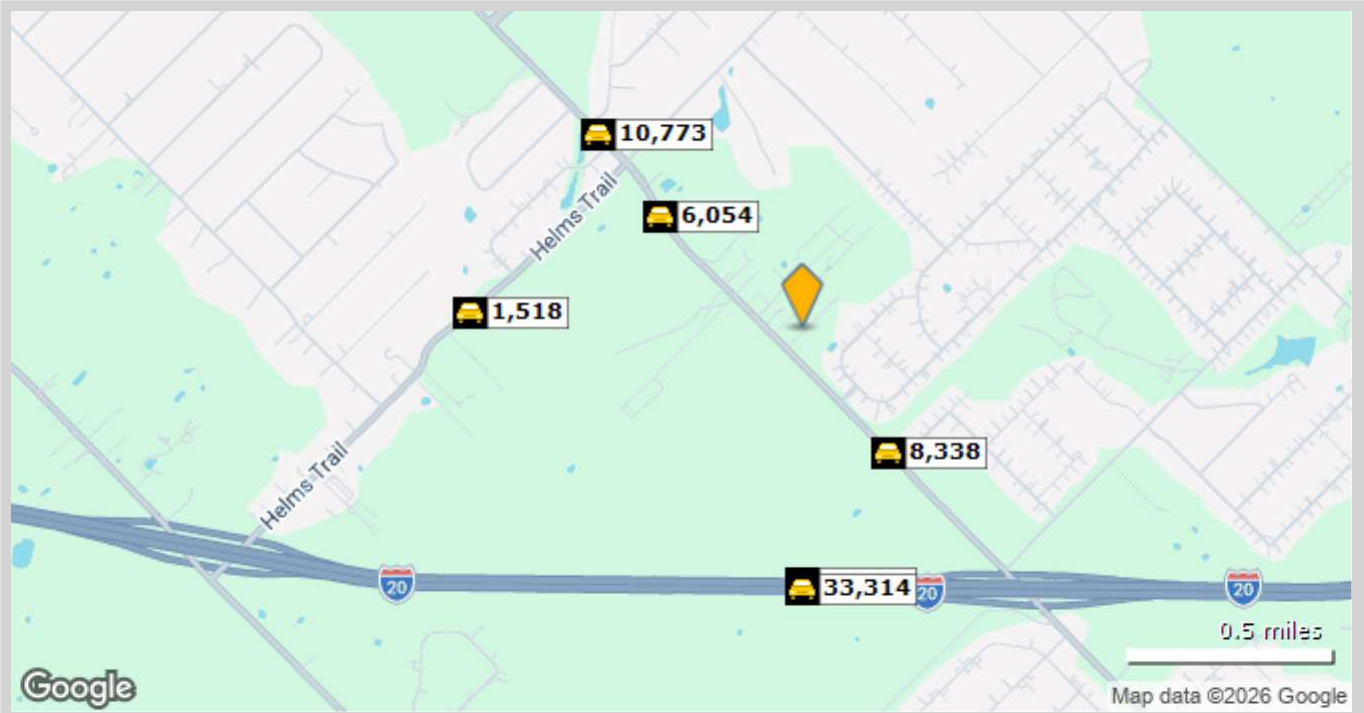


Traffic Count Report

Building 1

FM 1641, Forney, TX 75126

Building Type: **Industrial**
 RBA: **61,200 SF**
 Land Area: -
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	FM 1641	Amber Meadow Dr	0.03 SE	2024	8,431	MPSI	.37
2	FM 1641	Amber Meadow Dr	0.03 SE	2025	8,338	MPSI	.37
3	FM 1641	Helms Trl	0.16 NW	2025	6,054	MPSI	.46
4	TX 121	Amber Meadow Dr	0.38 NE	2024	38,294	MPSI	.62
5	I- 20	FM 1641	0.54 E	2024	33,314	MPSI	.64
6	I 20-N Business	Clearview Dr	0.02 NW	2024	11,724	MPSI	.71
7	FM 1641	Amber Meadow Dr	0.03 SE	2023	8,571	MPSI	.71
8	FM 1641	Clearview Dr	0.02 NW	2025	10,773	MPSI	.71
9	Helms Trl	Woodbridge Dr	0.14 NE	2025	1,518	MPSI	.83