



FOR SALE

110 Industrial Drive

Forney, TX 75126 • Kaufman County

PURCHASE
PRICE

Call Agent

Purchase

AVAILABLE
SF

9,673

Square Feet

CLEAR
HEIGHT

18+ft

Throughout

AVAILABILITY

Immediate

Vacant at Closing

BUILDING
SF

9,673

Total SF

LAND
AREA

.66

Acres



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

110 Industrial Drive is a ±9,600 square foot office/warehouse facility in Mustang Creek Industrial Park, just off US Highway 80 in Forney, Texas, available for sale and delivered fully vacant at closing. The building is move-in ready for a single owner-occupant on day one, with no existing tenants, no lease-up timeline, and no buyout negotiations required. The fully built-out office offers 10 private offices, updated finishes, three HVAC units, and fiber connectivity. The attached warehouse features 18-foot clear height, three grade-level doors, heavy power, and skylights. No deferred maintenance. This is a turnkey facility built for contractors, service businesses, and light manufacturers who want to own and occupy their own space.

TOTAL SF

9,673

SALE PRICE

Call Agent

CLEAR HEIGHT

18+ft
Throughout

YEAR BUILT

1994

AVAILABILITY

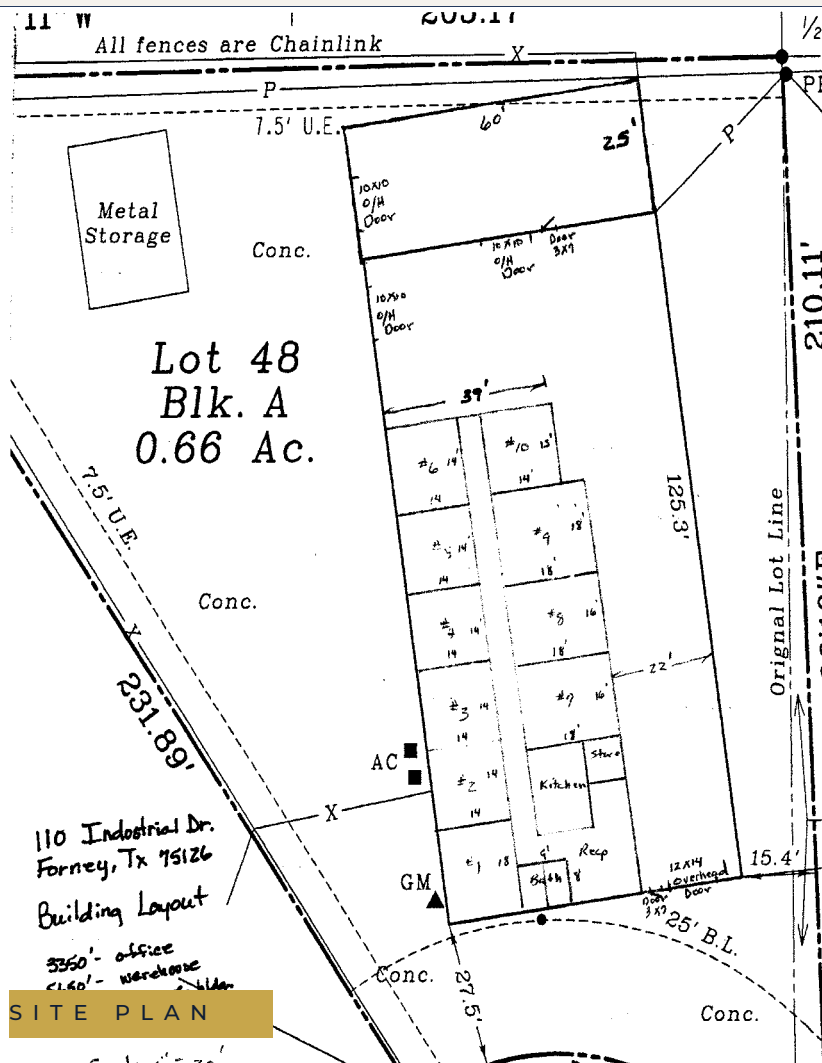
Immediate
Vacant at Closing

LAND AREA

.66 Acres

PROPERTY SPECS
110 Industrial Drive
Forney, TX 75126

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	Kauffman



PROPERTY OVERVIEW

Building Layout & Specifications

Warehouse Front

±5,650 SF Total

- ±4,150 SF main warehouse
- ±1,500 SF warehouse addition
- 18+ ft clear height throughout
- 3 grade-level doors
- Heavy power
- Skylights

Office Area

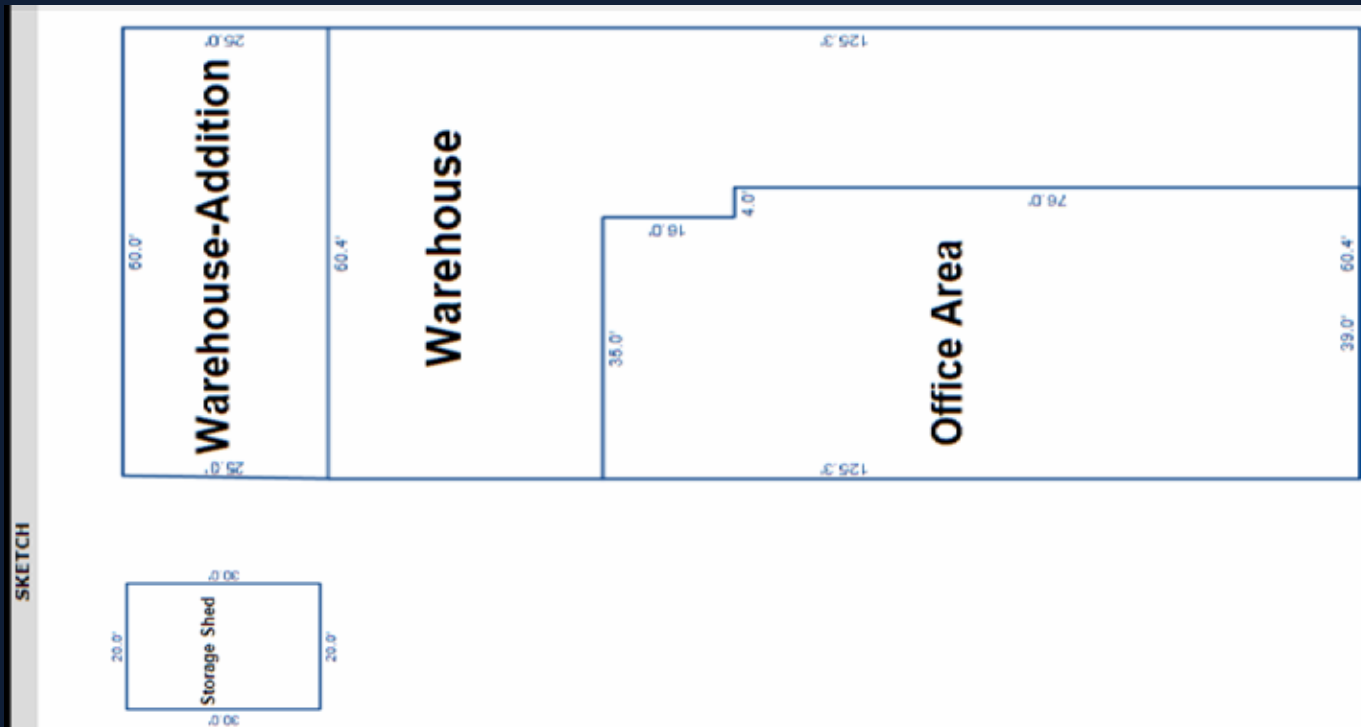
±3,350 SF Fully Built-Out Office Suite

- 10 private Offices
- Updated Finishes
- Good Condition

Storage Shed / Carport

±600 SF Covered Storage
±11,000 SF Finished Concrete

FLOOR PLAN

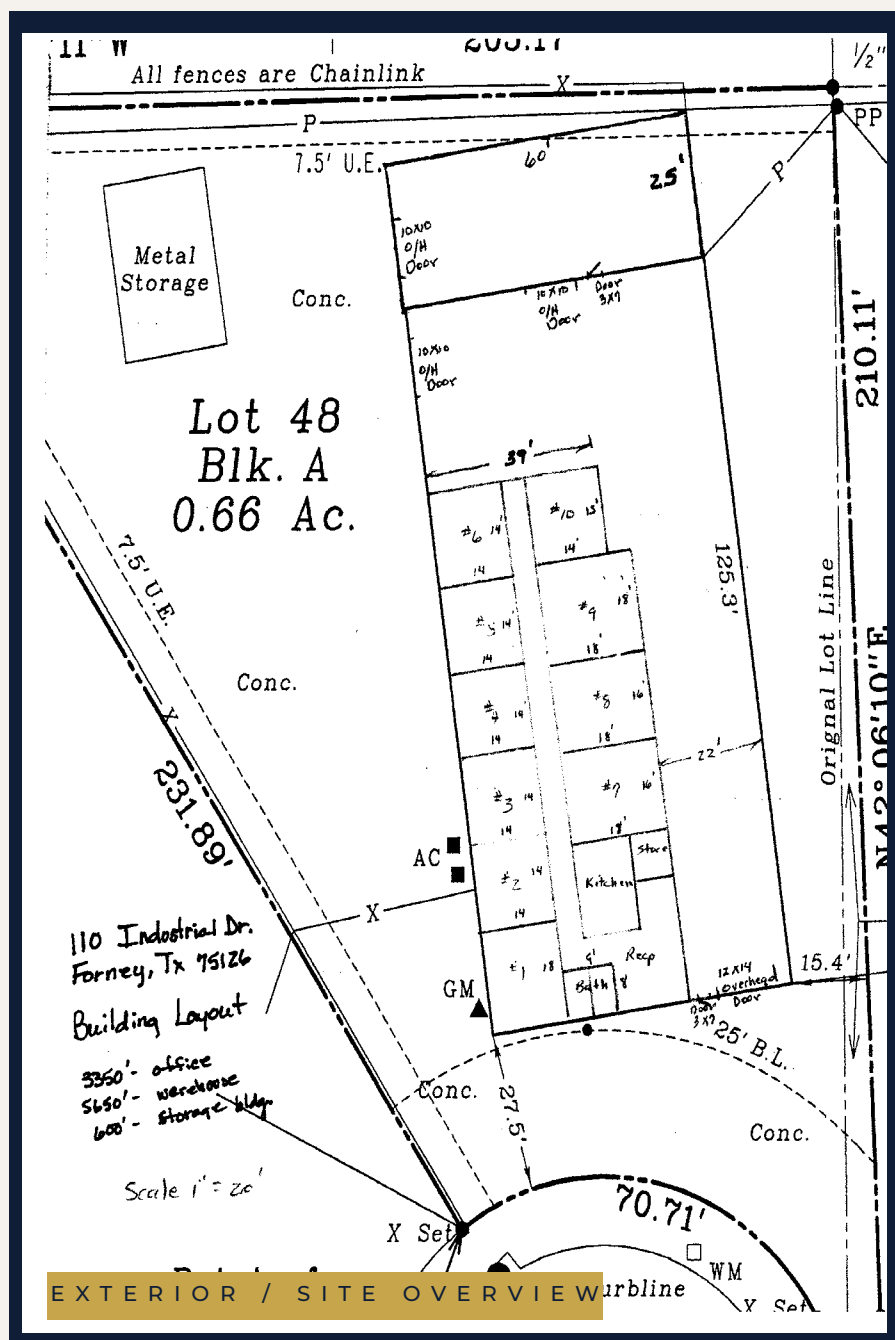


WHY THIS SPACE

Exterior / Site Overview

Located within Mustang Creek Industrial Park just off US Highway 80 in Forney, Texas, 110 Industrial Drive offers ±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. The building will be delivered fully vacant, allowing a new owner to occupy the entire facility immediately without coordinating around existing tenants.

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 other owner-operators ready to plant roots in one of Texas's fastest-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 Space Built for Operations

Fenced, concreted outdoor storage is a highly sought-after and limited feature in the Forney industrial market. Combined with 18' clear height, three grade-level doors, 19 parking spaces, and a carport, this property is built for contractors, service businesses, and light manufacturers who need exterior operational space alongside office and warehouse.



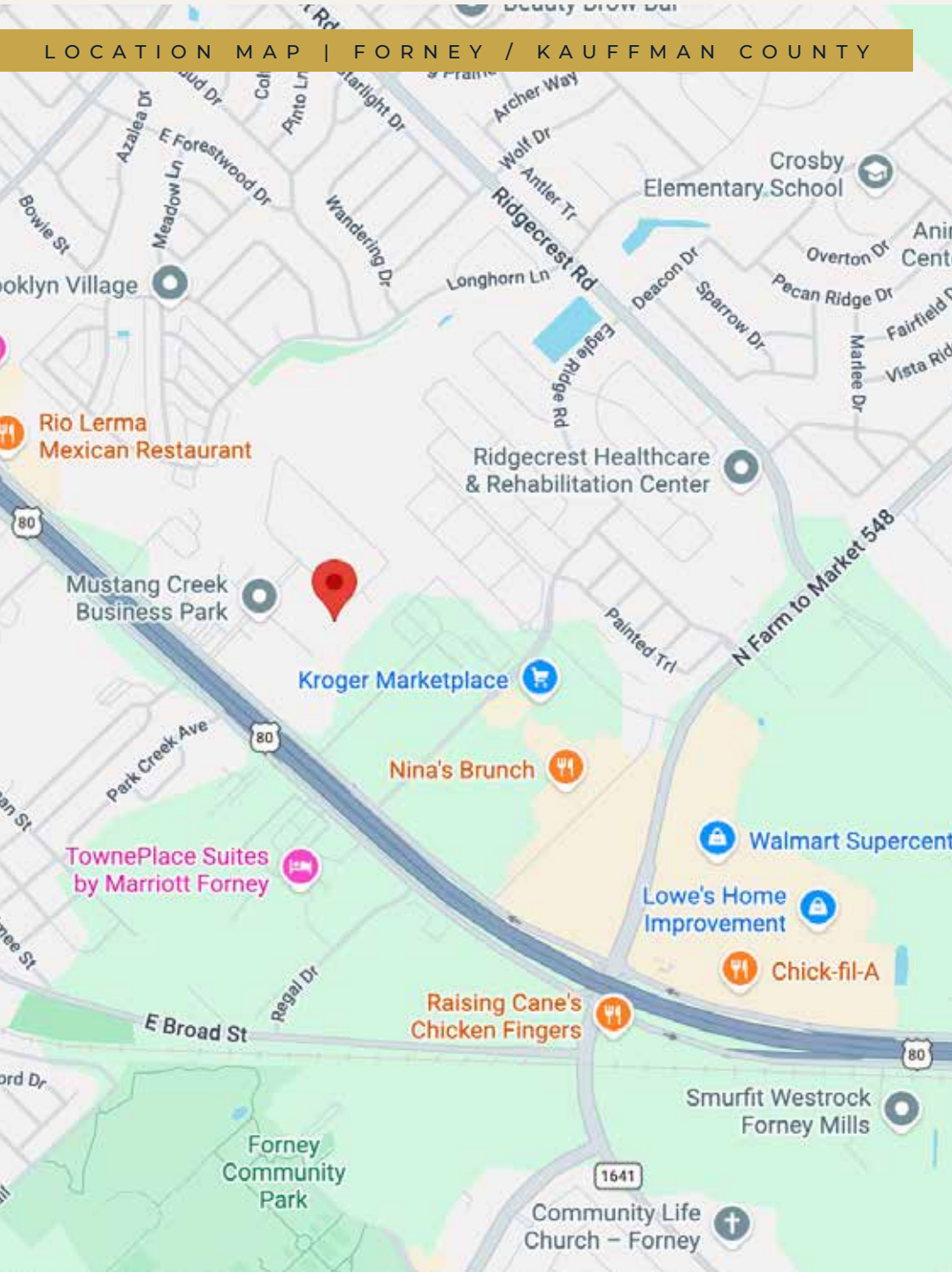
Move In and Operate Day One

Delivered vacant at closing with no existing tenants to negotiate around. The fully built-out office and warehouse mean no tenant improvement timeline, no buildout delays, and no waiting on a lease-up period. An owner-operator can take occupancy and begin running their business immediately.

TRADE AREA

Location & Connectivity

LOCATION MAP | FORNEY / KAUFFMAN COUNTY



US HIGHWAY 80

65,000

Vehicles Per Day

FM 548 & FM 1641 CORRIDOR

20,000

Vehicles Per Day

Location & Connectivity

Why Forney Works for Your Business

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

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 users with direct visibility to US Highway 80. Inside, the $\pm 3,350$ 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, ready for an owner's team to move in with no additional buildout required. The $\pm 5,650$ 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 operators need to run their business. Delivered vacant, this property is a rare turnkey opportunity for an owner-operator in one of the DFW metro's fastest-growing industrial submarkets.



AERIAL VIEW



AERIAL - SITE OVERVIEW



WAREHOUSE INTERIOR



ENTRY



CONFERENCE ROOM



KITCHEN



RESTROOMS



WAREHOUSE



WAREHOUSE

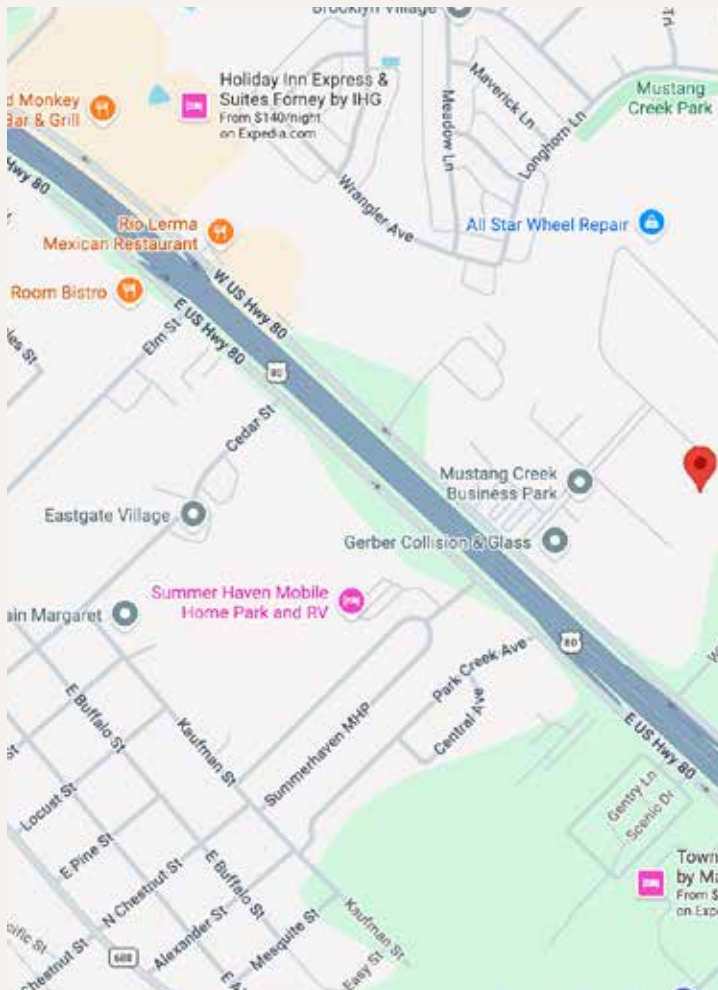
SUBMARKET CONTEXT

Why Own Here?

New construction in the East DFW industrial corridor carries significant land costs, extended permitting and entitlement timelines, and 12-18+ months before a facility is operational. 110 Industrial Drive offers an existing, code-compliant, move-in-ready facility, with finished office space, functional warehouse, and outdoor storage already in place, that an owner can occupy almost immediately at closing, with no construction risk and no lease-up delay.

WHAT YOU GET FROM DAY ONE

- Fully vacant, single-tenant occupancy
- 10 private offices, conference room, kitchen, restrooms
- 18'+ clear height warehouse with 3 grade-level doors
- Fenced, concreted outdoor storage yard
- 19 parking spaces plus covered carport
- Fiber connectivity and heavy power already in place



DFW INDUSTRIAL MARKET

Why DFW?

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

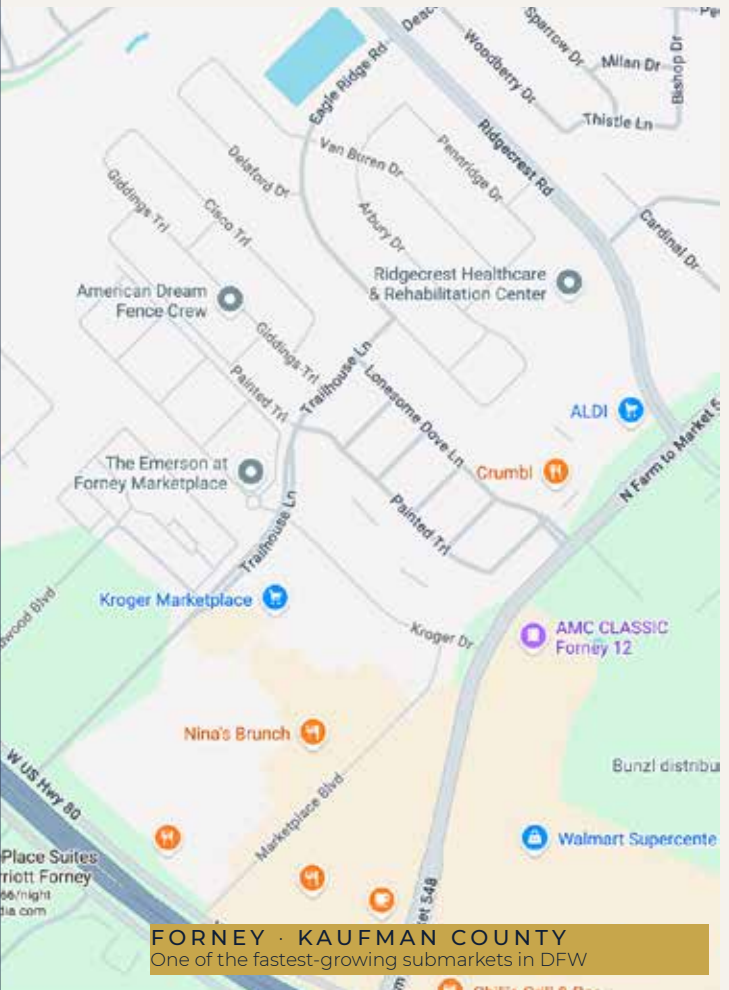
418 residents move to DFW daily sustained population growth drives warehousing and distribution demand

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



FORNEY • KAUFMAN COUNTY
One of the fastest-growing submarkets in DFW



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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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COVENANT

COMMERCIAL
REAL ESTATE

LEASING • SALES • INVESTMENT • ADVISORY

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