RIDGE POINTE commercial real estate

Forney Light Industrial Park
For Lease

FM 1641, Forney, Texas

Location & Access:

Strategically positioned along **FM 1641 in Talty, Texas**, this site offers excellent access to major transportation corridors serving the eastern DFW industrial market. The property is located just minutes from **Interstate 20**, providing direct routes to **Dallas, Forney, Terrell, and the broader North Texas region**. Its proximity to **Highway 80, Highway 205, and FM 741** allows for efficient logistics, workforce accessibility, and strong connectivity to both **I-635 and I-30**.

This prime location benefits from the expanding industrial corridor between **Forney and Terrell**, drawing on a skilled labor pool and growing infrastructure while maintaining a **cost-effective**, **non-city-limits location** ideal for light manufacturing, fabrication, and logistics users.

Current & Future Availablity:

Buildings 1–2:
100% pre-leased to Laser Welding Group
Under construction; completion in ±10 mos

Buildings 3–4:
±61,200 SF each
Can be demised to ±30,000 SF minimum
±40,000 SF private/gated exterior truck court per building
Estimated delivery in 10–14 months

Demographics:

	3 miles	5 miles
2025 Population	32,085	90,597
2030 Proj. Pop.	47,854	124,330
Daytime Pop.	22,519	70,961
Avg. HH Income	$142,373	$129586

For more information, please contact:
Jeanie Gillock, Jackson Gillock, Melanie Hasty or Grant English

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Property Overview:

- **Total RBA:** ±244,800 SF across four (4) metal light industrial office/warehouse buildings
- **Building Type:** Light Industrial Office/Warehouse
- **Total Buildings:** Four (4)
- **Clear Height:** 24-28 feet for building 3 & 4
- **Fire Protection:** Fully sprinklered throughout
- **Crane Capability:** Building 1–2 will include a 50' x 360' crane
- **Power:** Heavy power available (up to 1,600 AMPS)
- **Water:** 12" water line
- **Truck Court:** 150' court park with ±40,000 SF of exterior truck court per building (3 & 4)
- **Outdoor Features:** Ample parking and outdoor storage available
- **Flexible IOS yard options:** up to ±1.25 acres of dedicated outdoor storage for Buildings 3 & 4.
- **Construction:** Metal buildings with modern light industrial design

Lease Term:

- **Lease Term:** 5–10 years (considered)
- **Tenant Improvements:** TI allowance offered
- **Tenant Responsibilities:** Utilities and any electrical upgrades beyond 1,200 AMPS

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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____