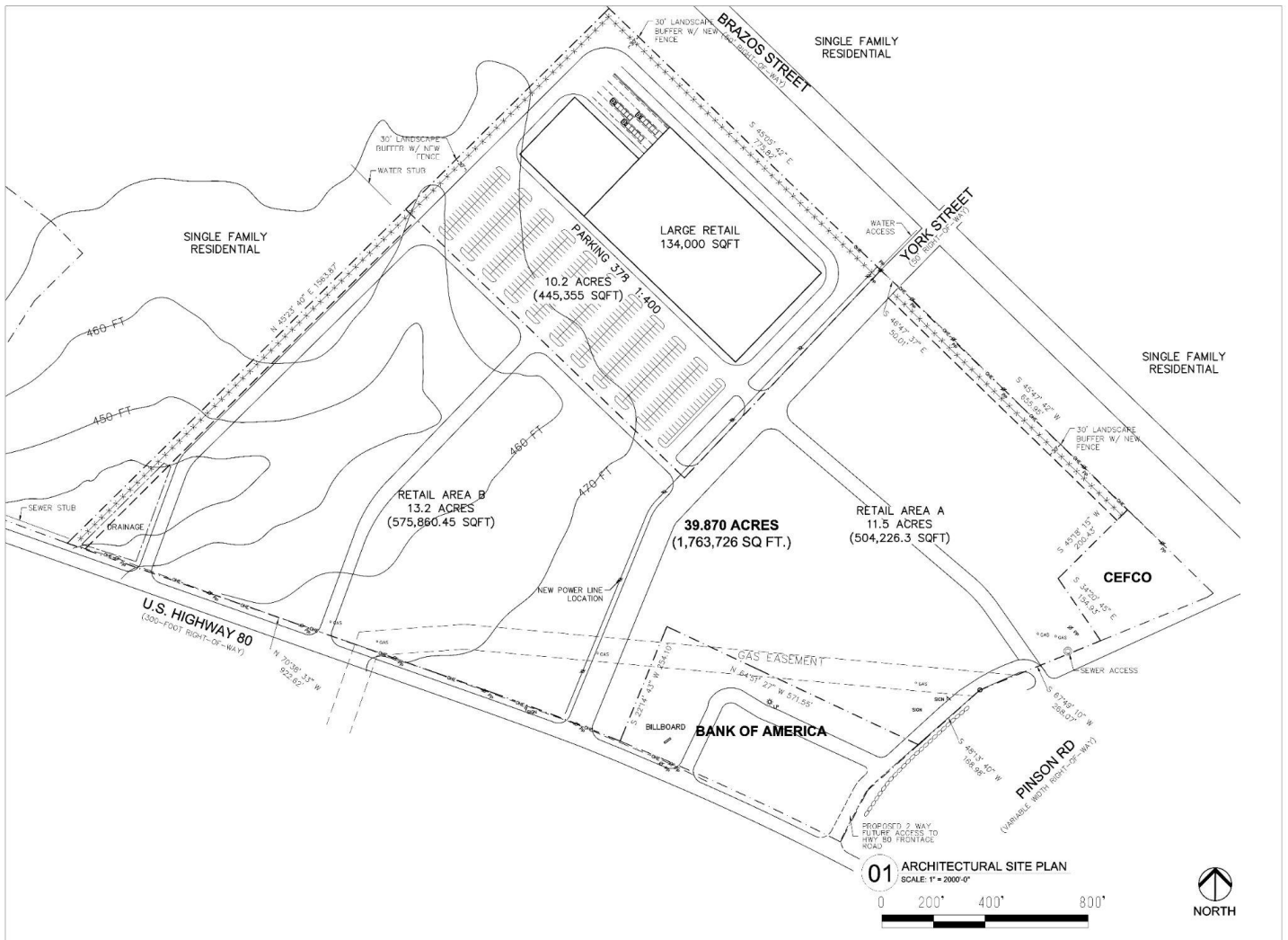
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Geographic ID:

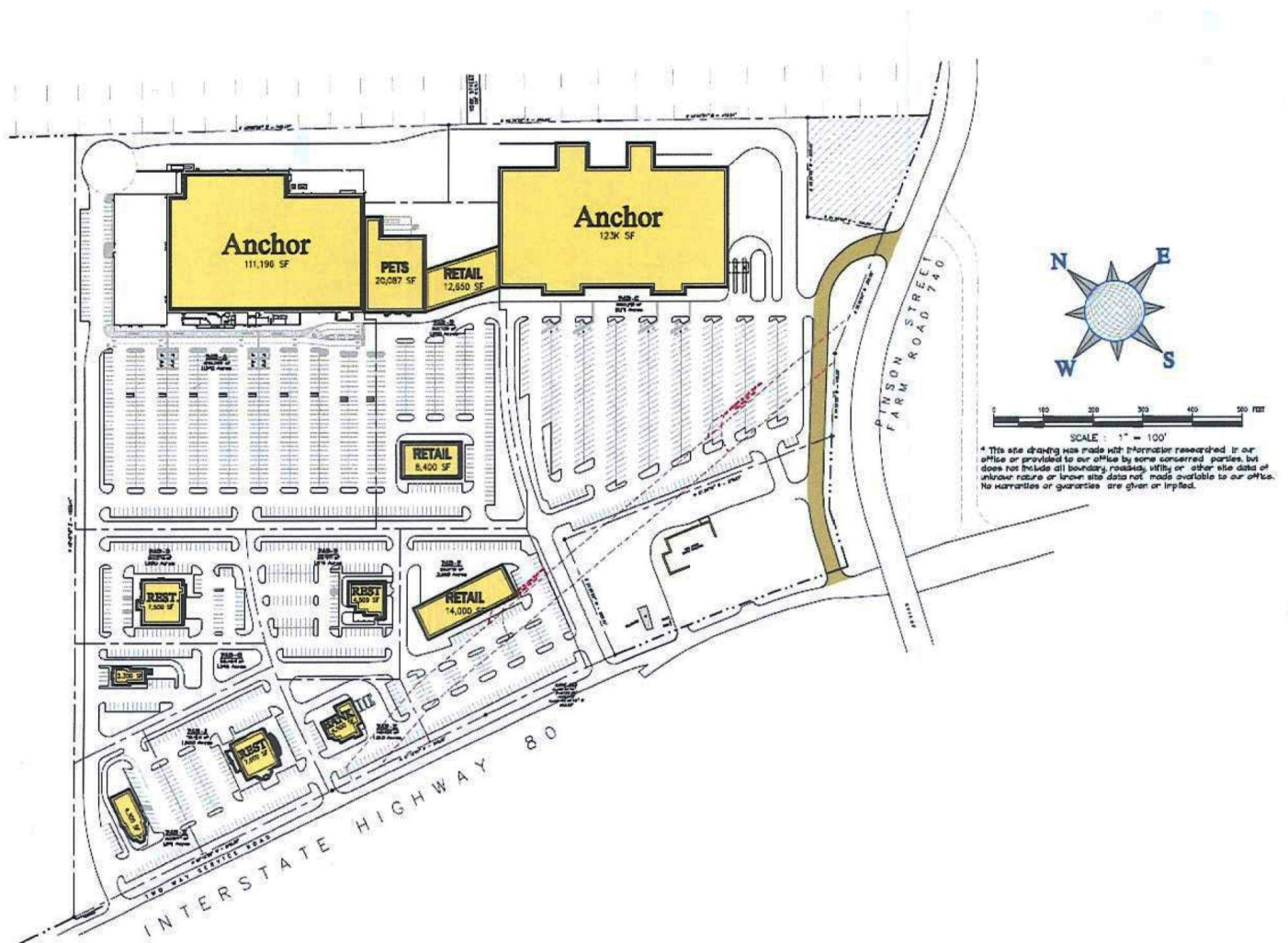
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Sample Architectural Site Plan



Alternate Sample Site Plan



Property Highlights

- US Highway 80 Frontage
 - 75,000+ vehicles per day
 - Ideal visibility
- Pinson Road
 - 16,000+ vehicles per day
- Large 40 Acre Property
 - Multiple retail opportunities
- Sewer, water, gas, and electrical lines to the property

City of Forney Highlights

- 3rd fastest growing county in Texas
- 6th fastest growing city in North Texas
- 2nd fastest growing school district in Texas
- ~6,000 people per year population growth
- \$102,716 Median Household Income
- 2023 Population Projection - 83,000
- 2025 Population Projection - 100,000
- 40,000+ planned new homesites in Forney area
- 5,000+ new homes annually
- 1.3m+ workforce within a 35-minute commute, plus more in greater DFW Metroplex
- \$431.6M Retail Leakage
- \$876M Retail Demand

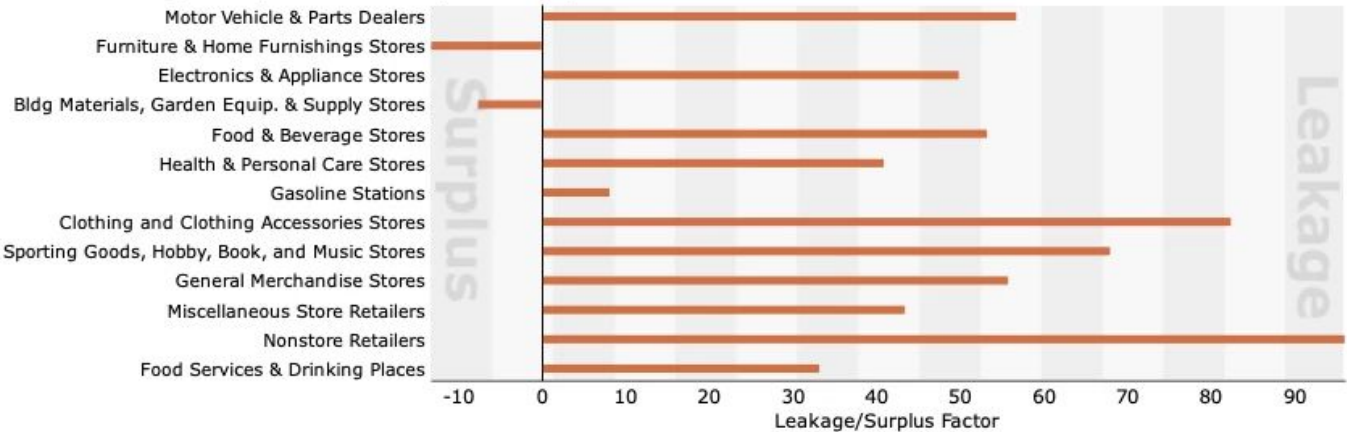
Sources: City of Forney, Forney Economic Development Corporation



Current Major Forney Retail

- Walmart Supercenter
 - Plus additional owned land by Wal-Mart Real Estate Business Trust
- Lowe's Home Improvement
- Kroger Marketplace
- Future Kohl's
 - Under construction
- Future H-E-B
 - H-E-B owned land site

Retail Leakage & Surplus



Current Major Forney Commercial

- Amazon Fulfillment Center
- Goodyear Tire Distribution
- Vistra Energy Corporation
- Smurfit Kappa Packaging
- Steve Silver Co. Furniture Distribution
- Multiple large-scale industrial developments in the Gateway Corridor

Forney Population Growth

Forney Custom Area
Population and Household Growth
2Q21 Current Quarter Estimates, Future Projections

Custom Trade Area

Population

2Q26 Projection*	145,035
2Q24 Projection*	122,668
2Q22 Projection*	97,439
2Q21 Estimate*	84,100
2010 Census	36,767
Growth 2010 - 2Q21	128.74%

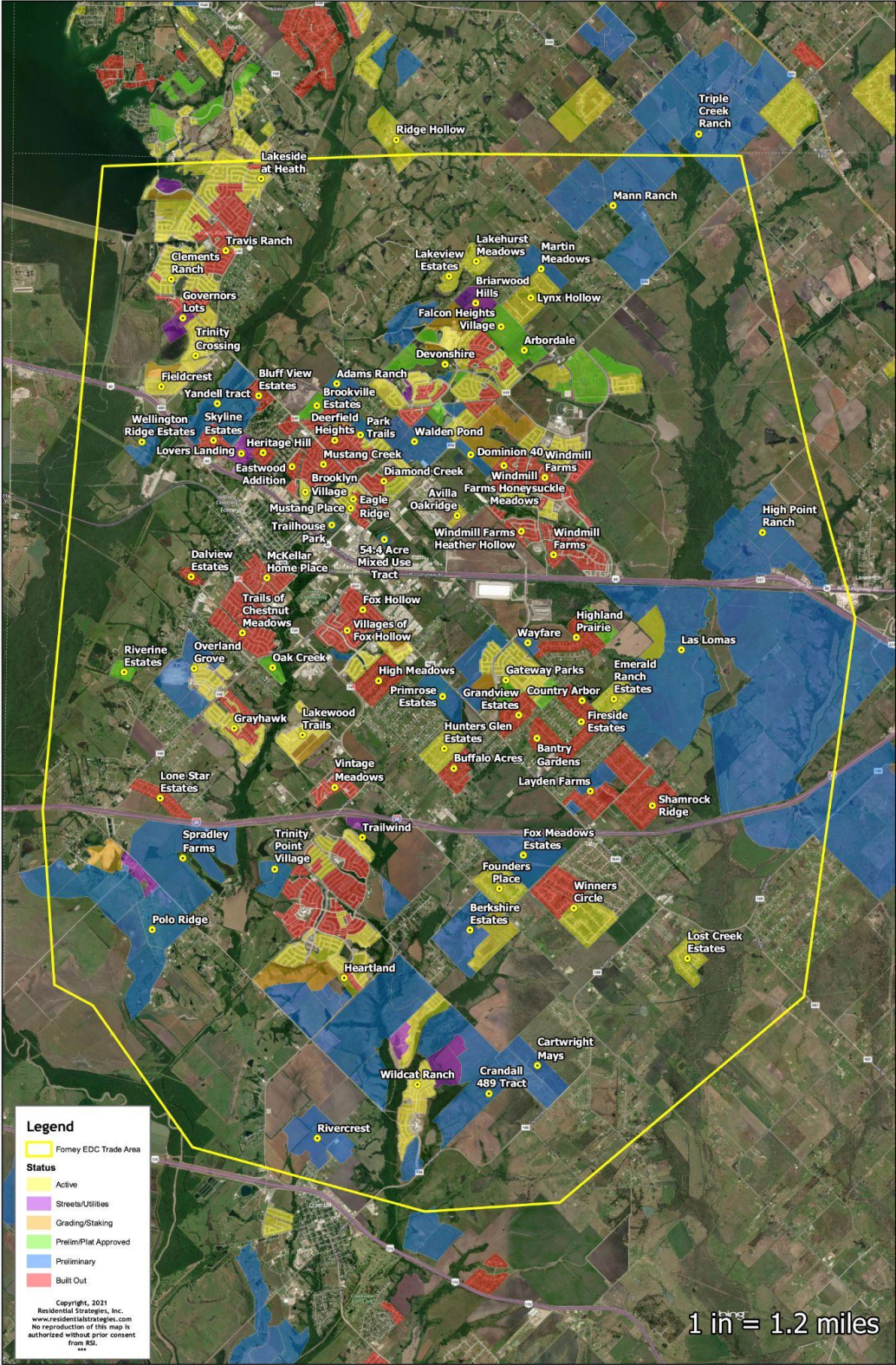
Households

2Q26 Projection*	45,897
2Q24 Projection*	38,819
2Q22 Projection*	30,835
2Q21 Estimate*	26,614
2010 Census	11,619
Growth 2010 - 2Q21	129.06%

New Home Activity

Annual New Home Starts	5,007
Annual New Home Closings	3,280
Vacant Lots	3,854
Lots Under Development	5,374
Preliminary/Future Lots	40,145
Total Potential Future Homesites	49,373
Median New Home Price	\$297,018
Total Single Family Lots	72,558

Forney New Home Activity



Forney Demographics



Demographic and Income Profile

Forney Trade Area_2021
Area: 104.34 square miles

Prepared by Esri

Summary	Census 2010		2021		2026	
Population	36,767		69,977		91,216	
Households	11,619		22,145		28,993	
Families	9,898		18,547		24,106	
Average Household Size	3.16		3.16		3.15	
Owner Occupied Housing Units	10,243		19,709		26,426	
Renter Occupied Housing Units	1,376		2,436		2,567	
Median Age	31.9		33.6		32.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	5.44%		1.54%		0.71%	
Households	5.54%		1.53%		0.71%	
Families	5.38%		1.49%		0.64%	
Owner HHs	6.04%		1.79%		0.91%	
Median Household Income	0.93%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,036	8.7%	1,241	4.7%	1,241	4.3%
\$15,000 - \$24,999	540	4.6%	657	2.4%	657	2.3%
\$25,000 - \$34,999	1,008	8.6%	1,304	4.6%	1,304	4.5%
\$35,000 - \$49,999	1,800	15.5%	2,240	8.1%	2,240	7.7%
\$50,000 - \$74,999	3,995	33.5%	4,933	18.0%	4,933	17.0%
\$75,000 - \$99,999	3,080	26.5%	3,953	13.9%	3,953	13.6%
\$100,000 - \$149,999	6,022	51.8%	8,043	27.2%	8,043	27.7%
\$150,000 - \$199,999	2,868	24.2%	4,121	13.0%	4,121	14.2%
\$200,000+	1,796	15.4%	2,502	8.1%	2,502	8.6%
Median Household Income	\$96,045		\$100,593		\$100,593	
Average Household Income	\$108,392		\$115,918		\$115,918	
Per Capita Income	\$34,319		\$36,873		\$36,873	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,201	8.7%	5,671	8.1%	7,783	8.5%
5 - 9	3,574	9.7%	5,866	8.4%	7,783	8.5%
10 - 14	3,610	9.8%	5,852	8.4%	7,710	8.5%
15 - 19	2,689	7.3%	5,010	7.2%	6,383	7.0%
20 - 24	1,589	4.3%	3,900	5.6%	4,703	5.2%
25 - 34	5,616	15.3%	10,219	14.6%	15,468	17.0%
35 - 44	6,336	17.2%	11,612	16.6%	14,990	16.4%
45 - 54	4,952	13.5%	8,729	12.5%	10,327	11.3%
55 - 64	3,010	8.2%	6,975	10.0%	7,812	8.6%
65 - 74	1,454	4.0%	4,215	6.0%	5,519	6.1%
75 - 84	581	1.6%	1,543	2.2%	2,225	2.4%
85+	153	0.4%	385	0.6%	514	0.6%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,411	80.0%	48,614	69.5%	59,721	65.5%
Black Alone	4,044	11.0%	11,639	16.6%	17,566	19.3%
American Indian Alone	245	0.7%	442	0.6%	614	0.7%
Asian Alone	475	1.3%	1,464	2.1%	2,022	2.2%
Pacific Islander Alone	9	0.0%	39	0.1%	61	0.1%
Some Other Race Alone	1,743	4.7%	5,404	7.7%	7,889	8.6%
Two or More Races	840	2.3%	2,375	3.4%	3,343	3.7%
Hispanic Origin (Any Race)	5,829	15.9%	16,811	24.0%	23,899	26.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

August 31, 2021



Forney Demographics

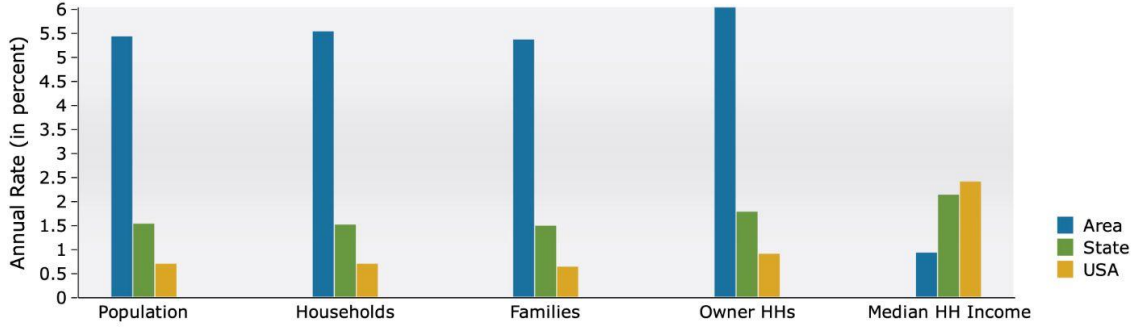


Demographic and Income Profile

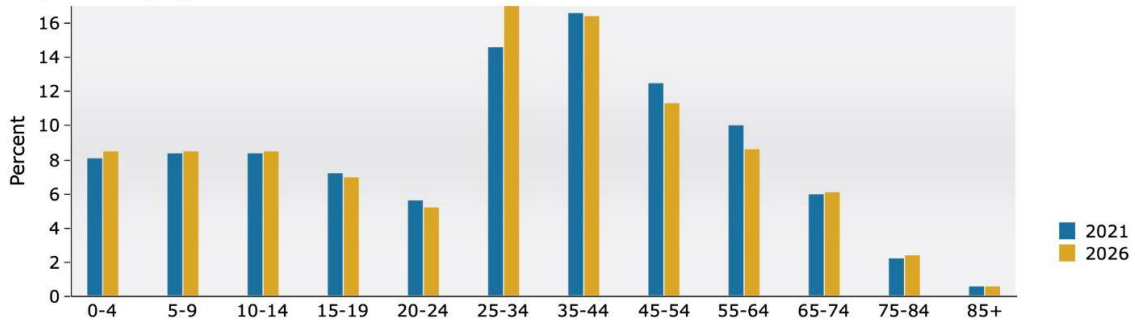
Forney Trade Area_2021
Area: 104.34 square miles

Prepared by Esri

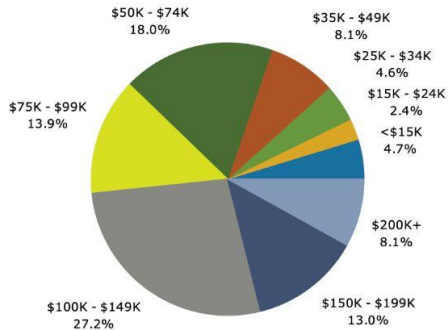
Trends 2021-2026



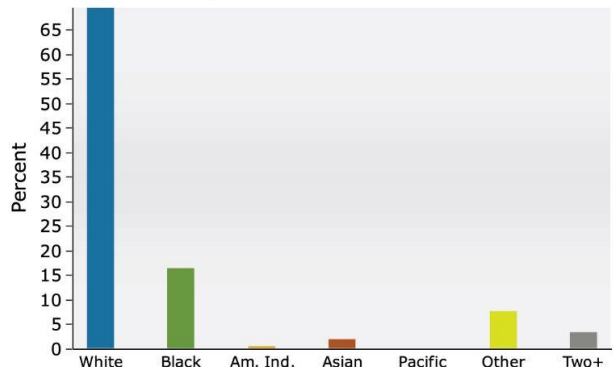
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 24.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

August 31, 2021



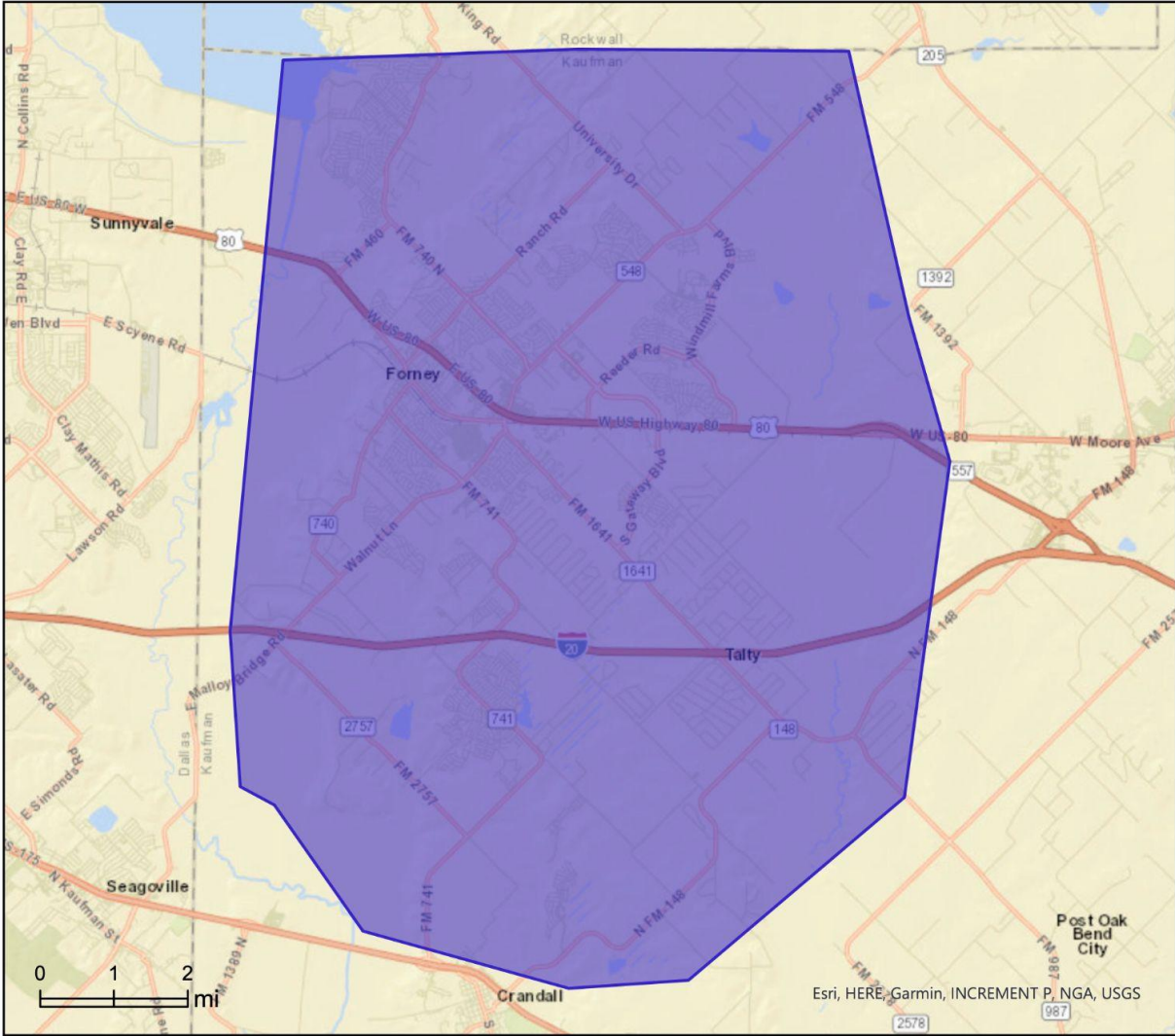
Forney Trade Area Map



Site Map

Forney Trade Area_2021
Area: 104.34 square miles

Prepared by Esri



August 31, 2021



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