

# PAD SITE AVAILABLE FOR GROUND LEASE

Forney, TX



## LOCATION:

SWQ I-20 & FM 741  
Forney, TX 75126

## PROPERTY HIGHLIGHTS:

- **Pad Size:** +/- 0.87 AC
- Hard corner site
- Across the street from new grocer anchored development
- H-E-B planned directly adjacent to site
- Call for pricing

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	13,845	38,809	82,334
Daytime Population	9,207	27,601	64,699
Avg. HH Income	\$113,892	\$138,648	\$127,927

## TRAFFIC COUNTS:

Interstate 20:	38,980 VPD (2023)
FM-741:	10,085 VPD (2023)

CONTACT:

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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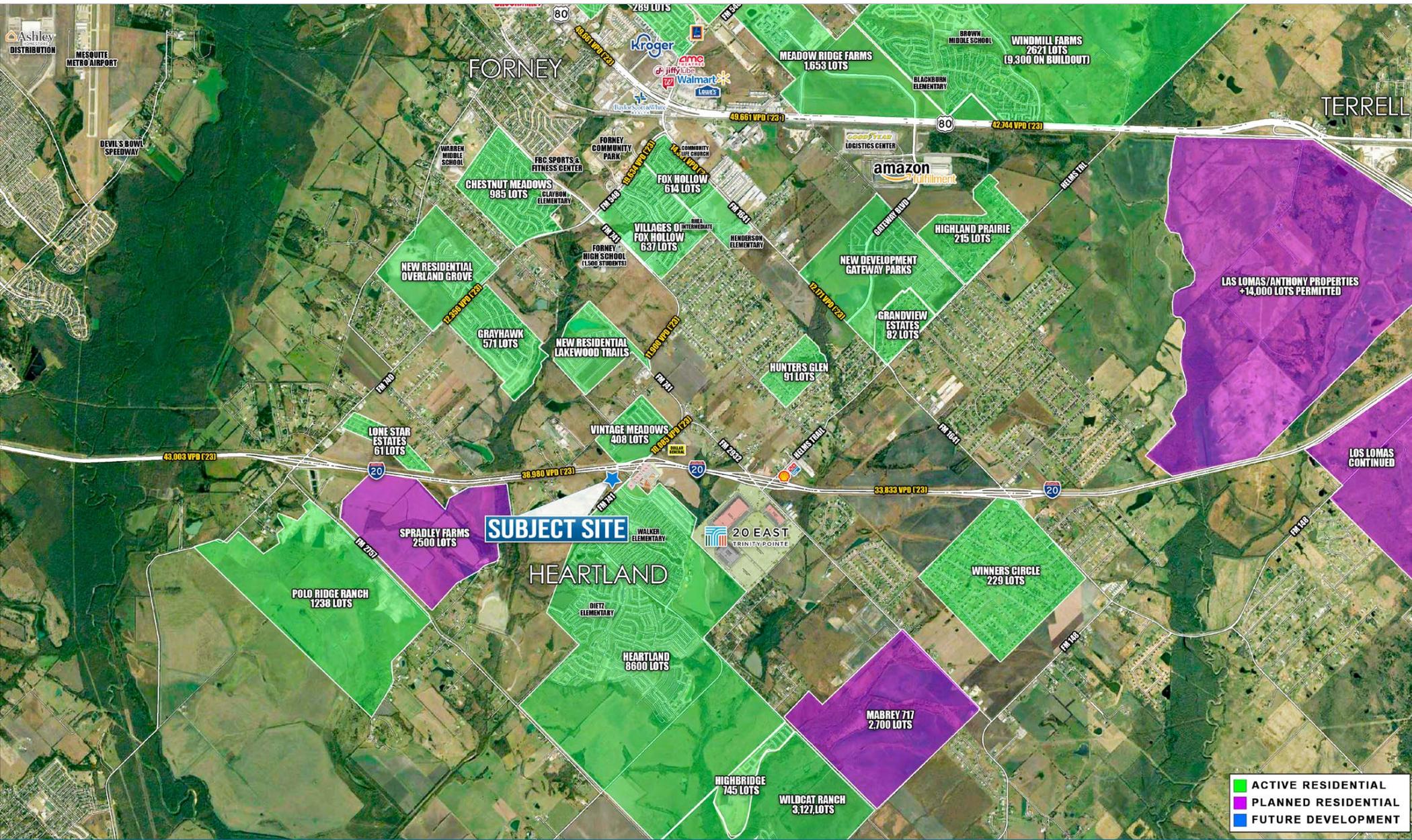


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- ACTIVE RESIDENTIAL
- PLANNED RESIDENTIAL
- FUTURE DEVELOPMENT

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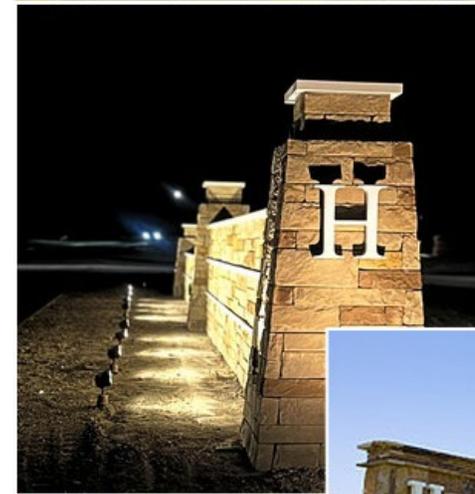
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## HEARTLAND MARKET OVERVIEW

Situated along U.S. Highway 175 just 25 miles southeast of downtown Dallas, Heartland, Texas is one of the fastest-growing master-planned communities in the region, blending modern amenities with a strong sense of small-town community. Designed to offer families an affordable and convenient lifestyle, Heartland continues to attract residents and investors seeking proximity to the Dallas-Fort Worth metroplex without sacrificing space, comfort, or value. With top-rated schools in the Crandall Independent School District and easy access to shopping, dining, and major employment centers, Heartland delivers the perfect mix of suburban tranquility and urban connectivity.

Heartland's impressive growth is anchored by its award-winning master plan, which features expansive greenbelts, lakes, and over 400 acres of parks, trails, and recreational amenities. New residential phases are adding hundreds of single-family homes to meet surging demand, while planned commercial developments will introduce retail, dining, and professional services to support the expanding population. Recent infrastructure enhancements—such as roadway upgrades and improved utility networks—are positioning Heartland for continued residential and mixed-use growth.

For real estate investors and developers, Heartland presents a compelling opportunity. The community's steady influx of new residents, affordable land prices, and proximity to key transportation corridors create strong potential for both residential and commercial projects. As Kaufman County remains one of the fastest-growing counties in Texas, Heartland's combination of strategic location, family-friendly amenities, and robust demand makes it a standout destination for homebuyers, businesses, and investors looking to capitalize on the region's rapid expansion and long-term economic momentum.



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# DEMOGRAPHIC SUMMARY

6679-6689 FM 741

Ring of 3 miles

## KEY FACTS



38,809

Population



27,601

Daytime Population



7.68%

'23-'28 Compound Annual Growth Rate



11,666

Households



\$383,399

Median Home Value



34.1

Median Age

## EDUCATION



16%

High School Diploma



18%

Some College



39.74%

Bachelor's Degree or Graduate Degree

## INCOME



\$125,875

Median Household Income



\$138,648

Average Household Income



\$41,856

Per Capita Income



\$501,816

Median Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$119,071

Total Annual Expenditures



\$4,956

2023 Meals at Restaurants



\$8,460

2023 Meals at Home



\$38,596

Retail Goods



\$4,830

Entertainment



\$1,259

Personal Care



\$8,985

Health Care

## BUSINESS



437

Total Businesses



3,203

Total Employees



30.42%

Blue Collar Occupation



69.58%

White Collar Occupation

## Tapestry segments

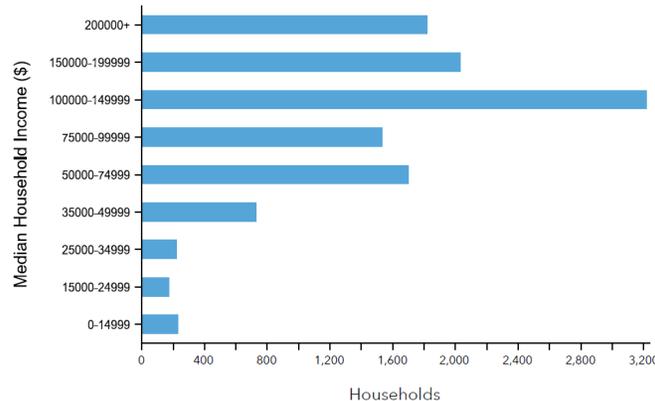
No segments found

## 2025 Race and ethnicity (Esri)

The largest group: White Alone (43.47)

The smallest group: Pacific Islander Alone (0.05)

Indicator ▲	Value	Diff	
White Alone	43.47	-5.08	█
Black Alone	29.80	+14.08	█
American Indian/Alaska Native Alone	0.90	-0.07	
Asian Alone	2.37	-6.03	█
Pacific Islander Alone	0.05	-0.08	
Other Race	8.71	-3.36	█
Two or More Races	14.70	+0.54	█
Hispanic Origin (Any Race)	26.79	-2.39	█



Bars show deviation from Dallas-Ft. Worth, TX

# INFORMATION ABOUT BROKERAGE SERVICES

## 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** is 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.

**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.

**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.

Falcon Realty Advisors  
Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date