

OFFERING MEMORANDUM



Gateway 3.45 Development Site

FM 1641 & Gateway Blvd, Forney, TX 75126

FORNEY, TEXAS | PART OF THE GATEWAY MASTER PLANNED COMMUNITY



50-Acre Full Service Hospital Opening 2027

Village at Gateway
140-Acre Retail Center Under Construction



Gateway Crossing Logistics Park
1.6+ Million SF of Industrial
amazon GOODYEAR



2,000-Acre, Multi-Phase Master-Planned Community



Gateway Parks
540-acres, 1,850 homes



Forney High School
2,351 Students



Willet Elementary
671 Students



Gateway Blvd South
Newly Constructed, Connects FM 1641 to Gateway Bridge



Gateway Parks
More Future Homes



Future Daycare Operator



FM 1641
Highway Expanding to 4 Lanes



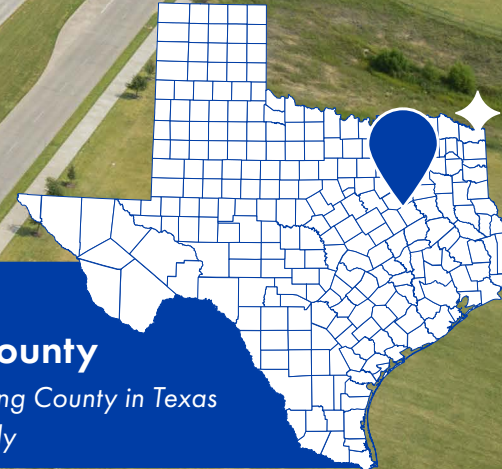
First Texas Homes, Inc.
Future Development



Traffic Signal Delivered to Intersection

Located in Kaufman County

#1 Fastest Growing County in Texas and #2 Nationally





GATEWAY 3.45 DEVELOPMENT SITE PROJECT LEADS

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EXECUTIVE
SUMMARY



Executive Summary



Large Development-Ready Parcel

The Property consists of a sizable ±3.45-acre tract, ideal for a multi-pad layout accommodating QSR, financial, medical, and service tenants. Few available sites in Forney offer this scale, making it highly attractive to subdivide into 3–4 pads to maximize value.



Fastest Growing County in Texas - Attractive Demos

Kaufman County is the fastest growing county in Texas and #2 in the US. The 1-mile population is expected to grow at a 14.22% annual rate over the next 5 years and has already grown 67.5% since 2020. The population is affluent with an average household income of \$176K within 1 mile and \$132,540 within 3 miles



Hard Corner w/New Traffic Light

Prominent hard-corner positioning at FM 1641 & Gateway Blvd with ±265 feet of FM 1641 frontage. Cross-access from both corridors provides efficient ingress/egress and supports QSR and drive-thru tenancy. Additionally, the City has installed a traffic signal at the intersection.



Growing Traffic and Road Expansion

FM 1641 currently sees 11,700+ vehicles per day, with steady inflows from the Gateway Parks master-planned community (±2,000 homes at build-out) directly behind the site. This translates into strong morning and evening commuter traffic, ideal for convenience-oriented retail. Additionally, TDOT is planning an expansion of FM 1641 to accommodate the increased traffic that is expected in the area.



Proximity to Schools & Community Generators

Adjacent to Willett Elementary (725+ students), Henderson Elementary (737+ students), and the new Thelmer Middle School, which together generate significant daily traffic. In addition, Forney Community Park, the city's premier recreation hub, lies just west of the site, further boosting demand for F&B and service uses.



Catalyst Developments Nearby

Less than 0.5 miles north, The Village at Gateway (120-acre power center) is under construction, anchored by Target (±144k SF), Home Depot (±135k SF), and H-E-B (±131k SF) with an anticipated 2026 opening. This anchor cluster will draw regional traffic and provide significant halo demand for complimentary uses nearby.



Retail-Friendly Zoning

Zoned GR – General Retail, one of Forney's most flexible categories, allowing for a wide variety of commercial uses by-right including restaurants, medical, service, and retail tenants.



02

INVESTMENT
HIGHLIGHTS



Gateway 3.45 Development Site

Site Description

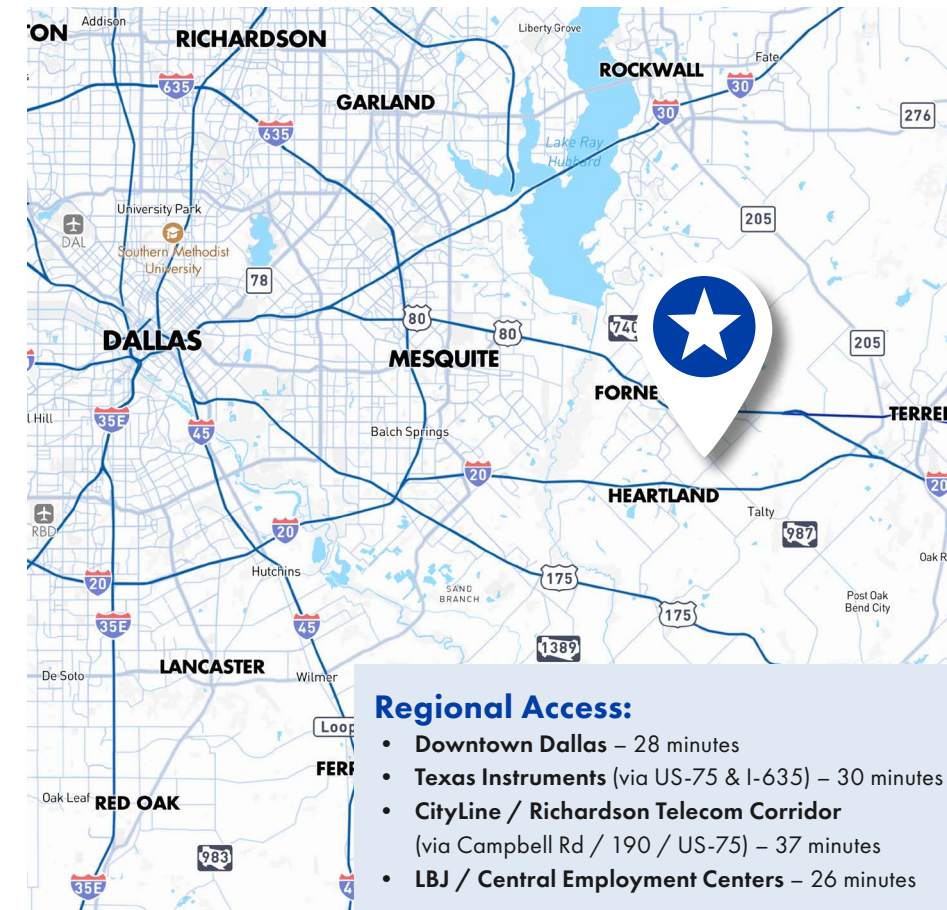
PROPERTY SUMMARY

ADDRESS	FM 1641 & Gateway Blvd, Forney, TX 75126
PROPERTY TYPE	Raw Land
TOTAL LAND AREA	±3.45 Acres
COUNTY & PARCEL ID	Kaufman County: 203624
ZONING	GR - General Retail
OWNERSHIP INTEREST	Fee Simple
ENCUMBRANCES	Free & Clear
2024 TAXES	\$5,658
ZONING	The GR, General Retail, district is established to provide areas for local neighborhood shopping and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The General Retail district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.
PERMITTED USES	<ul style="list-style-type: none"> • Neighborhood retail, personal services, and restaurants • Neighborhood scaled shopping center • Professional offices • Places of assembly • Small scale mixed use
ZONING & DEVELOPMENT RESOURCES	<ul style="list-style-type: none"> • Mayor's Office: LINK • Economic Development: LINK • County Mapping: LINK • FEMA Flood Map: LINK



3.45 Acres in the Heart of Gateway

This land parcel is part of the 2,000-acre Gateway master-planned community in Forney, TX, one of the fastest-growing markets in North Texas. With direct access to US-80 and surrounded by thriving residential, retail, and commercial development, the site offers a rare opportunity to join a high-growth, high-income corridor poised for long-term success.



Gateway Master-Planned Community

www.gatewayforney.com

2,000 Acres to Live, Work, & Play

The Subject Property land parcel is located within the Gateway master-planned community in Forney, TX. Gateway is a 2,000-acre master-planned community in Forney, Texas, offering a balanced environment for families and businesses to live, work, and play. The north side of US 80 features completed phases of luxury multifamily housing, retail, office, and entertainment venues. These are connected via the \$23 million Gateway Bridge to Gateway Parks—a 540-acre residential neighborhood on the south side with light commercial and office space.

Much of Gateway Parks is already built, with homes actively occupied and new phases underway. The community will include approximately 1,850 single-family homes at full buildout. Residents enjoy affordable living and a wide range of amenities, including hike and bike trails, a resort-style amenity center with pools, a splash pad, clubhouse, creative play areas, and the on-site Willert Elementary School. Gateway Boulevard South provides direct access from US 80 to this vibrant neighborhood.



- 1 GATEWAY RETAIL PLAZA – COMING SOON**
Approx. 40-acre planned retail center
- 2 GATEWAY BRIDGE – COMPLETED**
Spanning US 80 & Railroad
- 3 GATEWAY BLVD. NORTH – COMPLETED**
Connecting FM 548 to Gateway Bridge
- 4 GATEWAY BLVD. SOUTH**
Connects FM 1641 to Gateway Bridge
- 5 GATEWAY PARKS – HOMES FOR SALE**
540-acre, 1,850 home master-planned community
- 6 GATEWAY MULTI-FAMILY**
Gateway Cedars (334 units), Gateway Oaks (313 units) Gateway Pines (337 Units)
- 7 RESIDENTIAL, COMMERCIAL, LIGHT INDUSTRIAL, RETAIL OR ENTERTAINMENT - 800 acres**
- 8 OFFICE, HOTEL, MEDICAL, MULTI-FAMILY, ENTERTAINMENT OR COMMERCIAL - 300 acres**
- 9 COMMERCIAL, RETAIL, AND OFFICE**
40 acres along FM 548
- 10 FUTURE ENTERTAINMENT CENTER**
Coming Soon



Surrounding Area

[Click to View Full Interactive Development Map >>](#)



Village at Gateway
140-Acre Retail Center Under Construction
[CLICK TO READ MORE >>](#)

Dallas, TX
24.4 Miles from Subject Property

Forney, TX *Demographics*

Source: Esri
*National Average = 100



91K
2025 Total Population
(5-Mile Radius)



\$176K
2025 Avg HH Income
(1-Mile Radius)



67.5%
Last 5-Year Pop
Growth (1-Mile Radius)

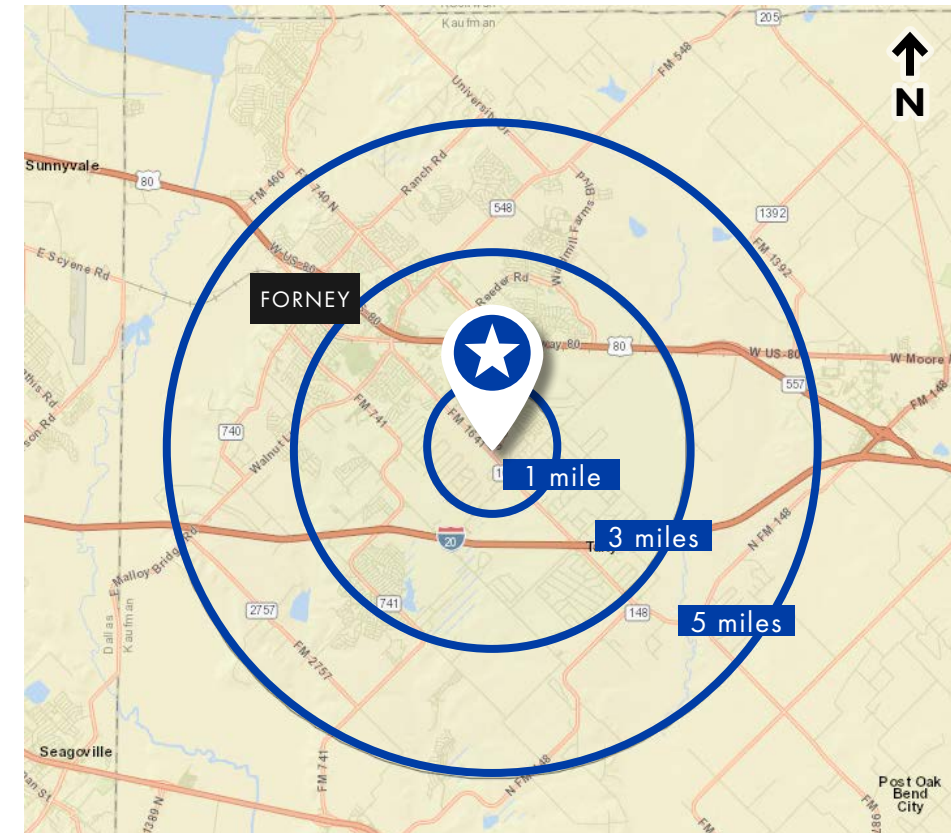


33.9
Median Age
(5-Mile Radius)

The population within a 1-mile radius has grown by 67.5% since 2020 and is projected to grow another 94.4% by 2030.



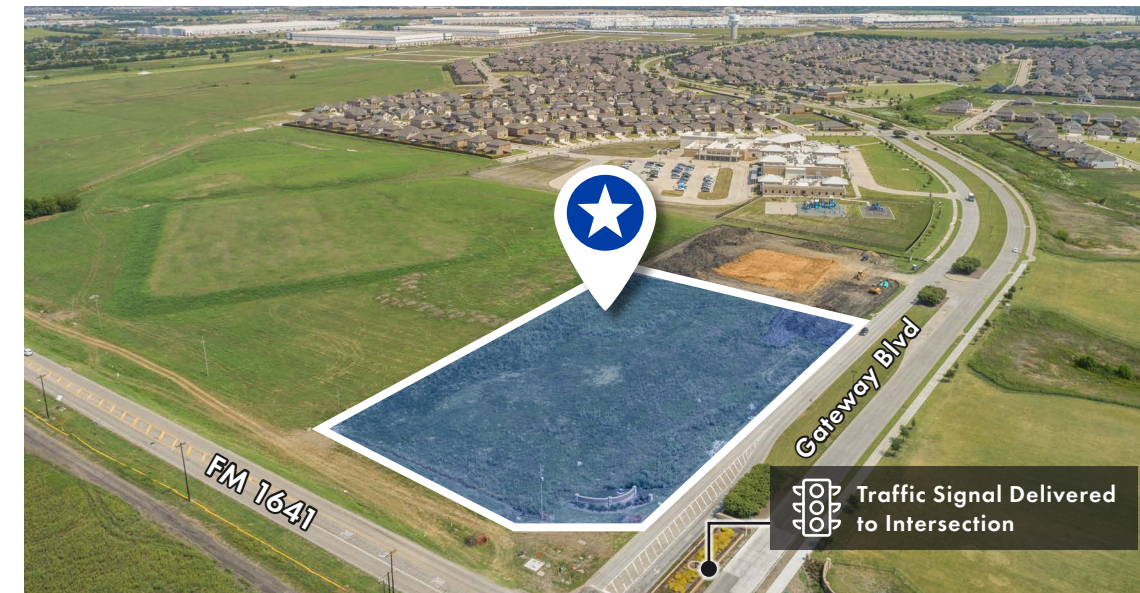
This area is undergoing rapid transformation, especially within the 1-mile radius. It's becoming a high-density, high-income community with family-oriented households. The strong upward trajectory in both population and household formation makes it ideal for retail, services, and residential development, while the wealth index and income levels support premium offerings and upscale retail or mixed-use concepts.



Subject Property Photos



Gateway is located just 22 miles from the Metroplex, between US 80 and I-20. It's a short drive to the Downtown Dallas business district, Uptown and East Dallas via US 80, and I-30. With convenient access to I-635 and the George Bush Turnpike, it's also easy to get to Mesquite, Garland and North Dallas business centers as well as the booming Richardson corridor which includes Texas Instruments and the massive State Farm CityLine development.



03

LOCATION
OVERVIEW



Forney, TX

Forney is a city in Kaufman County, Texas, part of the Dallas-Fort Worth metroplex. Conveniently located just 20 miles east of Dallas along US Highway 80, Forney is a thriving, dynamic community. The city boasts an award-winning educational system, an affordable cost of living, and an active lifestyle that attracts an increasing number of families and well-educated workforce. The Forney area also has high traffic counts provided by US Highway 80 and nearby Interstate 20, along with a rapidly growing number of households and new home starts.

+67.5% Population Growth Since 2020
+94.4% Projected Growth by 2030

The strength of Forney's location along US Highway 80 and close proximity to Interstate 20 offers area companies and city residents immediate access to a wide range of transportation options for business or travel. Forney's strategic location in the south central United States allows distributors to reach over 63 million people within a day's drive; the East Dallas industrial submarket has seen significant growth in recent years, largely due to this superior accessibility. Top Fortune 500 companies, including Amazon, Goodyear Tire & Rubber, and Vistra Energy, along with other statewide, national and international businesses, such as Ireland-based corrugated manufacturer Smurfit Kappa, have all put down roots in Forney.

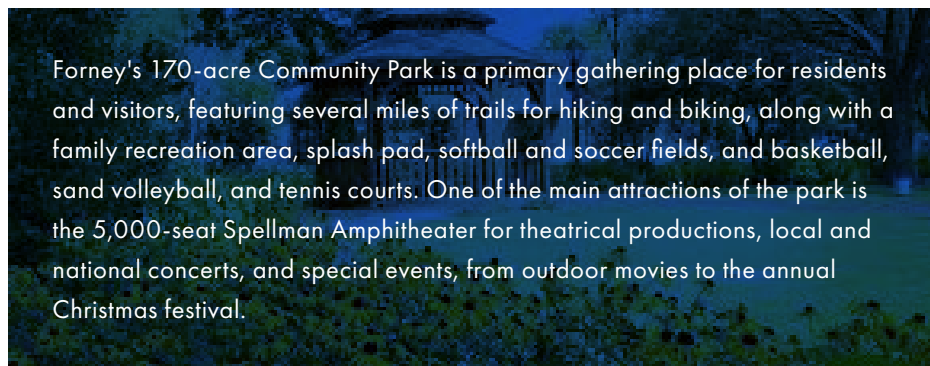
Gateway Logistics Development



Source: <https://forneytexasdc.org/advantages/growth-opportunity>

Forney High School

The Forney ISD is A-rated and offers a diversity of educational opportunities. As the second-fastest growing school district in Texas, Forney ISD currently serves more than 16,000 students, with enrollment projected to reach 21,000 students in 2024-25 and nearly 35,000 by 2030-31. In anticipation of the growth, the District has passed two bond referendums that include 10 new facilities, expansions to existing facilities, and excess land. Additionally, Forney recently announced a partnership with Eastfield College and Texas Tech University, allowing students to reap further benefits.



Forney's 170-acre Community Park is a primary gathering place for residents and visitors, featuring several miles of trails for hiking and biking, along with a family recreation area, splash pad, softball and soccer fields, and basketball, sand volleyball, and tennis courts. One of the main attractions of the park is the 5,000-seat Spellman Amphitheater for theatrical productions, local and national concerts, and special events, from outdoor movies to the annual Christmas festival.

Forney, TX *Development News*



Villages at Gateway Phase I Complete in 2026

Phase I of The Villages at Gateway includes a major regional shopping center that will be anchored by Target, H-E-B, and The Home Depot. The center will also feature 130,000+ square feet of junior anchor retailers. Phase II of the development will include 650 multifamily units and another 200,000 square feet of retail. The developer has described the project as the largest retail development in Texas and will serve not only Forney, but the broader east DFW region.

[Click to Read Full Article >>](#)

Texas Health Resources System Expanding Services in Kaufman County



The new hospital, to be built on 50 acres located along Highway 80, will be the first full-service acute care hospital in the city of Forney and will be designed for additional expansion for future needs. Construction is expected to be completed in 2027. The hospital will offer an emergency room, operating suites, a labor and delivery department, a variety of imaging services as well as additional services to provide the full continuum of care to the growing community. Texas Health plans to add a few hundred jobs to the Kaufman County community with the addition of the new Forney hospital.

[Click to Read Full Article >>](#)

Population Expected to Reach 177K+ by 2027

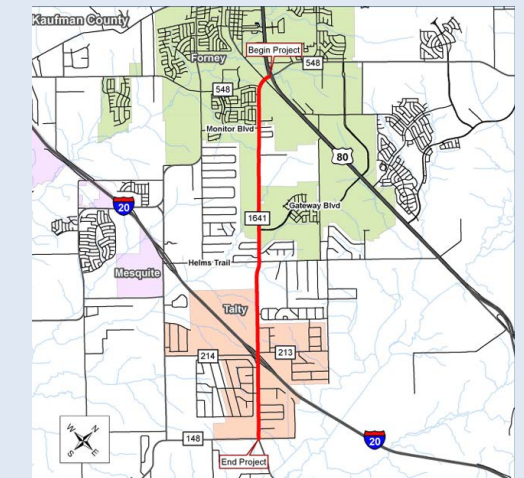
Forney is expected to reach a total population of 177,000+ residents by 2027 as residents continue to seek out buildable land and affordable housing within the Dallas-Fort Worth metroplex.

[Click to Read Full Article >>](#)

Thriving Dallas Suburb Boasts 7th Hottest Neighborhood for U.S. Homebuyers

Forney's 75126 ZIP code ranks seventh on Opendoor's new list of the country's 10 most popular ZIP codes for homebuyers.

[Click to Read Full Article >>](#)



FM 1641 Road Expansion

FM 1641 between Highway 80 and I-20 will be expanded from a 2-lane road to a 4-lane road with dedicated turn lanes, raised median, and 14-foot wide shared-use lanes to accommodate both bicycles and sidewalks.

[Click to Read Full Article >>](#)



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EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Gateway 3.45 Development Site**.

OFFERING STRUCTURE

Gateway 3.45 Development Site is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

DISCLAIMER

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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 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 listing 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 Initials

Date

