



FOR SALE

110 Industrial Drive

Forney, TX 75126 · Kauffman County

PURCHASE
PRICE

Call Agent

Purchase

AVAILABLE
SF

9,673

Square Feet

CLEAR
HEIGHT

18+ft

Throughout

AVAILABILITY

Immediate

BUILDING
SF

9,673

Total SF

LAND
AREA

.66

Acres



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

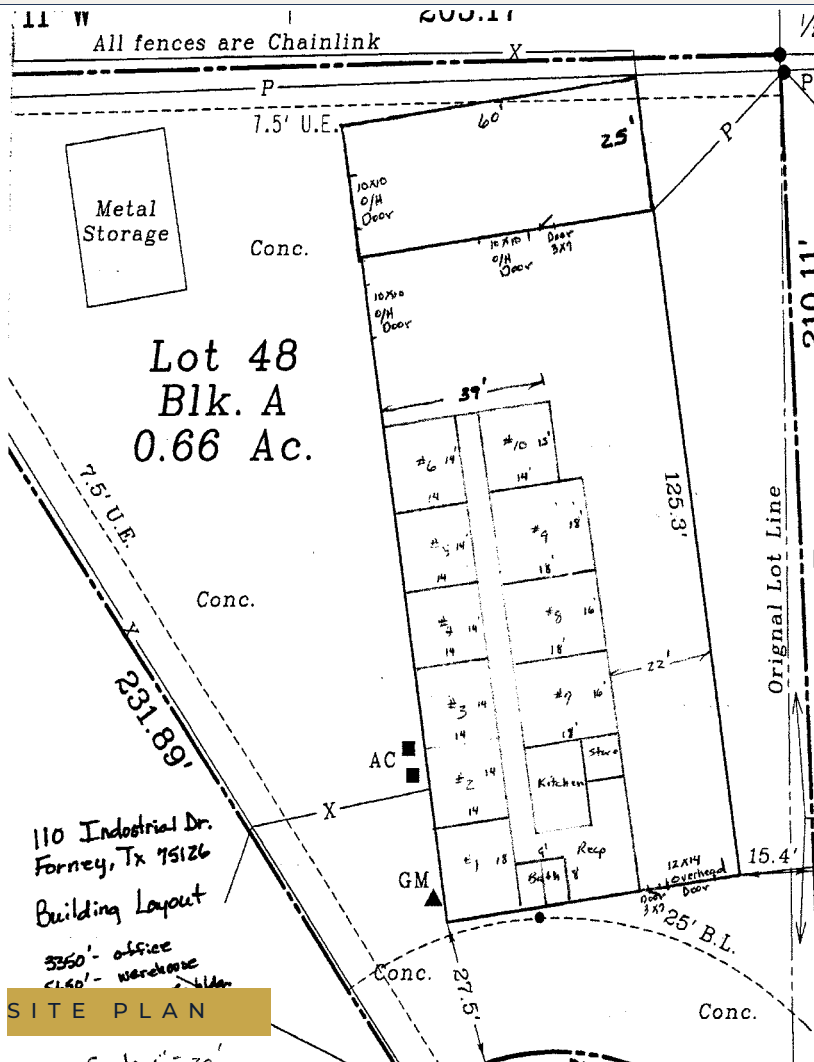
About This Property

110 Industrial Drive delivers ±9,600 square feet of move-in ready flex industrial space in Mustang Creek Industrial Park, just off US Highway 80 in Forney, Texas. The property has a fully built-out office with 10 private offices, updated finishes, three HVAC units, and fiber connectivity, alongside a warehouse with 18-foot clear height, three grade-level doors, heavy power, and skylights. Immediate availability. No deferred maintenance. A turnkey opportunity for contractors, service businesses, and light manufacturers.

TOTAL SF 9,673	SALE PRICE Call Agent	CLEAR HEIGHT 18+ft Throughout
YEAR BUILT 1994	AVAILABILITY Immediate	LAND AREA .66 Acres



PROPERTY SPECS
110 Industrial Drive
Forney, TX 75216



PROPERTY TYPE	Office/Warehouse
TOTAL SF	9,673
LEASE RATE	Call Agent
CLEAR HEIGHT	18+ft
DECK-HIGH DOORS	0
DRIVE-IN DOORS	3
SPRINKLERS	N/A
POWER	3P
YEAR BUILT	1994
LAND AREA	.66 Acres
CLASS	B
COUNTY	Kaufman

PROPERTY OVERVIEW

Available Space & Suite Details

Warehouse Front

± 4,150SF

Flex/Warehouse

RATE **Call Agent**
AVAILABLE **Immediate**

Warehouse Addition

± 1500/SF

Flex/Warehouse

AVAILABLE **Immediate**
CLEAR HEIGHT **18+ FT**
DOCK DOORS **3**

Office Area

± 3,350/SF

Build-Out Office Suites

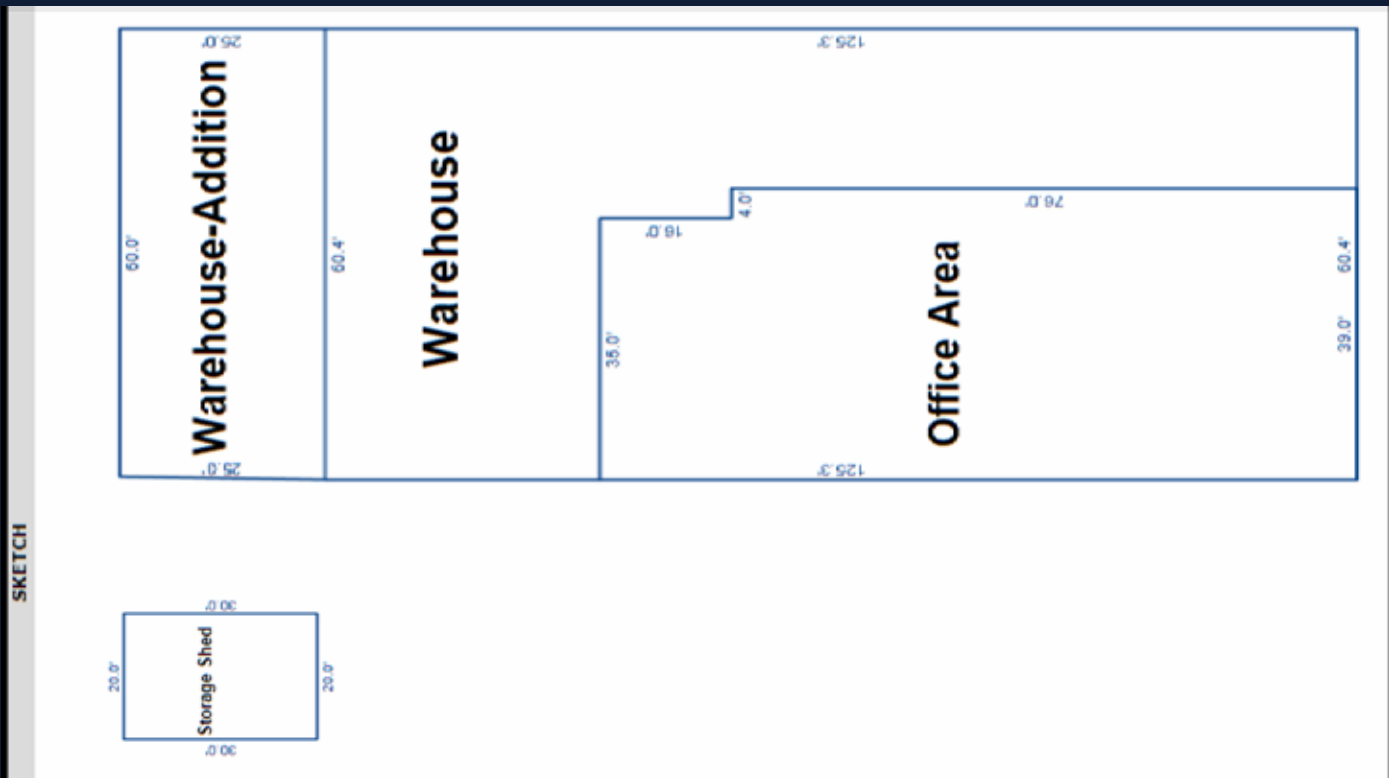
CONDITION **Good**
AVAILABLE **Immediate**

Storage Shed

± 600/SF

Carport

FLOOR PLAN

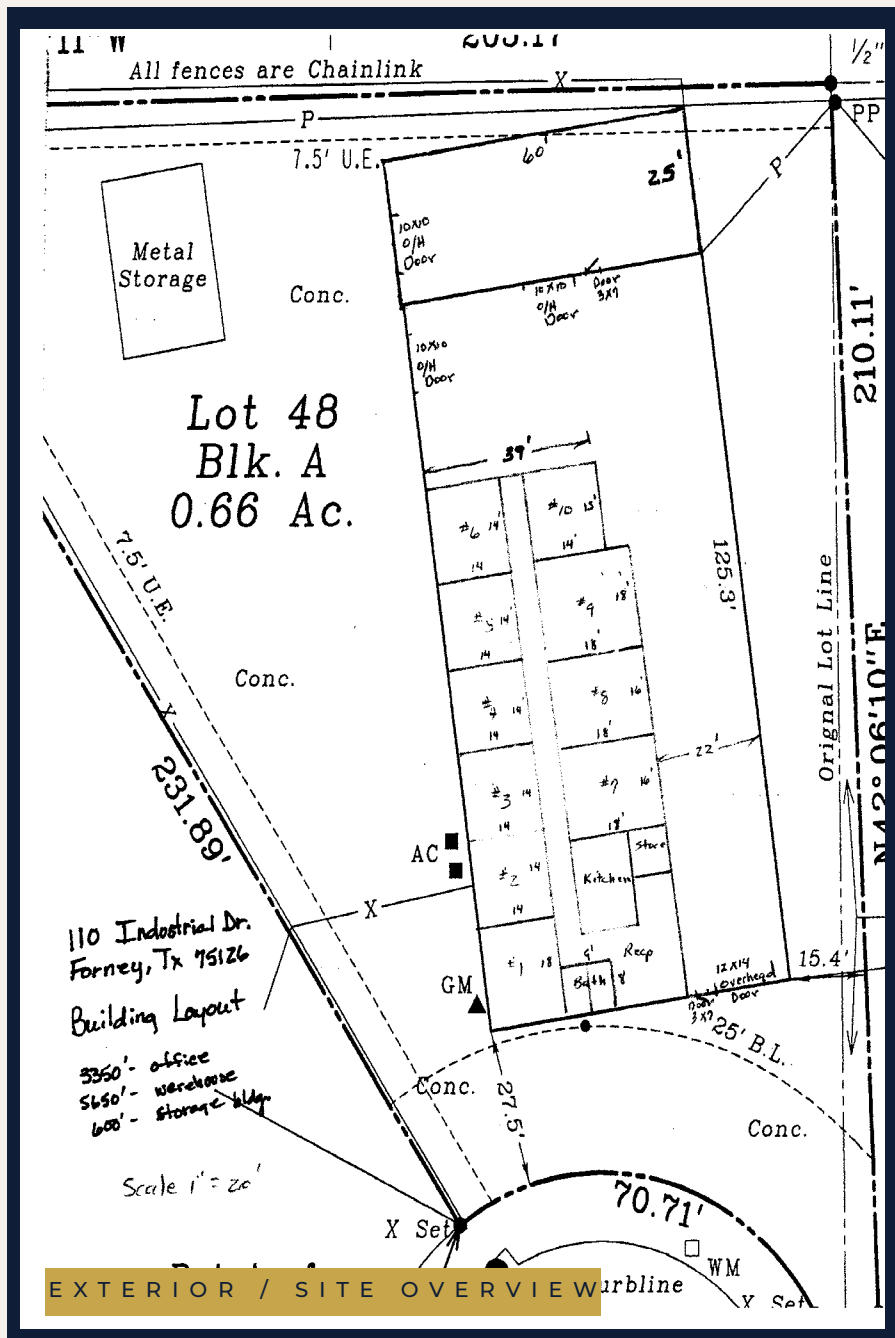


WHY THIS SPACE

Property Features & Highlights

Located within Mustang Creek Industrial Park just off US Highway 80 in Forney, Texas, 110 Industrial Drive delivers ±9,600 square feet of flex industrial space with a functional split of ±3,350 square feet of updated office and ±5,650 square feet of warehouse. Key features include 18-foot clear height, three grade-level doors, heavy power, skylights, three HVAC units, and fiber connectivity — all move-in ready with no deferred maintenance concerns.

What sets this property apart is its fenced and concreted outdoor storage area, 19 parking spaces, and covered carport — a combination rarely available in the Forney submarket. Positioned along a corridor carrying 65,000+ vehicles per day, just 21 miles from the Dallas CBD, this is an ideal fit for contractors, service businesses, light manufacturers, and owner-users seeking a turnkey facility in one of Texas's fast-growing industrial markets.



Prime Location in the Fastest-Growing County in Texas

Kaufman County grew 51% between 2020–2023, making it one of the fastest-growing counties in the nation. Forney sits just 21 miles east of Dallas via US-80, offering direct access to the DFW metro labor pool while benefiting from significantly lower land and operating costs in a booming suburban corridor.

Functional Property with Outdoor Storage Advantage

Fenced, concreted outdoor storage is a highly sought-after and limited feature in the Forney industrial market. Combined with 18' clear height, (3) grade-level doors, 19 parking spaces, and a carport, this property serves contractors, service businesses, and light manufacturing users that require exterior operational space.

Rare Owner-User or Investment Asset in Tight Flex Market

DFW flex space carries a vacancy rate of just among the lowest of any industrial product type. The sub-50,000 SF small-bay segment remains near pre-pandemic lows at 5% vacancy. Turnkey improvements including updated offices, fiber, 3 HVAC units, and heavy power make this truly move-in ready.

TRADE AREA

Location & Connectivity

LOCATION MAP | FORNEY / KAUFFMAN COUNTY



LABOR MARKET · 30 - MILE RADIUS

100,604
 LABOR FORCE

\$103,673
 MEDIAN
 HOUSEHOLD
 INCOME

30 mi
 TO DALLAS CBD

3.9%
 COUNTY
 UNEMPLOYMENT

#1
 FASTEST-GROWING
 COUNTY

.66
 ACRES - FULL SITE

LOCATION HIGHLIGHTS

**FORNEY
 KAUFFMAN COUNTY**

21 Miles East of Dallas CBD via US HWY-80
 — one of the fastest direct routes into the DFW.

One of the highest traffic corridors in Kaufman County.

Forney's population has grown 91.96% since the 2020 Census

The property sits within Mustang Creek Park, a professionally managed industrial corridor.

Forney's location in the south-central U.S. lets distributors reach over 63 million people

US HIGHWAY 80

65,000
 Vehicles Per Day

FM 548 & FM 1641 CORRIDOR

20,000
 Vehicles Per Day

PROPERTY GALLERY

Property Photos

From the air, 110 Industrial Drive commands a clearly defined ±0.66-acre site within Mustang Creek Industrial Park, showcasing the fenced and concreted outdoor storage yard alongside a well-maintained building with ample paved parking — all set within a thriving corridor of established industrial tenants with direct visibility to US Highway 80. Inside, the ±3,350 square foot office component is fully built out with multiple private offices, a spacious reception area, a full break room kitchen, private restrooms, and drop-ceiling finishes throughout — accommodating day-one operations with no additional buildout required. The ±5,650 square foot warehouse delivers open-span clear height, exposed steel beam construction, skylights, grade-level door access, and a covered carport structure, providing the kind of functional, flexible space that contractors, service companies, and light industrial users demand. Together, the property presents a rare turnkey opportunity in one of the DFW metro's fastest-growing industrial submarkets.



EXTERIOR-FRONT ELEVATION



AERIAL - SITE OVERVIEW



WAREHOUSE INTERIOR



ENTRY



CONFERENCE ROOM



KITCHEN



RESTROOMS



WAREHOUSE



WAREHOUSE

SUBMARKET CONTEXT

Market Overview

SUBMARKET VACANCY

9.2%

East DFW Industrial

AVG. ASKING RATE

\$10

SF/YR · NNN

YTD NET

ABSORPTION

27.2M

Square Feet

UNDER

CONSTRUCTION

4.5M

Square Feet

COMPARABLE LEASE ACTIVITY

ADDRESS	SF	RATE	YEAR
2813 Industrial Lane, Garland	7,385	\$176.03/SF	1965
4217 Forney Road, Mesquite	11,950	\$138.08/sf	1980
12 Regency Drive, Wylie	14,706	\$139.40/sf	1984
110 Industrial Dr	9,673	Call Agent	1994

WHY THIS LOCATION

Below market rate relative to comparable new construction in East DFW — competitive advantage for cost-conscious tenants

Only available Class A building in immediate Royse City submarket at this size — limited direct competition

Move-in ready office and warehouse — no tenant improvement timeline delays for qualified users

DFW INDUSTRIAL MARKET

Why DFW?

#1 industrial market in the United States by net absorption for the past three consecutive years

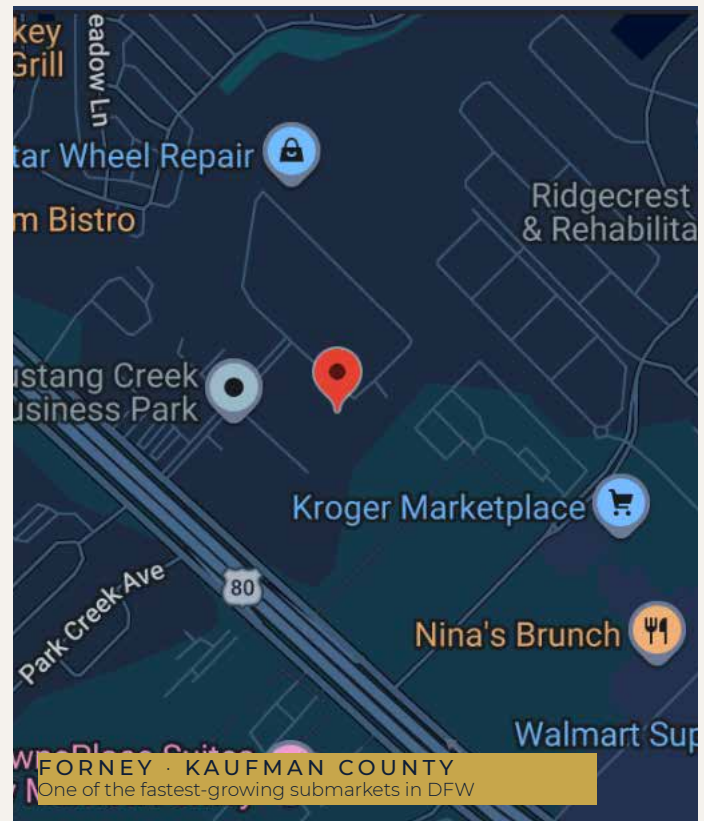
418 residents move to DFW daily sustained population growth drives warehousing and distribution demand

No state income tax - Texas is consistently ranked the most business-friendly state in the U.S.

DFW International Airport — 2nd busiest cargo airport in the world, within 45 miles

Major corporate relocations - Toyota, Charles Schwab, McKesson, and 50+ Fortune 500 headquarters

3.9 million person labor force- deep talent pool across all skill levels supporting diverse industrial users





COVENANT

COMMERCIAL
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