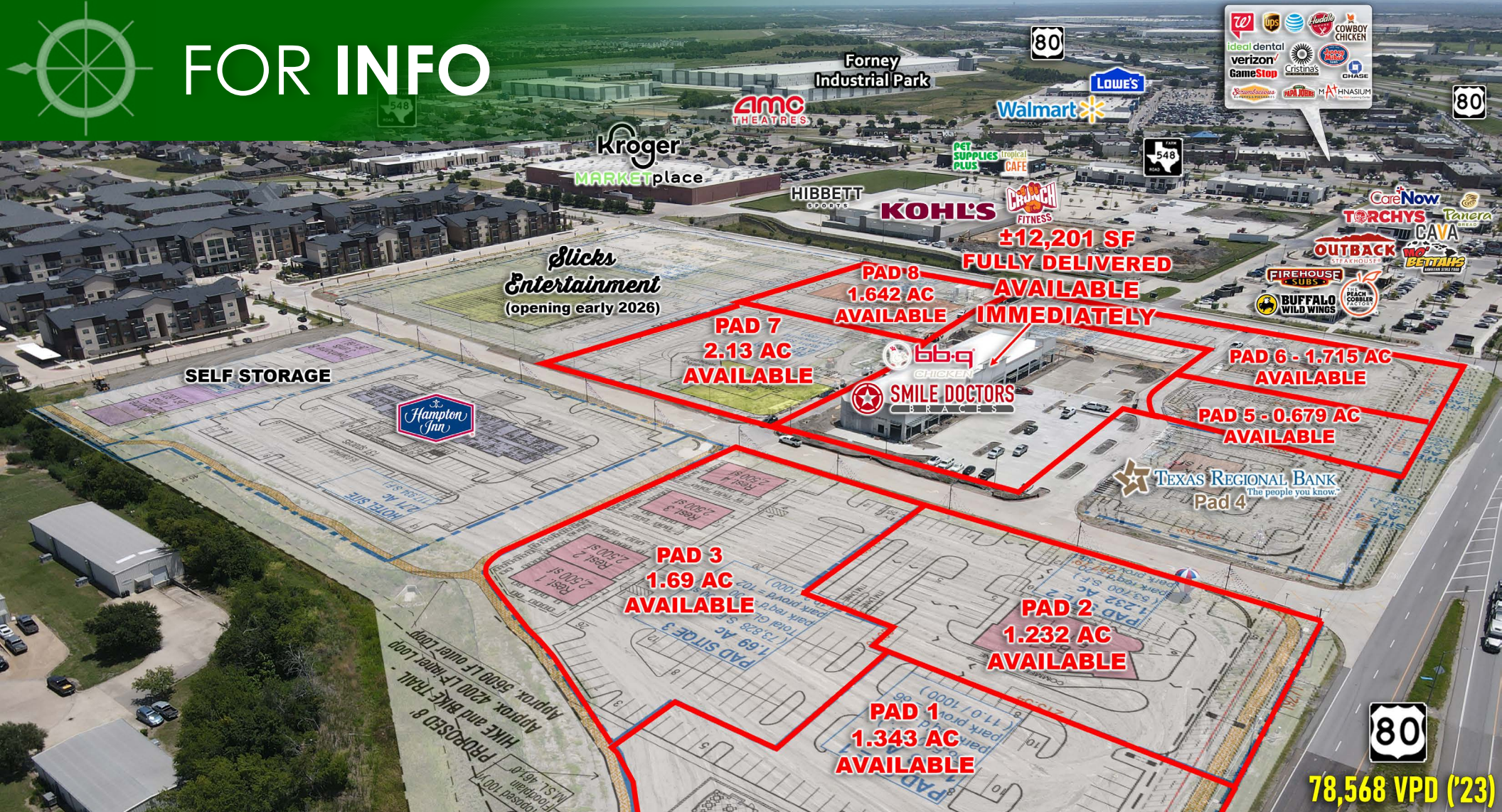


FOR INFO



Slicks Entertainment
(opening early 2026)

SELF STORAGE



PAD 7
2.13 AC
AVAILABLE

PAD 8
1.642 AC
AVAILABLE

±12,201 SF FULLY DELIVERED AVAILABLE IMMEDIATELY

PAD 6 - 1.715 AC AVAILABLE

PAD 5 - 0.679 AC AVAILABLE

TEXAS REGIONAL BANK
Pad 4
The people you know.

PAD 3
1.69 AC
AVAILABLE

PAD 2
1.232 AC
AVAILABLE

PAD 1
1.343 AC
AVAILABLE

78,568 VPD ('23)

TRAILHOUSE PARK

NWC OF US-80 & TRAILHOUSE LN, FORNEY, TEXAS

SCOTT RODGERS Partner | scottrodgers@duwestrealty.com | 214.720.0004
CHARLIE BOYD Associate | charlieboyd@duwestrealty.com | 214.720.0004
ADAM SMITH Associate | adam@nairl.com | 972.499.5836

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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TRAILHOUSE PARK | NWC of US-80 & Trailhouse Ln, Forney, Texas 75126

OVERVIEW

- Up to 12,201 SF - fully delivered and available immediately
- Located at Center of Forney retail market
- Excellent visibility & traffic fronting US-80
- Shop space and pads available
- Excellent Visibility & Easy Access to US Highway 80
- Join Smile Doctor's, Texas Regional Bank, Hampton Inn & Suites, Slicks Entertainment (opening early 2026), and more than 10 acres of multifamily

TRAFFIC COUNTS

US Hwy 80: 78,568 VPD (TXDOT 2023)

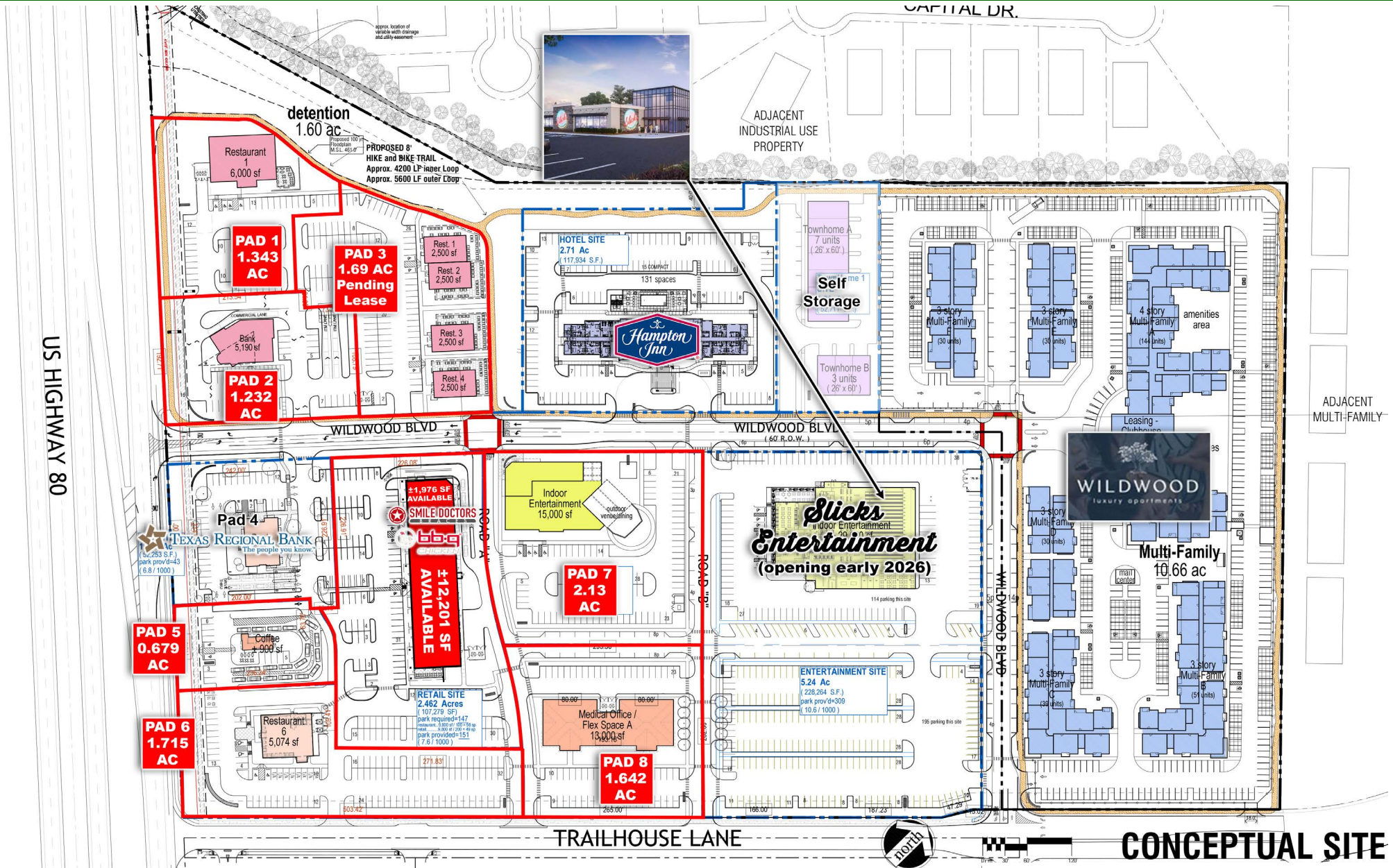
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2025 Population	10,959	56,370	101,659
2030 Projected Pop.	14,325	76,052	132,141
Daytime Pop.	14,355	47,192	77,951
Avg HH Income	\$113,270	\$132,235	\$126,110

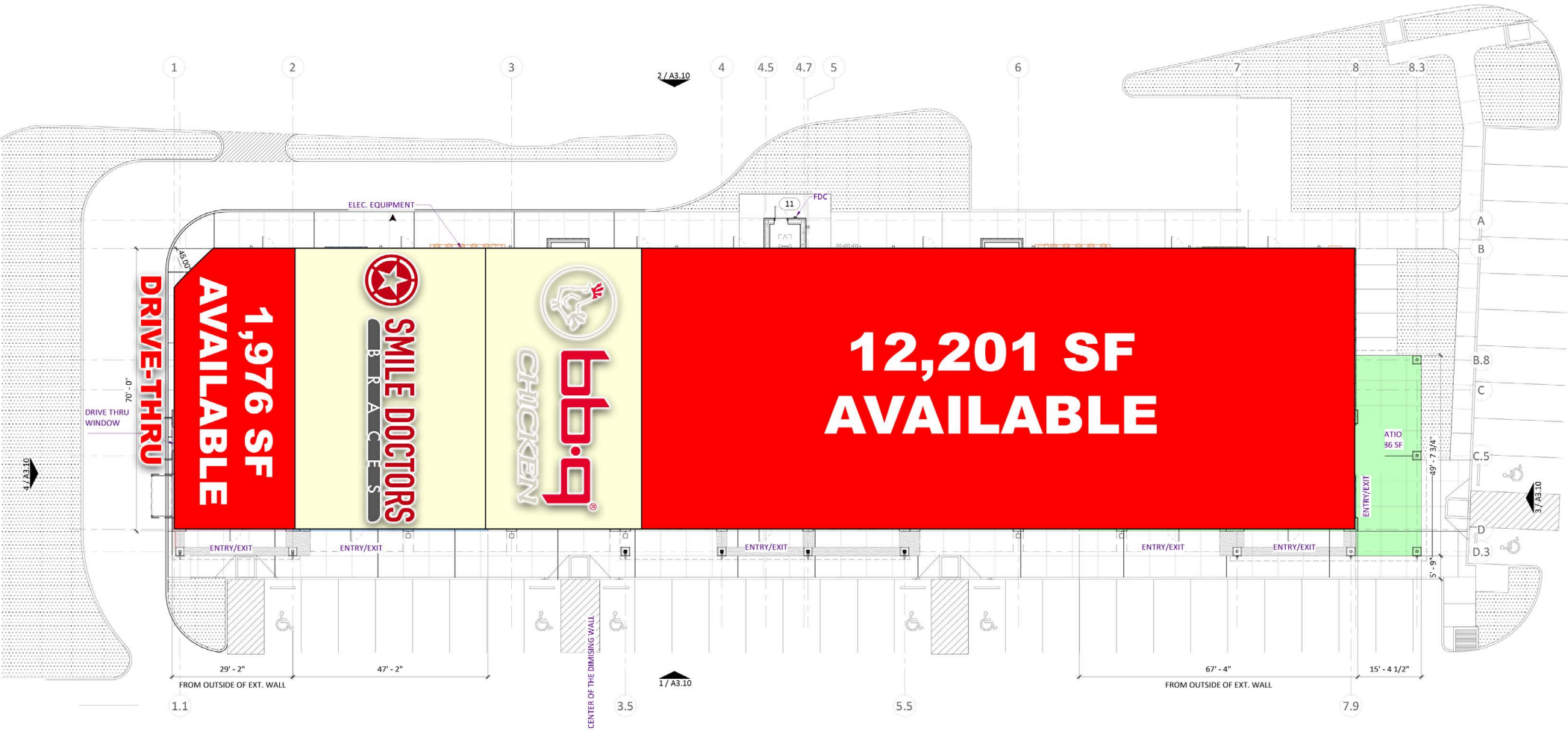
FULLY DELIVERED AVAILABLE IMMEDIATELY



TRAILHOUSE PARK | NWC of US-80 & Trailhouse Ln, Forney, Texas 75126



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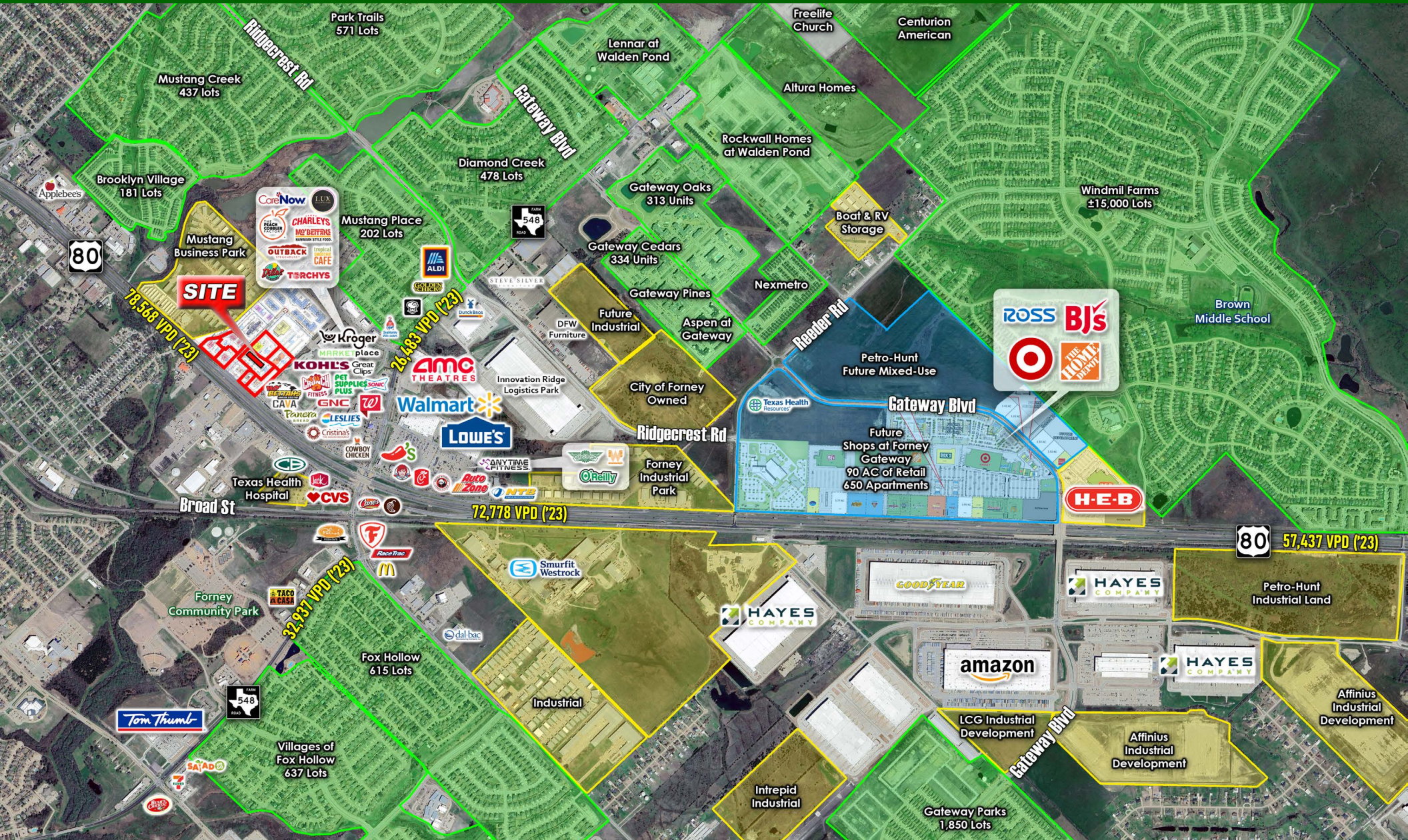


2 FLOOR PLAN - LOD 1
3/32" = 1'-0"

TRAILHOUSE PARK | NWC of US-80 & Trailhouse Ln, Forney, Texas 75126



TRAILHOUSE PARK | NWC of US-80 & Trailhouse Ln, Forney, Texas 75126





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.

2-10-2025



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.

DuWest Management Inc.	605046		214.720.0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials

Date