

FOR SALE
11511 Walnut Ln, Forney, Texas



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COMMERCIAL

Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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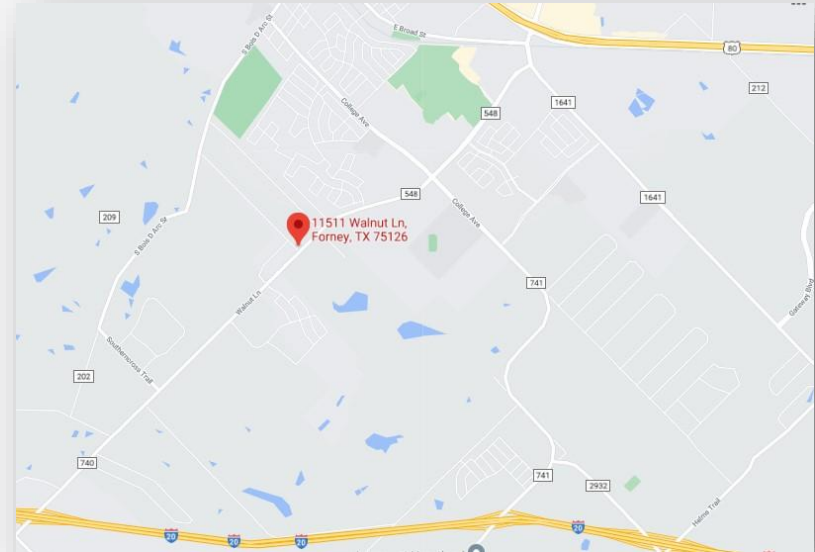


PROPERTY OVERVIEW

11511 Walnut Ln Forney, TX 75126

Preston Bend Real Estate is proud to exclusively present for sale a fully leased shopping center located in a rapidly growing area of Forney, Texas. This investment opportunity provides stable, passive income with minimal landlord obligations. The property is 100% occupied, featuring staggered lease expirations that support long-term income stability.

Price	Contact Broker
Occupancy	100.0%
Year Built	2019
Gross Leasable Area	8,400 SF
Lot Size	1.06 Acres





Completed in 2019, this shopping center is strategically positioned within a high-growth corridor of Forney, Texas. The property is located in a thriving submarket and benefits from its proximity to numerous recently developed, master-planned communities. As part of the dynamic Forney market, the center is supported by strong demographics, including an average household income of \$113,837.

The surrounding trade area has experienced remarkable population growth, with Forney's population increasing by 65% between 2020 and 2024. Additionally, the area is served by Forney Independent School District, which currently enrolls over 17,000 students and is projected to reach 27,000 students by 2029.



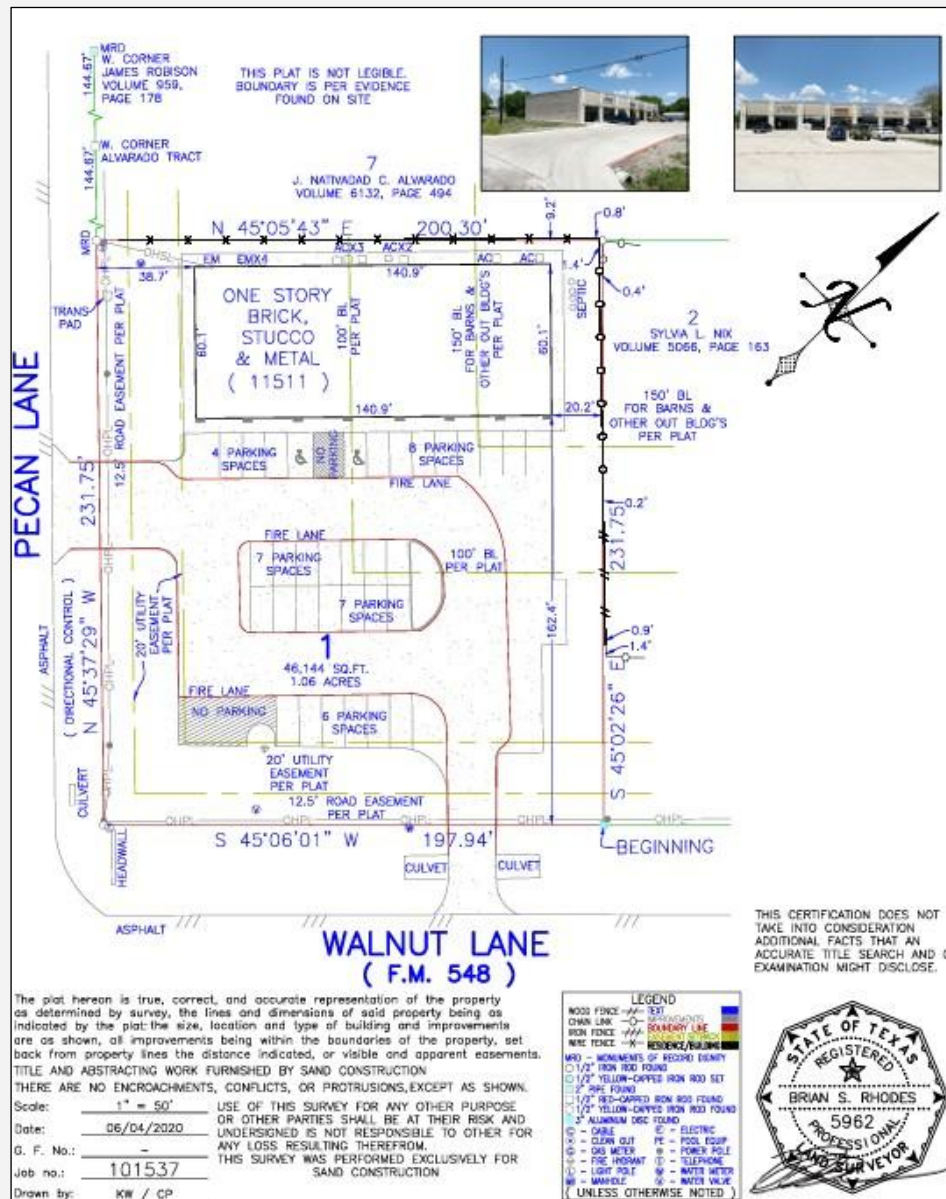
Suite 100/110 - Brainiacs Learning Academy is a daycare enter with specialty programs focused on child development.

Suite 120/130 - Johnnie Wine is a convenience store with sales that include beer and wine.

Suite 140 - Ninety Degree Barber Company is a modern twist on the classic barbershop and provides haircuts & grooming services.

Suite 150 - Empower One Training Institute is a training facility for nursing professions.

Suite 160 - Super Natural Tattoo Studio is a professional tattoo and piercing studio.



PrestonBend

REAL ESTATE

A GROUP OF SKILLED NORTH TEXAS INDUSTRY VETERANS DEDICATED TO PROVIDING
OUTSTANDING SERVICE AND INNOVATIVE, CUSTOMIZED STRATEGIES TO MEET YOUR
COMMERCIAL REAL ESTATE OBJECTIVES

Our knowledge of the region gives you access to unique information and insight that in turn ensures that you make the most financially sound decisions concerning your real estate needs. We aspire to bring a new standard of dedication and professionalism to the North Texas Real Estate market. We work with users of commercial real estate to thoroughly understand our client's objectives and needs of the project in order to develop a winning strategy.

A New Standard of Dedication

PrestonBend
REAL ESTATE



ACQUISITIONS
& DISPOSITIONS



TENANT & LANDLORD
REPRESENTATION



PROPERTY
MANAGEMENT



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