



# OFFERING MEMORANDUM

ENTITLED COMMERCIAL REDEVELOPMENT OPPORTUNITY

SOUTH CHESTNUT STREET

(80' R.O.W.)

N 45°05'03" E 100.01'

20' SETBACK LINE

# 800 E. MAIN STREET

Forney, Texas 75126 | Downtown Commercial District  
Kaufman County | General Retail (GR) | CUP Approved | Shovel-Ready

OFFERED AT

**\$299,000**

S 41°33'22" E 104.03'

1,390 SF EVENT CENTER

25' FRONT YARD SETBACK LINE

**0.312**

ACRES  
Total Lot Size

**1,390**

SF  
Approved Structure

**14**

PARKING  
City-Approved Spaces

**APPROVED**

CUP  
Banquet Hall / Event

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# PROPERTY OVERVIEW

800 E. Main Street, Forney, TX | 0.312 Acres | \$299,000



Approved Site Plan — 1,390 SF Event Center, 14 Parking Spaces, Corner of E. Main & S. Chestnut

## PROPERTY DETAILS

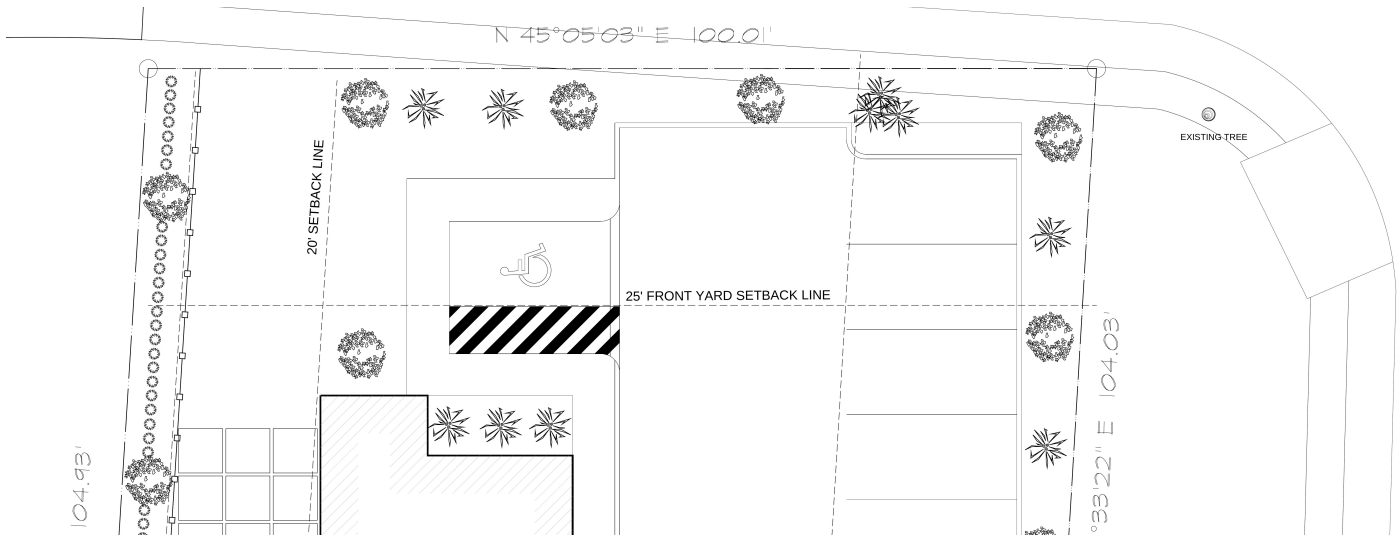
<b>Address</b>	800 E. Main Street, Forney, TX 75126
<b>County</b>	Kaufman County
<b>Legal Description</b>	Main St Retail Center Add #1, Block 1, Lot 59
<b>Parcel ID</b>	Kaufman CAD #23701
<b>Lot Size</b>	0.312 Acres (13,591 SF)
<b>Current Zoning</b>	General Retail District (GR) — Fully Commercial
<b>Rezone Approval</b>	Ordinance No. 23-17, Forney City Council — July 18, 2023 (Unanimous 6-0)
<b>Conditional Use Permit</b>	Banquet Hall — Ordinance No. 23-43, November 20, 2023 (Unanimous)
<b>Approved Structure</b>	1,390 SF Event Center / Photography Studio
<b>Parking Provided</b>	14 Spaces (city-approved; exceeds minimum requirement)
<b>Flood Zone</b>	Zone X — Minimal Flood Hazard (FEMA Map 48257C 0155E)
<b>Access</b>	Curb cut on E. Main Street (direct frontage)
<b>Easements</b>	5' drainage easement; 24'x50' fire lane (per survey)
<b>List Price</b>	\$299,000

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# INVESTMENT HIGHLIGHTS

800 E. Main Street, Forney, TX | Downtown Redevelopment Opportunity



Site Plan — 1,390 SF Approved Event Center, 14 Parking Spaces, Corner Lot at E. Main & S. Chestnut

## KEY INVESTMENT HIGHLIGHTS

### 1 City Council-Approved CUP — Zero Entitlement Risk

The Banquet Hall / Event Center Conditional Use Permit was unanimously approved by Forney City Council (Ordinance No. 23-43, November 20, 2023). The 1,390 SF structure and site plan have been stamped and approved by the City — eliminating the typical 12-to-18-month entitlement timeline and saving buyers an estimated \$15,000–\$25,000 in entitlement costs.

### 2 Downtown Forney Location — Active Revitalization Zone

Positioned in Forney's Downtown Revitalization district, the property benefits from the Forney EDC's active incentive programs including facade grants, redevelopment grants (\$15,000–\$50,000), small business incentives, and Chapter 380/381 tax agreements. Victorian Village — a mixed-use development by the Garrett Moore Company — is located directly across the street.

### 3 General Retail (GR) Zoning — Maximum Commercial Flexibility

Fully commercial GR zoning supports retail, restaurant, office, event center, service, and professional uses. The corner lot at E. Main Street and S. Chestnut Street provides dual-street visibility, direct curb-cut access, and 14 city-approved parking spaces exceeding minimum requirements — a critical advantage in the downtown core.

### 4 Kaufman County — One of the Fastest-Growing Counties in the Nation

Kaufman County's population surged 44% since 2020, reaching 209,235 in 2025. Forney grew 10% in a single year (2023–2024), one of the fastest rates nationally. H-E-B opened in February 2026, Costco opened March 2026, and Home Depot opened November 2025 — all within 3 miles. The US 80 corridor is now one of Texas' most active commercial growth corridors.



# MARKET DATA & DEMOGRAPHICS

Kaufman County, Texas | Forney Trade Area

## KAUFMAN COUNTY DEMOGRAPHICS

U.S. Census Bureau, 2024–2025

Indicator	Value	Context
Population — 2025 Estimate	209,235	+44.0% growth since 2020
Population — 2024 Estimate	197,829	+36.1% growth since 2020
Population — 2020 Census	145,310	Base year
Population — 2010 Census	103,350	Historical baseline
Housing Units (2025)	58,585	1,745 building permits in 2024
Households	50,990	3.36 persons per household
Median Household Income	\$89,485	Per capita income: \$34,359
Owner-Occupied Housing Rate	78.1%	Median home value: \$320,900
Median Gross Rent	\$1,554	2020–2024 ACS estimate
Total Employment (2023)	34,851	+14.9% employment growth 2022–2023
Total Retail Sales (2022)	\$2.34 Billion	\$13,548 retail sales per capita
Employer Establishments (2023)	2,500	Total annual payroll: \$1.61B
High School Graduate+	86.4%	Bachelor's degree+: 26.5%
Broadband Internet Access	90.7%	Households with computer: 97.4%

## TRAFFIC COUNTS — FORNEY AREA CORRIDORS

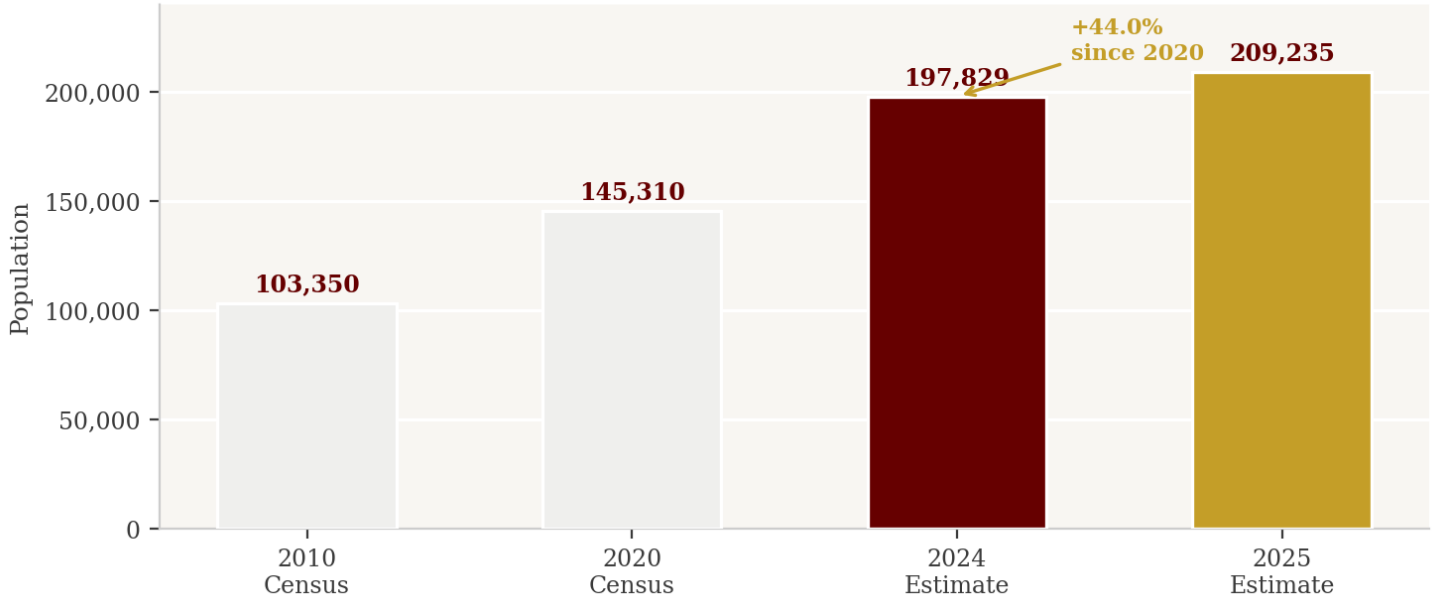
TxDOT AADT / Forney EDC

Segment	Daily Volume	Notes
E. Main Street — Downtown Forney	~10,500 VPD	Direct frontage — subject property
US 80 at Forney City Limits	~52,000 VPD	Primary regional arterial
US 80 at Gateway Blvd (H-E-B / Target)	~68,000 VPD	Highest-volume Forney corridor
US 80 at Rockwall County Line	~75,000 VPD	Peak corridor — DFW commuter traffic
US 80 — 2025 Most Congested Ranking	Top 100 TX	6.02-mi stretch in Kaufman County



## POPULATION GROWTH — KAUFMAN COUNTY, TEXAS

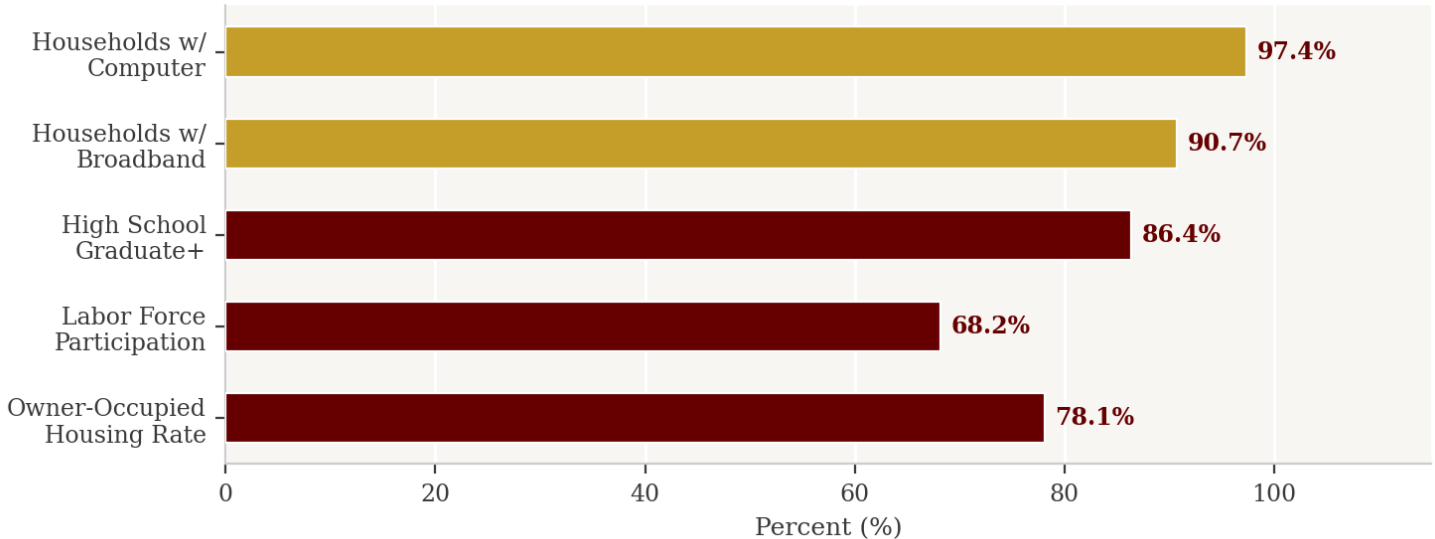
### KAUFMAN COUNTY POPULATION GROWTH



## QUALITY OF LIFE INDICATORS

U.S. Census Bureau ACS 2020–2024

### QUALITY OF LIFE INDICATORS — KAUFMAN COUNTY





# MARKET DATA — VISUALIZED (2 of 2)

Key Economic Indicators | Forney Area Traffic Counts

## KEY ECONOMIC INDICATORS — KAUFMAN COUNTY

U.S. Census Bureau / BLS 2022–2024

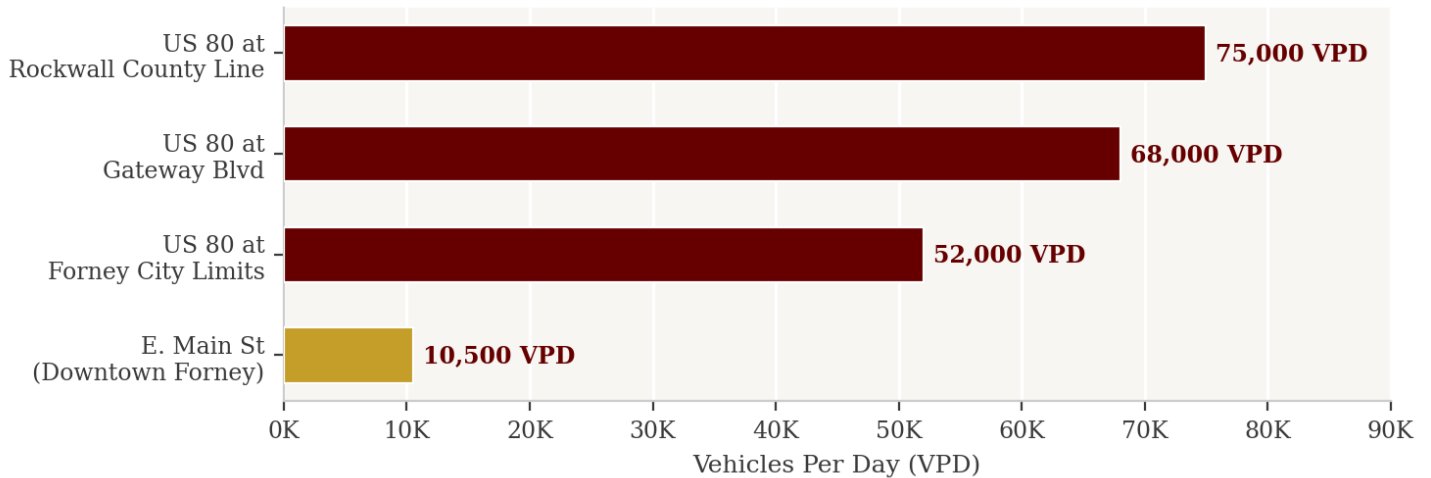
### KEY ECONOMIC INDICATORS — KAUFMAN COUNTY



## FORNEY AREA TRAFFIC COUNTS (AADT)

TxDOT / Forney EDC

### FORNEY AREA TRAFFIC COUNTS (AADT)



Traffic data: TxDOT AADT program and Forney EDC. Income and retail: U.S. Census Bureau ACS 2020–2024 and Economic Census 2022. Population: U.S. Census Bureau 2020 Census and 2024–2025 Estimates.



# AREA LANDMARKS & ECONOMIC DRIVERS

Forney, TX | US 80 Corridor | Downtown District

## MAJOR LANDMARKS & EMPLOYERS

### Victorian Village — Directly Across the Street

Adjacent

The Garrett Moore Company's Victorian Village mixed-use development is located directly across from the subject property on E. Main Street. Modeled after the Victorian-style homes along Swiss Avenue in Dallas, this development adds immediate foot traffic, retail synergy, and aesthetic character to the downtown corridor — making 800 E. Main an ideal complementary commercial site.

### Costco — Forney's First (150 FM 460)

~3 min / ~2.5 mi W

Costco opened its first Forney location on March 12, 2026 at 150 FM 460 (160,000 SF). This anchor tenant dramatically increases regional draw to the Forney trade area and represents a major vote of confidence in the market's long-term growth trajectory.

### H-E-B & Target — Village at Gateway (US 80)

~3 min / ~3 mi W

The 120-acre Village at Gateway development at North Gateway Boulevard and US 80 opened H-E-B in February 2026 and Home Depot in November 2025, with Target also anchoring the center. This development has transformed the US 80 / Forney corridor into one of the most active retail growth zones in the Dallas–Fort Worth Metroplex.

### Amazon Fulfillment & Distribution Centers

~5 mi W via US 80

Amazon operates both a fulfillment center and a distribution center in Forney, making it one of the city's largest private employers. The Amazon presence drives significant workforce housing demand and supports a strong consumer base throughout the Forney trade area.

### Forney ISD — Largest Employer

~0.5 mi

Forney Independent School District is the city's largest employer, with enrollment growing in parallel with the city's explosive residential expansion. The district's administrative offices are within walking distance of the subject property, providing a built-in daytime customer base for food, beverage, and service businesses.

### US Highway 80 — Regional Arterial

~0.5 mi S

US 80 is the primary Dallas–Fort Worth to East Texas arterial, connecting Forney to Mesquite, Balch Springs, and the DFW core to the west, and Terrell, Longview, and Shreveport to the east. The highway carries 50,000–75,000 vehicles per day and ranks among Texas' 100 Most Congested Road Segments — confirming the extraordinary consumer traffic flowing through the Forney market.

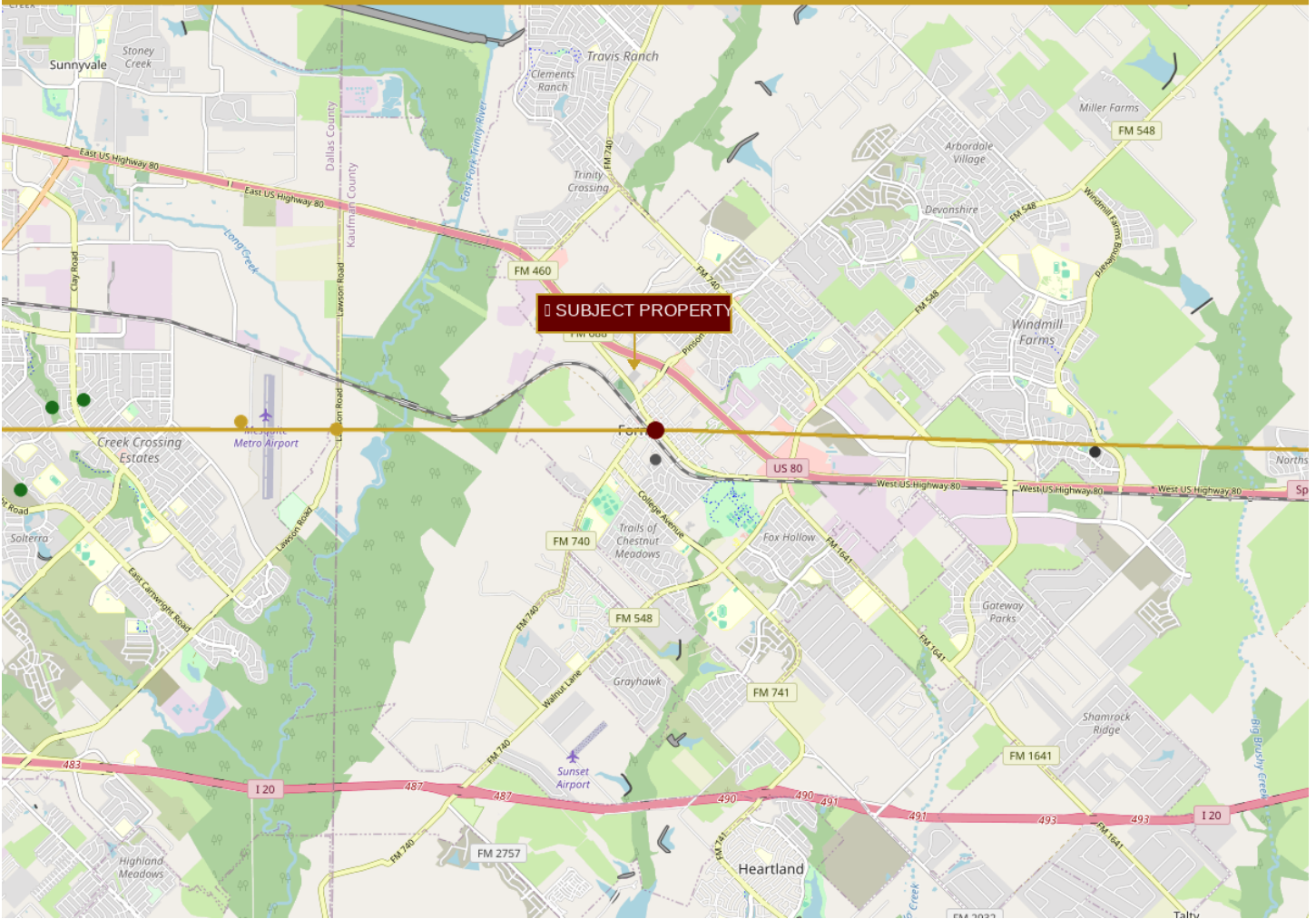


# AREA LOCATION MAP

Forney, TX | US 80 Corridor | Major Retailers & Landmarks

## LOCATION MAP — FORNEY, TEXAS

US 80 Corridor | Kaufman County



## MAP KEY — MAJOR RETAILERS & LANDMARKS

<b>Subject Property</b>	800 E. Main St — 0.312 Acres FOR SALE	<b>Victorian Village</b>	Mixed-use development — directly across street
<b>Costco (Forney)</b>	Opened March 12, 2026 — ~2.5 mi W via US 80	<b>H-E-B (Forney)</b>	Opened Feb 2026 — Village at Gateway, US 80
<b>Home Depot (Forney)</b>	Opened Nov 2025 — Village at Gateway, US 80	<b>Target (Forney)</b>	Village at Gateway — US 80 & N. Gateway Blvd
<b>Walmart Supercenter</b>	Mustang Crossing — ~2 mi W via US 80	<b>Amazon Fulfillment Center</b>	Major employer — ~5 mi W via US 80
<b>Goodyear Distribution Center</b>	Major employer — ~4 mi W via US 80	<b>Forney ISD</b>	Largest employer — ~0.5 mi from subject
<b>US Highway 80</b>	50,000–75,000 VPD — primary regional arterial	<b>Dallas CBD</b>	~30 mi W via US 80

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## HIGHEST & BEST USE ANALYSIS

### Event Center / Banquet Hall — Most Likely (CUP Already Approved)

1 The Banquet Hall / Event Center CUP is already in hand — the most significant entitlement hurdle has been cleared. The 1,390 SF approved structure and site plan are stamped and ready for permitting. Downtown Forney's growing population, proximity to Victorian Village, and lack of competing event venues make this the highest-probability use for immediate development.

### Restaurant / Food & Beverage Concept

2 The corner location at E. Main and S. Chestnut, combined with GR zoning and 14 parking spaces, is ideal for a restaurant, café, or specialty food concept. Downtown Forney's revitalization has created strong demand for dining options within walking distance of City Hall, the courthouse, and the growing residential neighborhoods to the north and east.

### Boutique Retail / Specialty Shop

3 The downtown setting and Victorian Village adjacency create a natural retail cluster opportunity. Forney EDC's facade and redevelopment grant programs (up to \$50,000) can offset tenant improvement costs for a boutique retail operator, making this an attractive owner-user or investor play in a rapidly appreciating downtown corridor.

### Professional Office / Medical Office

4 GR zoning permits professional and medical office uses. The proximity to Forney ISD administrative offices, City Hall, and the Kaufman County courthouse makes this an excellent location for legal, financial, healthcare, or government-adjacent professional services.

### Photography Studio / Creative Studio Space

5 The approved structure was designed as an Event Center / Photography Studio — confirming the city's support for creative commercial uses. The downtown location, natural light potential, and event-space CUP create a unique opportunity for a photography studio, art gallery, or creative co-working concept.



**EWRG Commercial Group | TEA**

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