

108 E US Hwy 80, Suite 150 Forney, TX



±1,680 SqFt | Move-in-Ready Space
Ideal for Medical, Retail, or Office Use
HIGH Visibility on US Hwy 80 - 70K+ VPD
Rapidly Growing Forney Trade Area
Existing Furniture & Equipment Available

Contacts

Austin Brooks

Junior Associate

austin.brooks@mdcregroup.com

972.689.9193

Walker Nalley

Junior Associate

walker.nalley@mdcregroup.com

214.945.5828



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D CRE has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D CRE has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D CRE is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation of M&D CRE, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D CRE advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D CRE specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D CRE from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.



Table of Contents

Pages 4-8 | Property Overview

Pages 9-11 | Location Overview

Page 12 | Contacts



Property Overview

Located along the highly traveled US Highway 80 corridor in Forney, this ±1,680 SF retail/medical suite offers excellent visibility, and a move-in-ready layout with existing medical-style buildout. Surrounded by complementary health, wellness, retail, dining, and hospitality uses, the property is ideally positioned for medical, professional office, wellness, or general retail users.

Contact:
972.689.9193 | 214.945.5828



Property Overview

Position your business in the heart of Forney's most active commercial corridor with this ±1,680-square-foot retail, office, or medical suite located at 108 US Hwy 80, Suite 150. Situated directly along US Highway 80, the property offers excellent accessibility, prominent building signage, and exposure to 70,892 vehicles per day. The suite is currently configured for a medical or wellness user and offers a highly functional, move-in-ready layout consisting of a reception area, waiting room, large open treatment space, three private exam rooms, storage, a back room, kitchen, and restroom. Luxury vinyl plank flooring and custom-built interior features provide a polished, professional environment with minimal upfront buildout required. Furniture, fixtures, décor, technology, and medical equipment are also negotiable.

The surrounding tenant mix creates strong synergy for healthcare, wellness, professional office, and service-oriented users. Strategically situated directly on Highway 80, the property benefits from proximity to hundreds of businesses, national and regional retailers, restaurants, hotels, and rapidly expanding residential communities. Forney continues to experience significant residential and commercial growth as the 5th fastest growing city in North Texas and 3rd fastest growing county in the U.S., with median household incomes of \$104,000, 2.4 million workers within a 35-minute commute, and more than 116,000 healthcare workers within the same labor shed. The property is approximately 21 miles east of Downtown Dallas and offers direct access to the broader Dallas-Fort Worth market.

Total Size	1,680 SF
Ideal Use	Retail/Office/Medical
Vehicles Per Day	70,000+
Suite Delivery	Finished Out
Signage	Building Signage Available
Price	Contact for Pricing
Lease Type	NNN
Lease Term	Sublease thru Aug. 2028



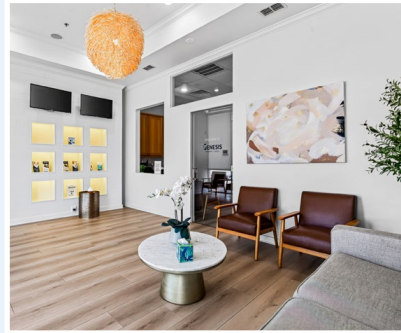
Contact:
972.689.9193 | 214.945.5828





Contact:
972.689.9193 | 214.945.5828

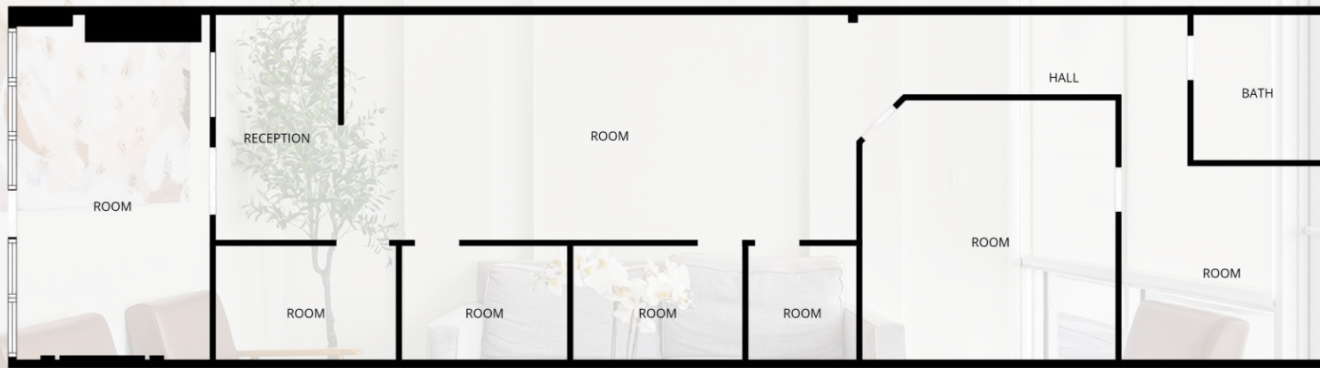




Contact:
972.689.9193 | 214.945.5828



Floor Plan



Property Highlights

±1,680 SF that is Move-in Ready

70,892 Vehicles Per Day

Existing Medical-Style Buildout

Furniture & Equipment Available

Building Signage Available

Surrounded by Numerous
Complementary Businesses

Exceptional Regional Accessibility

Strong Healthcare Demographics,
and Future Demand

Contact:
972.689.9193 | 214.945.5828



Location Overview

The property is situated just outside the rapidly growing community of Forney, Texas, in Kaufman County.

Contact:
972.689.9193 | 214.945.5828



Forney, Texas: Strategic Growth Prime Opportunity

Forney, TX Overview

Located 20 miles east of downtown Dallas along U.S. Highway 80, Forney is one of the fastest-growing communities in the Dallas–Fort Worth Metroplex. With its strategic position in Kaufman County and access to major highways and regional transportation networks, Forney offers strong connectivity and logistical advantages for commercial ventures. The city features a solid demographic profile marked by rapid population growth, a skilled workforce, and rising household incomes—creating a robust consumer base and labor market. Forney is pro-business, with an attentive local government and streamlined development processes, making it an attractive setting for retail, industrial, and mixed-use investment. Forney’s commitment to smart growth, quality of life, and infrastructure ensures long-term viability and makes it a prime location for commercial investors seeking sustainable returns in a thriving market.

153,715

Area
Population
(Forney EDC)

5th

Fastest Growing
City In N. Texas
(Forney EDC)

2.4 Mil.

Workforce Within
35 Minutes
(Forney EDC)

#3

Fastest Growing
County in U.S.
(Forney EDC)

MD&CRE



Contact:
972.689.9193 | 214.945.5828



Austin Brooks

Junior Associate

austin.brooks@mdcregroup.com

972.689.9193

Walker Nalley

Junior Associate

walker.nalley@mdcregroup.com

214.945.5828

Office Information:

2701 Sunset Ridge Dr. Ste. 109

Rockwall, TX 75032

info@mdcregroup.com

469.607.0471





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.

M&D CRE,LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9010586

License No.

Danny@mdregroup.com

Email

469.607.0471

Phone

Danny Perez

Designated Broker of Firm

0656355

License No.

Danny@mdregroup.com

Email

0656355

Phone

Kevin Weable

Licensed Supervisor of Sales Agent/
Associate

0689810

License No.

Kevin@mdcregroup.com

Email

214-801-7787

Phone

Austin Brooks

Sales Agent/Associate's Name

0848410

License No.

Austin.brooks@mdcregroup.com

Email

972.689.9193

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

M&D CRE,LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9010586

License No.

Danny@mdregroup.com

Email

469.607.0471

Phone

Danny Perez

Designated Broker of Firm

0656355

License No.

Danny@mdregroup.com

Email

0656355

Phone

Kevin Weable

Licensed Supervisor of Sales Agent/
Associate

0689810

License No.

Kevin@mdcregroup.com

Email

214-801-7787

Phone

Michael Nalley

Sales Agent/Associate's Name

848826

License No.

walker.nalley@mdcregroup.com

Email

214.945.5828

Phone

Buyer/Tenant/Seller/Landlord Initials

Date