

101 N FM 548 #103, Forney, TX



Available Suite

Professionally Managed By:

MD PROPERTY
MANAGEMENT

1,410 SF Retail Suite for Lease
Finished Out Suite with Open Floor Plan
Over 90,000 VPD in Surrounding Area
Located on the Corner of FM 548 & US-80
Available for March 2025 Move-In

Main Contact

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MD & **COMMERCIAL**
GROUP

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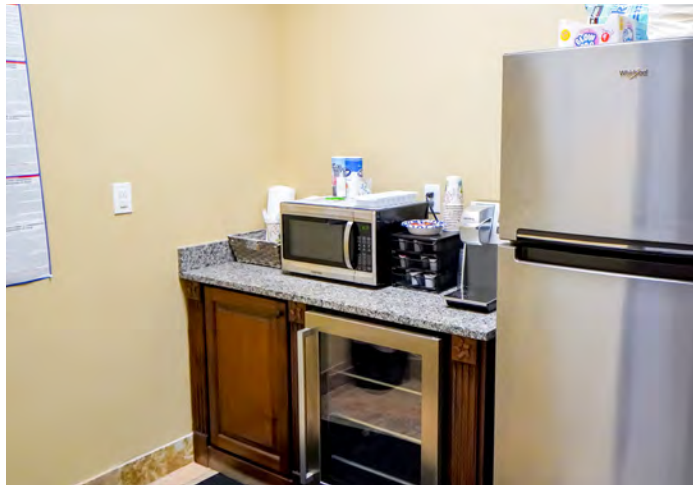
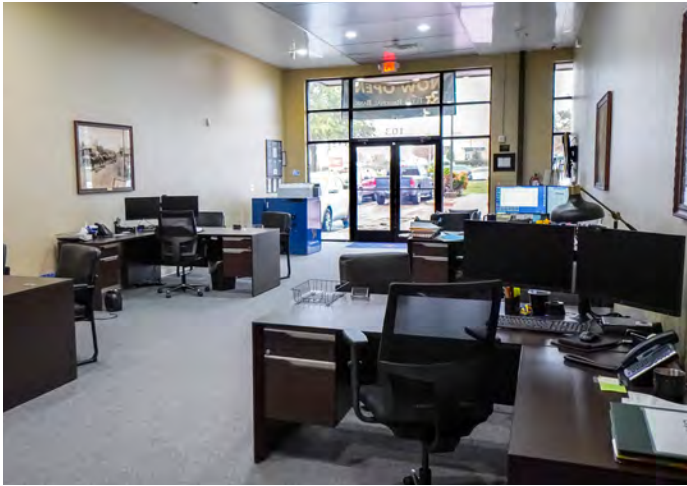


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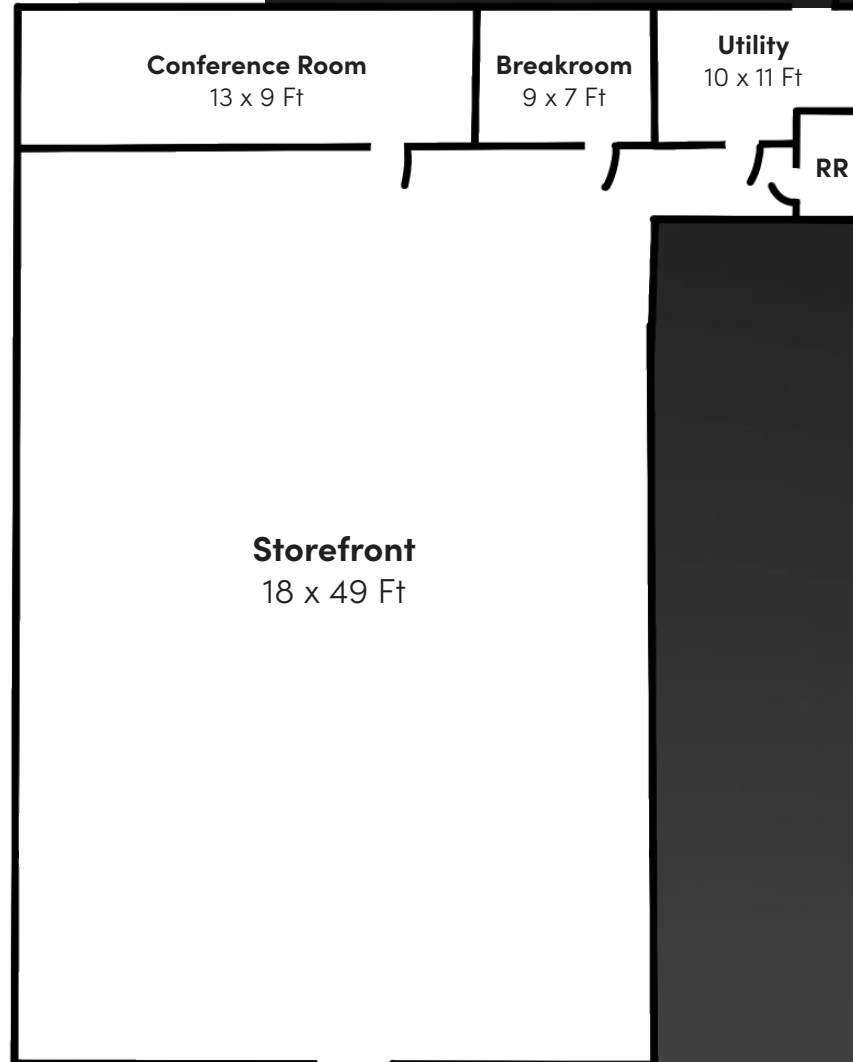
Property Overview

1,410 square-foot retail suite for lease in the multi-tenant retail complex, City Plaza Forney. The finished out suite features an open floor plan with a conference room, private restroom, break room, and storage room. Located at the hard corner of Farm-to-Market 548 and Highway 80, the site is within a high traffic area with over 90,000 vehicles per day in the surrounding area. The center neighbors with CVS Pharmacy and is surrounded by many retailers including Walmart, Kroger, Baylor Scott & White, and more. Available for March 2025 move-in. Contact Judy Kurtz for more information. Professionally managed by M&D Property Management.





Property Floor Plan



Forney, TX Retail Map



The property is located on the high traffic corner corner of FM 548 and US-80.

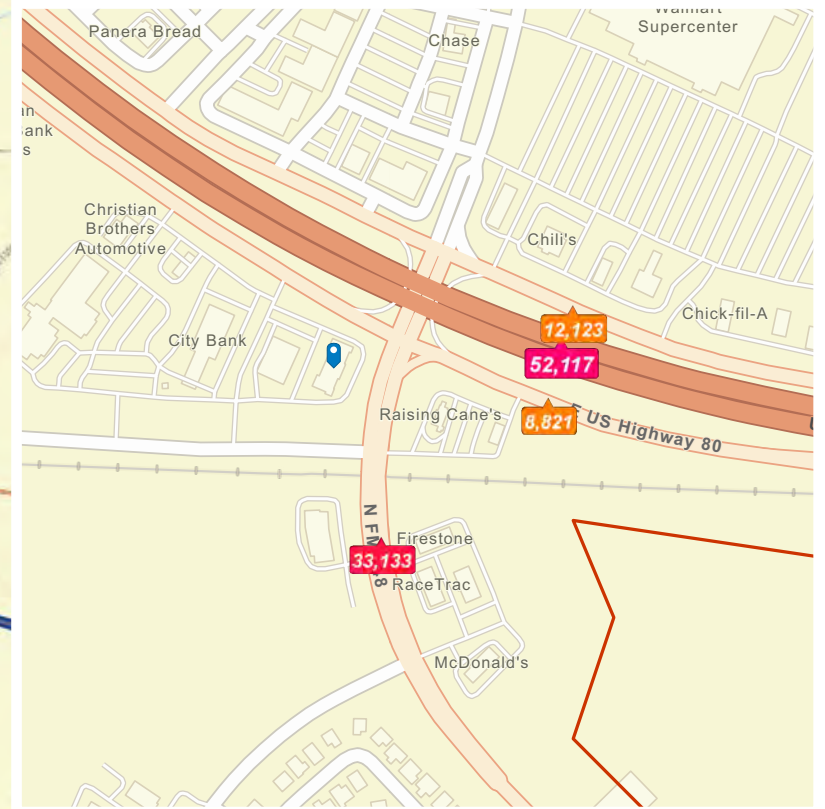
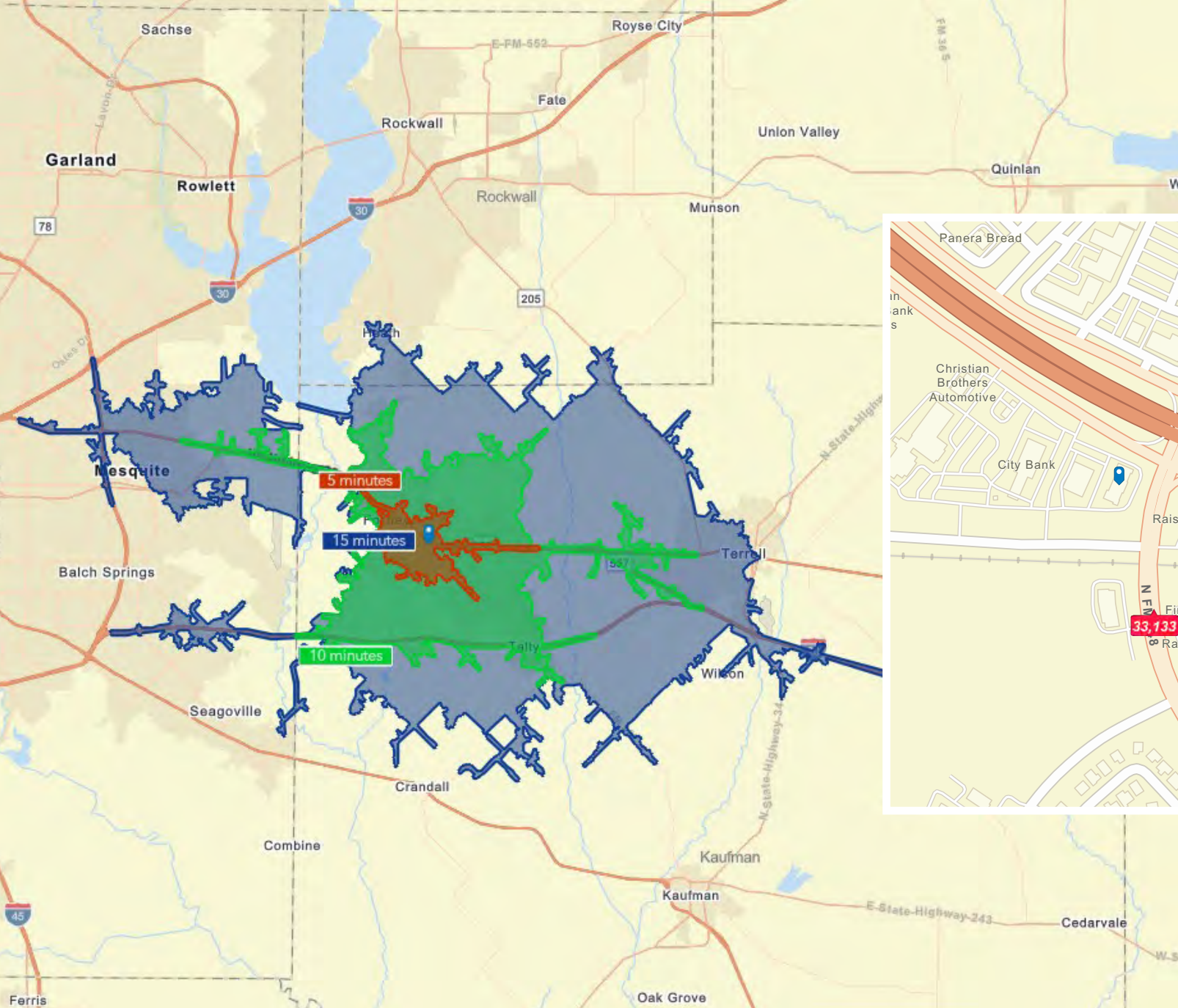
Farm Road 548

Frontage on FM 548

Frontage on US-80

4.5 Miles from I-20

11 Miles from I-635



Market Profile

101 N FM 548, Forney, Texas, 75126
 Drive time: 5, 10, 15 minute radii

Latitude: 32.74205
 Longitude: -96.44958

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	6,437	26,664	78,424
2020 Total Population	9,208	46,977	116,157
2020 Group Quarters	35	81	407
2024 Total Population	11,205	62,577	145,616
2024 Group Quarters	43	82	411
2029 Total Population	20,219	99,959	195,183
2024-2029 Annual Rate	12.53%	9.82%	6.03%
2024 Total Daytime Population	13,561	50,074	124,874
Workers	7,682	16,023	47,312
Residents	5,879	34,051	77,562
Household Summary			
2010 Households	2,073	8,331	26,301
2010 Average Household Size	3.10	3.20	2.97
2020 Total Households	2,896	14,769	37,615
2020 Average Household Size	3.17	3.18	3.08
2024 Households	3,585	19,733	46,910
2024 Average Household Size	3.11	3.17	3.10
2029 Households	6,128	31,757	62,936
2029 Average Household Size	3.29	3.15	3.09
2024-2029 Annual Rate	11.32%	9.98%	6.05%
2010 Families	1,655	7,085	20,493
2010 Average Family Size	3.50	3.47	3.38
2024 Families	2,800	15,849	36,447
2024 Average Family Size	3.54	3.51	3.52
2029 Families	4,915	25,528	49,095
2029 Average Family Size	3.66	3.48	3.51
2024-2029 Annual Rate	11.91%	10.00%	6.14%
Housing Unit Summary			
2000 Housing Units	1,064	3,233	18,801
Owner Occupied Housing Units	67.1%	81.6%	64.0%
Renter Occupied Housing Units	25.7%	13.7%	29.3%
Vacant Housing Units	7.2%	4.6%	6.6%
2010 Housing Units	2,235	8,710	28,349
Owner Occupied Housing Units	73.8%	82.7%	65.7%
Renter Occupied Housing Units	19.0%	12.9%	27.1%
Vacant Housing Units	7.2%	4.4%	7.2%
2020 Housing Units	3,240	15,737	39,851
Owner Occupied Housing Units	66.3%	72.2%	65.1%
Renter Occupied Housing Units	23.1%	21.7%	29.3%
Vacant Housing Units	7.4%	6.2%	5.5%
2024 Housing Units	3,897	20,875	49,685
Owner Occupied Housing Units	68.0%	75.9%	69.6%
Renter Occupied Housing Units	24.0%	18.6%	24.9%
Vacant Housing Units	8.0%	5.5%	5.6%
2029 Housing Units	6,681	34,232	67,567
Owner Occupied Housing Units	75.9%	79.3%	73.8%
Renter Occupied Housing Units	15.8%	13.4%	19.3%
Vacant Housing Units	8.3%	7.2%	6.9%



145,616

2024 Population
15 Minutes



\$118,970

2024 Average HH Income
15 Minutes



46,910

2024 Households
15 Minutes



69,201

2024 Employees
15 Minutes

Property Summary

Location	101 N FM 548 Forney, TX 75126
Zoning	General Retail
Size	1,410 SF
Layout	Open Floor Plan
Availability	March 2025



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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		