

FOR SALE · COMMERCIAL LAND

Regal Drive Commercial Lots

Forney, Texas 75126 · Kaufman County · US Highway 80



Aerial looking across the ±7.85-acre offering (outlined) to the US Highway 80 corridor, Forney.

TOTAL OFFERING

±7.85 AC

3 pad-ready lots

ASKING PRICE

\$6,115,000

\$18.00 / SF

FRONTAGE

US Hwy 80

At Regal Drive

DETENTION

Engineered

USACE, included

THE OFFERING

±7.85 acres of developable commercial land on Regal Drive at the US Highway 80 interchange, some of the last remaining vacant land on the south side of US 80 in Forney. Offered as a single tract at \$6,115,000 or as three individual pad-ready lots with tiered pricing. Detention is already engineered: the creek along the rear was built through the US Army Corps of Engineers to serve as the detention area, and drainage easement access is included in the whole-tract offering, so a buyer develops the full pad without sacrificing square footage to detention. Water, gas, and electric are in place along Regal Drive. The full tract is scaled for a single large-format retail or big-box user.

LOT PRICING

Lot	Acreage	Approx. SF	\$/SF	Price
Lot 1 (closest to Hwy 80)	±2.8 ac	124,146	\$19.50	\$2,421,000
Lot 2 (center)	±2.8 ac	124,146	\$18.50	\$2,297,000
Lot 3 (rear, along E Broad St)	±2.25 ac	91,476	\$17.50	\$1,601,000
Full tract (all three lots)	±7.85 ac	339,768	\$18.00	\$6,115,000

Whole tract saves ~\$204,000 vs. buying lots individually. Shared-detention access for subdivided lots at +\$1/SF, per transaction.

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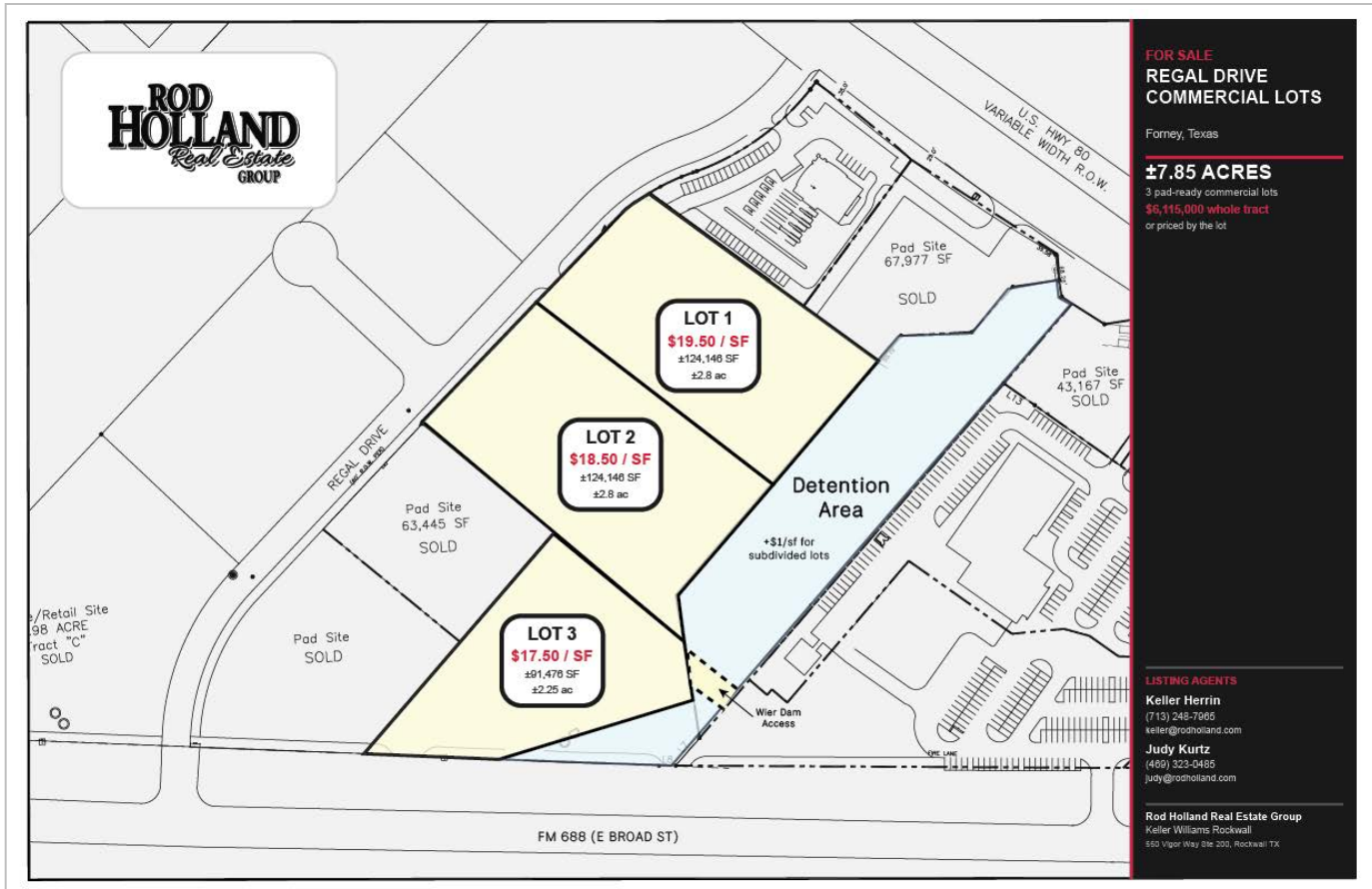
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Information deemed reliable but not guaranteed. All figures approximate. Buyer to verify all information. Broker: Keller Williams Rockwall.

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HIGHLIGHTS

- Some of the last vacant land on the south side of US 80 in Forney
- Engineered USACE creek detention with drainage-easement access: no pad SF lost to detention
- Water, gas, and electric in place along Regal Drive
- Zoned Commercial along Regal Dr frontage, GR along E Broad St
- Divisible into three pad-ready lots or sold as a single large-format site

LOCATION

Regal Drive fronts the US Highway 80 corridor at Forney's primary retail node, about 20 miles east of downtown Dallas, alongside national retail and banking. Kaufman County has ranked among the fastest-growing counties in the nation, and the surrounding pad sites are largely sold and developed.

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The offering (outlined) within Forney's US 80 retail node



Highway 80 frontage and interchange access



Rear detention corridor and E Broad St boundary



Open, level, pad-ready acreage



Regal Drive frontage with utilities in place



Site context toward surrounding development

Full drone photo set, survey, plat, and due-diligence materials available on request.

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