

7150 FM RD 741

7150 FM RD 741 | FORNEY, TX



LAND FOR SALE

- +/- 5.0 acres for sale.
- Located within the ETJ providing flexibility in use.
- South Forney location provides convenient access to Heartland, Forney and Talty.
- Located in the fastest growing county in the US (+7.6% in 2022-23)
- +16.24% projected population growth by 2028 within a 3-mile radius.
- 12" waterline in FM 741

AREA RETAILERS

DOLLAR GENERAL

**ENNIS STATE BANK
TRINITY CAPITAL BANK**
of Texas

**TACO
BELL**



Pinnacle Montessori
Of
Heartland



Located near the NEC of I-20 and FM 741, this tract provides a great development opportunity in growing South Forney. This trade area shows increased population forecasts with entitled master planned communities along with the new Heartland Town Square retail development and newly HEB acquired tract just south of I-20.

CONTACT FOR PRICING

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CASEY R. KOPECKY

Principal | Director of Brokerage
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DEMOGRAPHICS

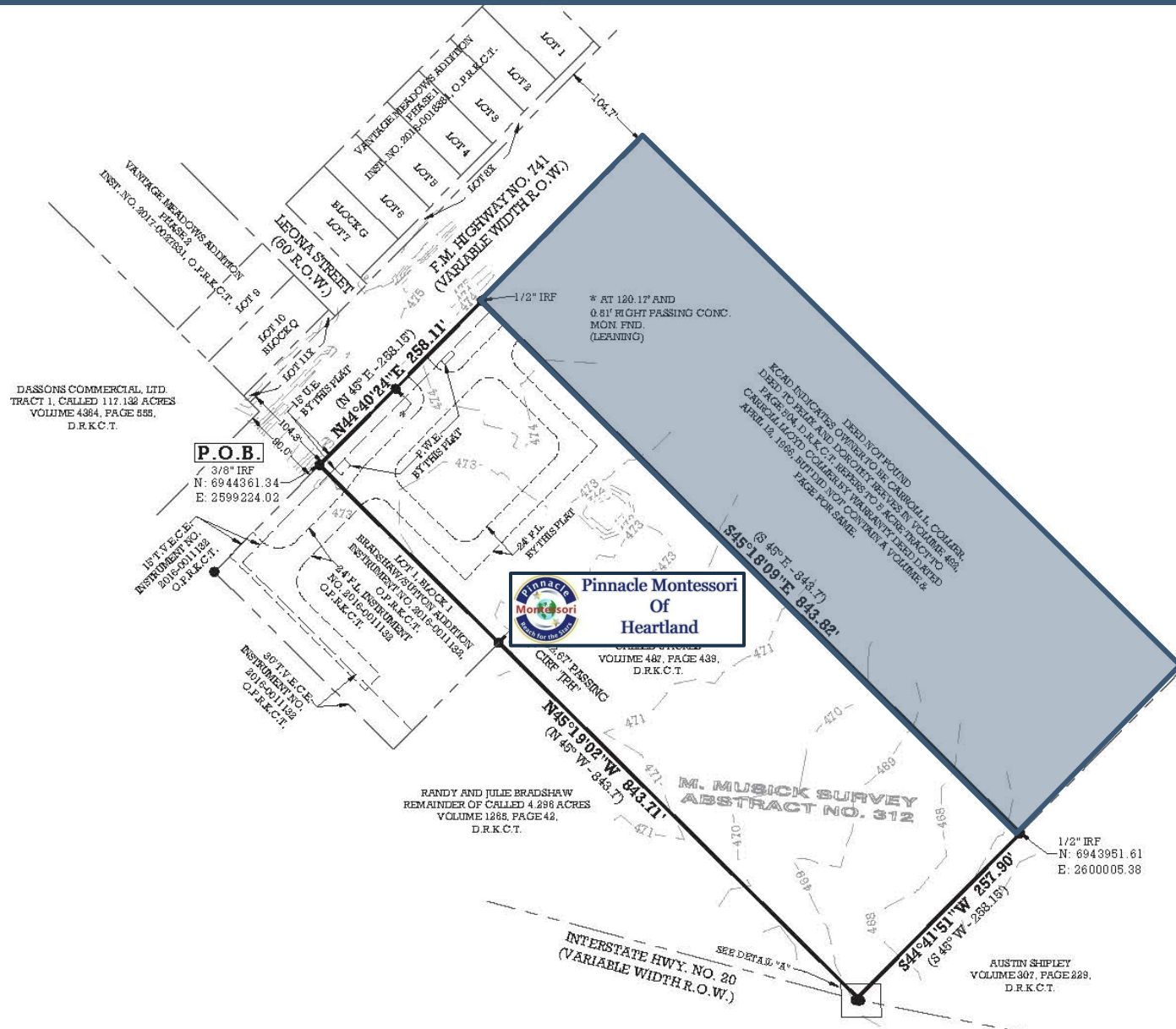
	1 MILE	5 MILE	10 MILE
Total Population	6,777	77,454	243,628
Avg HH Income	\$128,238	\$130,132	\$116,837
Total Households	1,939	22,731	73,481

TRAFFIC COUNTS

37,286 VPD on I-20
11,901 VPD on FM 741

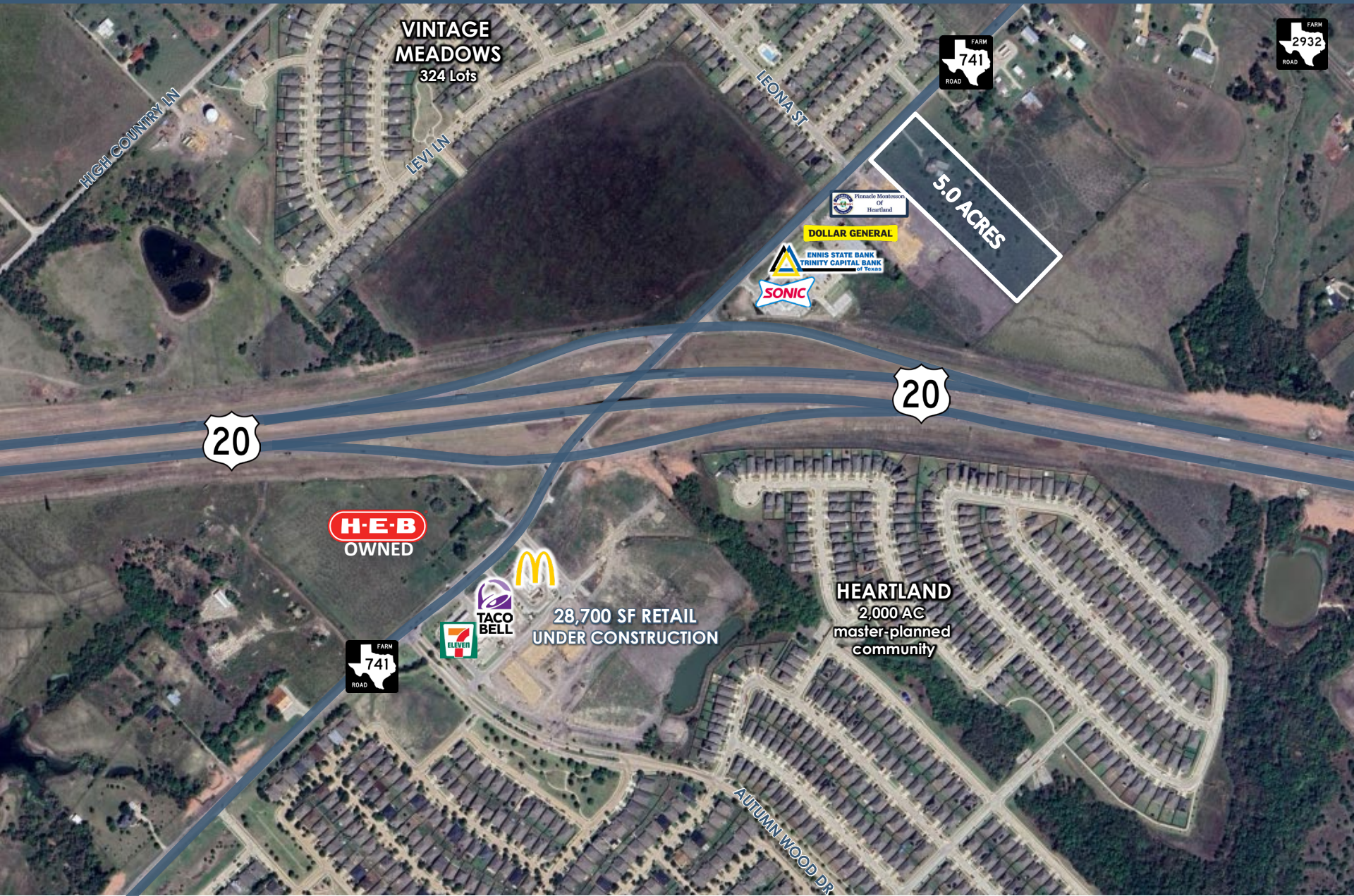
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IRONWOOD



7150 FM RD 741 | 7150 FM RD 741, FORNEY, TX





VINTAGE
MEADOWS
324 Lots

HIGH COUNTRY LN

LEVI LN

LEONA ST



5.0 ACRES



DOLLAR GENERAL



ENNIS STATE BANK
TRINITY CAPITAL BANK
of Texas



H-E-B
OWNED

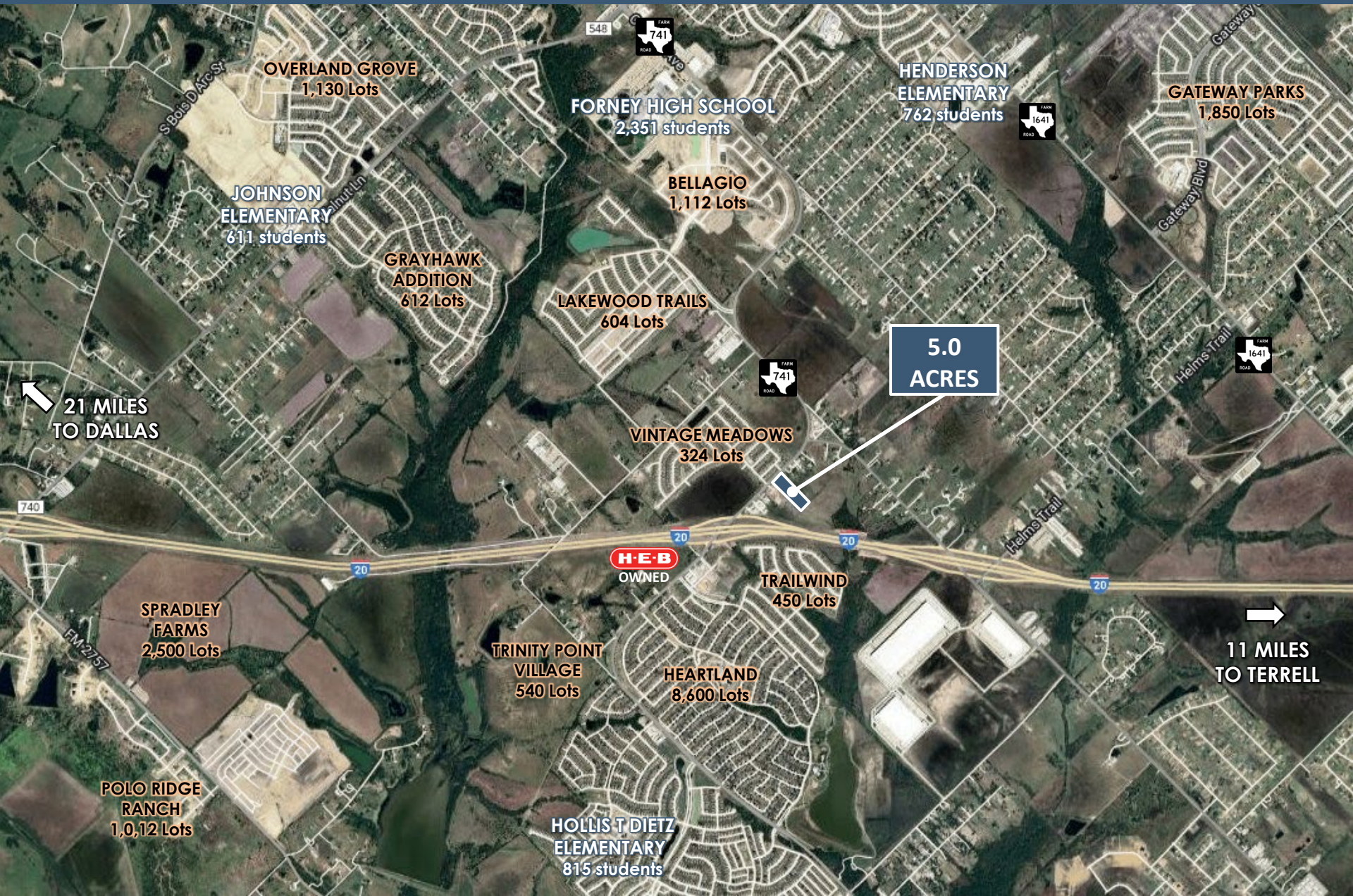


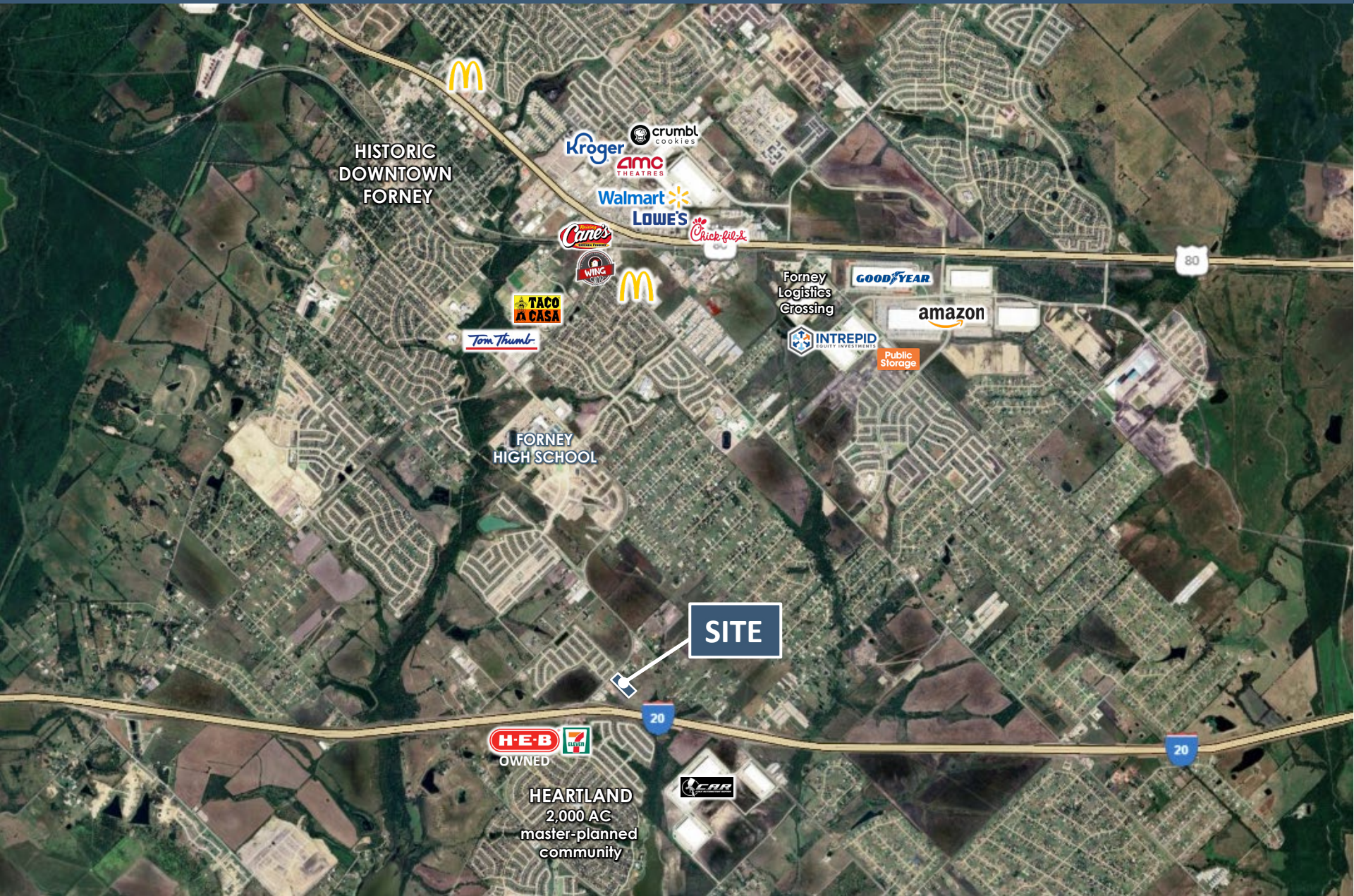
28,700 SF RETAIL
UNDER CONSTRUCTION



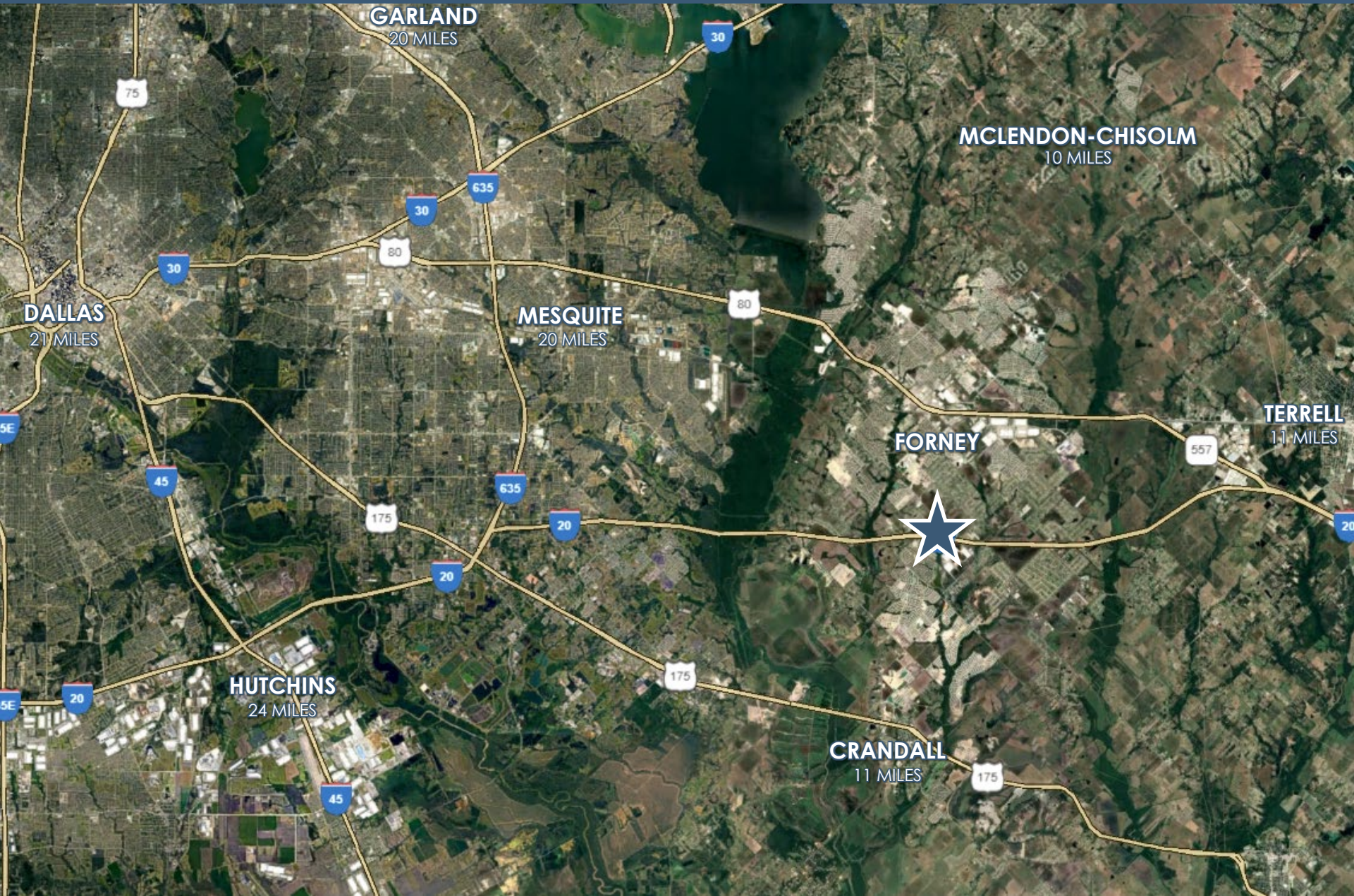
HEARTLAND
2,000 AC
master-planned
community

AUTUMN WOOD DR





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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



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 on 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 listening 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:
 - * that the owner will accept a price less than the written asking price;
 - * that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - * 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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Buyer/Tenant/Seller/Landlord Initial

Date

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