

FORNEY PAD SITES AVAILABLE

SEC FM 740 & CLEMENTS DR

SHOP COS.



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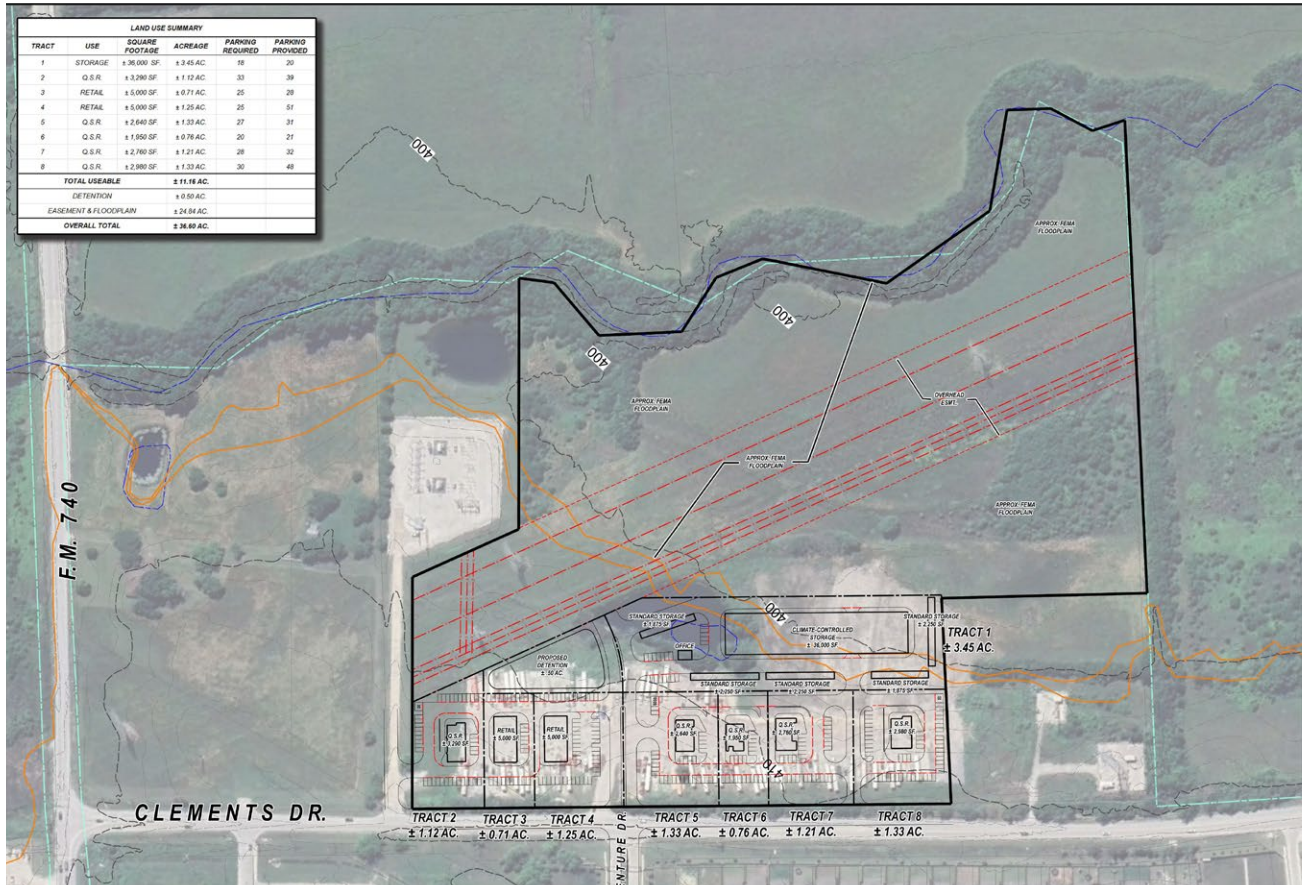
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PROJECT SCOPE

7.71 acres of retail land available in Forney, TX at the SWQ of FM 740 & Clements Dr. Situated just north of the future Costco, this project sits in the heart of the growth of North Forney. Clements Dr provides direct access to US-80 and serves as the gateway to Forney's most sought-after master planned housing developments including Trinity Crossing, Clements Ranch, and Travis Ranch. These developments have added 5,000+ homes to the area and continues to grow. The Opportunity Central, Forney ISD's new event center and community space, is within a mile of the site. Jackson Middle School (914 students), Rhodes Intermediate Schol (995 students), and the new Wilson Elementary are within a mile of the site.

DETAILS

- Pads for Sale – will divide
- Utilities available
- Call for Pricing

TRAFFIC COUNTS

- o FM 740 | 26,292 VPD '23
- o Clements | 23,926 VPD '23

AREA RETAILERS



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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	5,164	42,045	86,056
Avg. HH Income	\$131,895	\$127,250	\$136,793
Total Housing Units	1,991	14,646	29,228
Daytime Population	3,384	34,259	67,252
Median Home Value	\$352,423	\$330,544	\$345,253

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