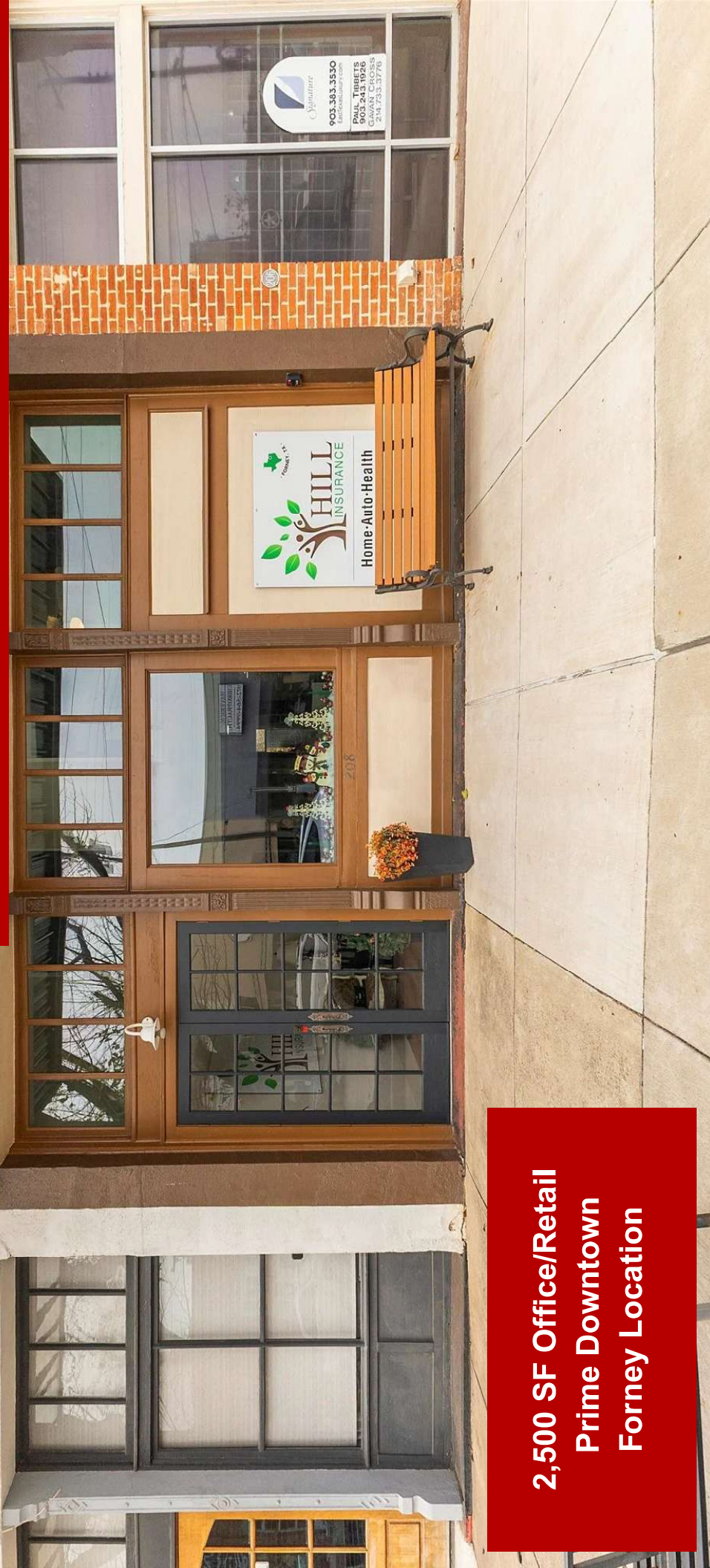


208 Bois D Arc  
Forney, TX 75126



2,500 SF Office/Retail  
Prime Downtown  
Forney Location



ROD HOLLAND REAL ESTATE TEAM  
KELLER WILLIAMS

JUDY KURTZ  
469.323.0485

Table of

**Contents**

**Pages 3 - Property Overview**

**Page 4 - Floorplan**

**Page 5 - Retail Map**

**Page 6 - Drive Times**

**Page 7 - Market Profile**

**Page 8- Property Summary**

**Page 9 - Contacts**



**COMMERCIAL<sup>SM</sup>**

**JUDY KURTZ**

**469.323.0485**

208 Bois D Arc, Forney, TX

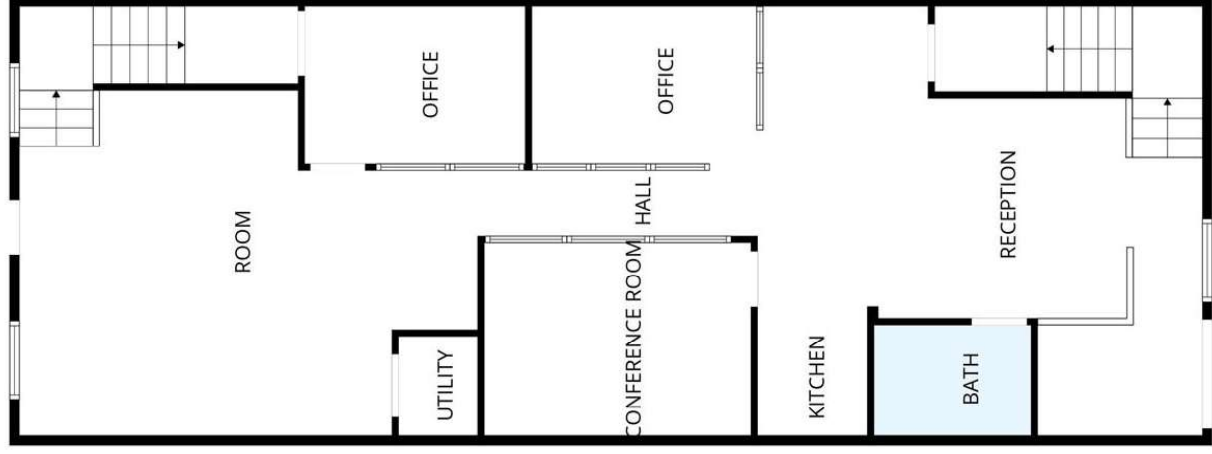
## Property Overview

- Prime Downtown Forney building for sale for owner/user or investor for office or retail use. There are approximately 1,650 SF downstairs and 850 upstairs. Downstairs currently has 2 offices, conference, break area, restroom and reception with an open area in the back for cubicles. Upstairs has 2 large offices, restroom and storage area. Covered parking is out back for 2 spaces. The building was updated in 2021 with nice finishes, and ready to occupy January 1, 2026. Great investment in one of the sought after markets in Kaufman County.



208 Bois D Arc, Forney, TX

# Floorplan



COMMERCIAL<sup>SM</sup>

**JUDY KURTZ**

**469.323.0485**



2nd Floor Offices Not Shown

MEASUREMENTS ARE APPROXIMATE AND NOT GUARANTEED.

208 Bois D Arc, Forney, TX

JUDY KURTZ

469.323.0485

# Retail Map



# Market Profile

208 Bois D Arc, Forney, TX 75126



73,192

2024  
POPULATION



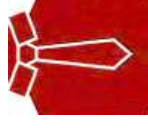
\$149,799

2024 AVG HH INCOME



44,139

2024 HOUSEHOLDS



60,994

2024 EMPLOYEES

JUDY KURTZ

469.323.0485



COMMERCIAL<sup>SM</sup>

	5 minutes	10 minutes	15 minutes
<b>Population Summary</b>			
2010 Total Population	3,697	15,108	73,192
2020 Total Population	9,767	27,357	101,976
2020 Group Quarters	0	82	205
2024 Total Population	16,593	37,471	125,867
2024 Group Quarters	0	83	201
2029 Total Population	20,611	46,559	161,276
2024-2029 Annual Rate	4.43%	4.44%	5.08%
2024 Total Daytime Population	11,210	32,602	112,333
Workers	1,454	11,319	46,424
Residents	9,756	21,283	65,909
<b>Household Summary</b>			
2010 Households	1,252	5,059	24,791
2010 Average Household Size	2.95	2.99	2.95
2020 Total Households	3,071	8,860	33,579
2020 Average Household Size	3.18	3.08	3.03
2024 Households	5,216	12,077	41,538
2024 Average Household Size	3.18	3.10	3.03
2029 Households	6,545	15,164	53,561
2029 Average Household Size	3.15	3.06	3.01
2024-2029 Annual Rate	4.64%	4.66%	5.22%
2010 Families	1,046	4,119	19,362
2010 Average Family Size	3.23	3.33	3.36
2024 Families	4,283	9,717	32,168
2024 Average Family Size	3.55	3.47	3.43
2029 Families	5,294	12,040	41,475
2029 Average Family Size	3.55	3.46	3.41
2024-2029 Annual Rate	4.33%	4.38%	5.21%
<b>Housing Unit Summary</b>			
2000 Housing Units	395	3,050	18,012
Owner Occupied Housing Units	85.6%	80.6%	57.4%
Renter Occupied Housing Units	9.1%	14.6%	26.7%
Vacant Housing Units	5.3%	4.9%	5.9%
2010 Housing Units	1,313	5,326	26,439
Owner Occupied Housing Units	83.6%	79.3%	58.5%
Renter Occupied Housing Units	11.7%	15.6%	25.2%
Vacant Housing Units	4.6%	5.0%	6.2%
2020 Housing Units	3,311	9,549	35,614
Owner Occupied Housing Units	79.5%	74.8%	66.1%
Renter Occupied Housing Units	13.3%	18.0%	28.2%
Vacant Housing Units	6.6%	7.2%	5.7%
2024 Housing Units	5,653	13,014	44,139
Owner Occupied Housing Units	84.6%	78.1%	59.7%
Renter Occupied Housing Units	7.7%	14.7%	24.4%
Vacant Housing Units	7.7%	7.2%	5.9%
2029 Housing Units	6,899	16,130	57,179
Owner Occupied Housing Units	87.9%	78.4%	72.2%
Renter Occupied Housing Units	7.0%	15.6%	21.5%
Vacant Housing Units	5.1%	6.0%	6.3%

# Property Summary

<b>Location</b>	<b>208 Bois D Arc, Forney, TX 75126</b>
<b>Zoning</b>	<b>CBD (office/retail)</b>
<b>Size</b>	<b>2,500 SF</b>
<b>Two Story</b>	<b>1st FL- 1,650 sq ft - 2nd FL 850 sq ft</b>
<b>Year Built/Renovated</b>	<b>1900/2021</b>
<b>Available</b>	<b>Jan 1, 2026</b>



**COMMERCIAL<sup>SM</sup>**

**JUDY KURTZ**  
**469-323-0485**

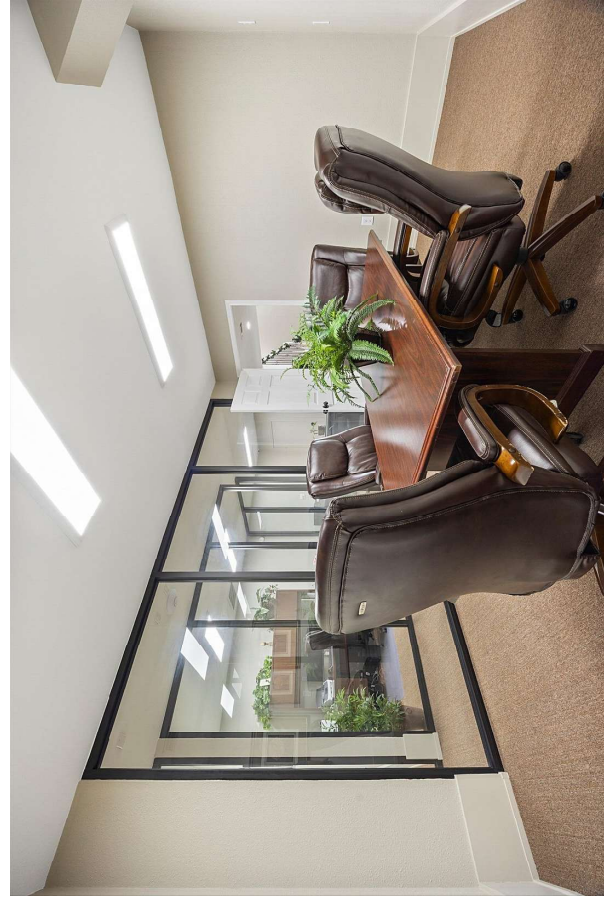
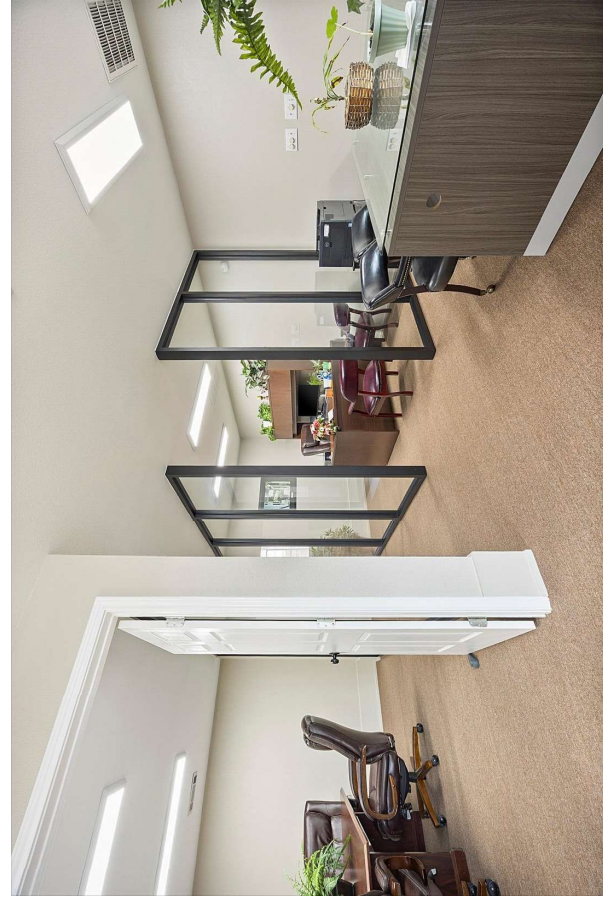
**ROD HOLLAND REAL ESTATE GROUP  
KELLER WILLIAMS - ROCKWALL**

**505 VIGOR WAY**

**ROCKWALL, TX 75087**

**ROD: 214.641.6434**

**JUDY: 469.323.0485**





# 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.

11-03-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.
- **ABROKER'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 or counter-offer from the client; and
  - Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. If a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 by the buyer or buyer's agent. A 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, do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant with opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

### 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.

<b>Keller Williams Rockwall</b> Name of Sponsoring Broker (Licensed Individual or Business Entity)	<b>0535327</b> License No.	<b>kfw552@kw.com</b> Email	<b>(972) 772-7000</b> Phone
<b>Russell Ratterree</b> Name of Designated Broker (Licensed Business Entity, if applicable)	<b>0688529</b> License No.	<b>russellr@kw.com</b> Email	<b>(214) 448-0247</b> Phone
<b>Sherry Price</b> Name of Licensed Supervisor of Sales Agent/Associate, if applicable	<b>0562555</b> License No.	<b>sherryprice@kw.com</b> Email	<b>(972) 772-7000</b> Phone
<b>Judy Kurtz</b> Name of Sales Agent/Associate	<b>0436159</b> License No.	<b>judy@judykurtzcre.com</b> Email	<b>(469) 323-0485</b> Phone

Regulated by the Texas Real Estate Commission  
 600 North East Street, Austin, Texas 78701  
 Phone: 512.424.2600 Fax: 512.424.2601  
 www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_  
 Information available at www.trec.texas.gov  
 Phone: 409.323.0485 Fax: \_\_\_\_\_  
 www.uvoil.com

IABS 1-2  
 TXR2501  
 AECOM