

Office/Retail Opportunity Near Downtown Forney

E BROAD STREET INFILL WITH EXISTING IMPROVEMENTS



**±0.61 Acre E Broad St Assemblage
Two Parcels Available Together
or Separately
±1,508 SF Existing Structure
Open Land Supports Flexibility
Office, Medical, Service Potential**

600/604 E Broad St, Forney TX

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Property Overview

600 & 604 E Broad St is a ±0.61-acre two-parcel commercial site in Forney with GR General Retail Zoning, positioned approximately 0.5 miles from downtown in one of Kaufman County's fastest-growing trade areas.

Listed By:
Jon Stafford | 336.601.5680



Property Overview

DOWNTOWN-ADJACENT SITE WITH COMMERCIAL FLEXIBILITY

M&D CRE is pleased to present 600 and 604 E Broad St, a two-parcel commercial opportunity approximately 0.5 miles from downtown Forney in the heart of Kaufman County—one of the fastest-growing counties in Texas. The offering includes an existing ±1,508 SF structure on 604 E Broad with 1 full bath, 1 half bath, and all utilities connected—suited for small office or professional use with renovation—plus an adjacent vacant land parcel at 600 E Broad, combining to a ±0.61-acre site with GR General Retail Zoning.

GR zoning supports a diverse range of uses including office, medical office, service retail, and neighborhood-serving commercial, making this a practical acquisition target for owner-users, investors, or small-scale developers. The existing structure offers immediate utility for buyers open to a value-add interior or as-is, while the adjacent land parcel opens the door to expansion, ground-up development, or assemblage, subject to city approval.

The site's proximity to downtown Forney provides local visibility and neighborhood accessibility near the city's historic commercial core—a corridor seeing renewed interest as Forney's population is projected to grow from 56,423 to 76,316 residents by 2030 at a 6.23% annual rate. The seller will consider selling each lot individually or both together, giving buyers flexibility to pursue a reuse, land hold, or future-use development strategy in one of Kaufman County's most active growth markets.

For more information, contact **Jon Stafford** at **336.601.5680** or email jon.stafford@mdcregroup.com.

Land & Structure Size	Two Parcels / ±0.61 AC Total / ±1,508 SF
Downtown Proximity	±0.5 Miles From Downtown Forney
City/County	Forney, TX / Kaufman County
Frontage	±229' of E Broad St / ±141' Locust St Frontage
Parcel ID	23587; 23588
Sale Structure	Available Together or Separately
Potential Use	Office, Medical, Service or Redevelopment



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600/604 E BROAD ST — FORNEY



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600/604 E BROAD ST — AERIALS



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600/604 E BROAD ST — FRONTAGE ROADS



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Highlights

±0.61-Acre Broad Street
Assemblage

Two Parcels Available Together
or Separately

±1,508 SF Existing Structure

Approximately 0.5 Miles From
Downtown

GR General Retail Zoning

Vacant With Immediate
Availability

Open Land Supports Site
Flexibility

Office, Medical or Service
Potential

Adaptive Reuse or
Redevelopment Opportunity

City Sewer, City Water and
Electric

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600/604 E BROAD ST — RETAIL MAP



600/604 E BROAD ST
±229' FRONTAGE • ½ MILE TO DOWNTOWN

MDVIP Dr. Wesley G. Wilson, DO

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Location Overview

Forney sits at the center of one of Texas's fastest-growing suburban trade areas—a US-80 corridor market defined by above-average household incomes, strong owner-occupancy, and an established family consumer base with significant purchasing power.

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Forney, Texas— A Fast-Growing Market of High-Income

Forney, TX Overview

Forney has earned its place among Texas’s fastest-growing cities, offering direct US-80 access to I-635 and downtown Dallas while drawing quality-of-life-driven households with top-rated schools, master-planned communities, and expanding commercial infrastructure.

The trade area surrounding 600 & 604 E Broad Street is deeply owner-occupied and family-oriented, with strong income fundamentals. Within a 10-minute drive, 82% of housing is owner-occupied, the 2025 median home value is \$369,478 — projected to reach \$398,782 by 2030 — and median household income of \$117,596 is climbing to \$126,887 over the same period. Population is forecast to grow from 56,423 to 76,316 by 2030 at a 6.23% annual rate.

\$369,478

2025 Median Home Value

10 MIN—ESRI

76,316

2030 Projected Population

10 MIN—ESRI

6.70%

Annual Pop. Growth Rate

5 MIN—ESRI

\$133,187

Avg Household Income

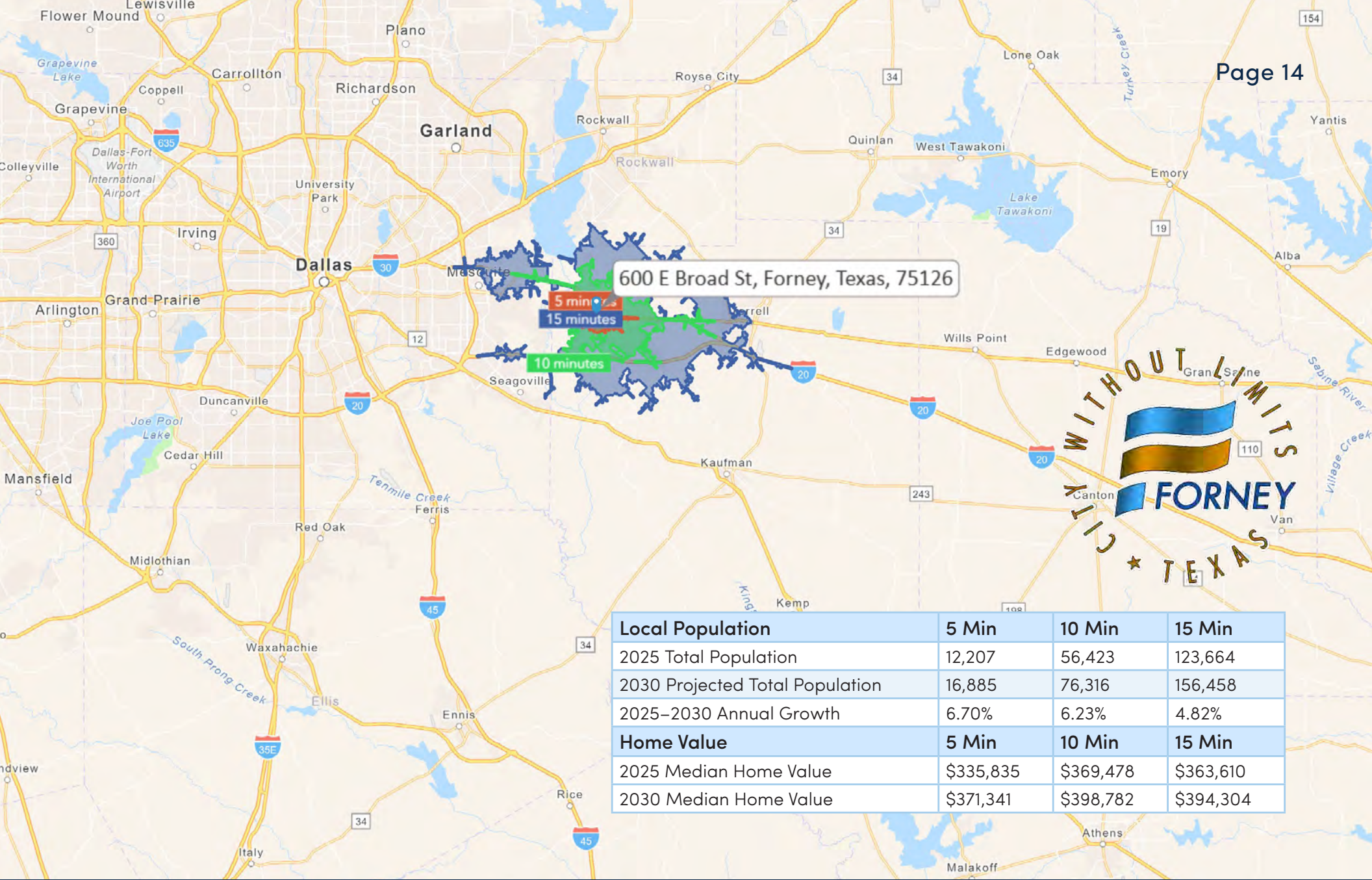
10 MIN—ESRI





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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.

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.

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Buyer/Tenant/Seller/Landlord Initials	Date		