

# FOR LEASE



## DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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## VICTORY SHOPS @ 548

FM 548 @ LONESOME DOVE LN  
FORNEY, TEXAS

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# VICTORY SHOPS @ 548 | FM 548 @ Lonesome Dove Ln, Forney, Texas 75126

## OVERVIEW

- Located on the east side of FM 548 between Kroger Dr & Lonsome Dove Ln, just north of Interstate 80
- New Development Coming Soon
- Pad Site and Retail Space Available
- In the heart of the primary retail corridor of the submarket
- National anchor draws of Walmart Supercenter, Lowe's, Kroger, Aldi, AMC and future Kohl's
- Zoned Light Industrial (permits some retail uses)
- Call for pricing

## TRAFFIC COUNTS

FM 548: 25,990 VPD (TXDOT 2021)  
US Hwy 80: 63,237 VPD (TXDOT 2021)

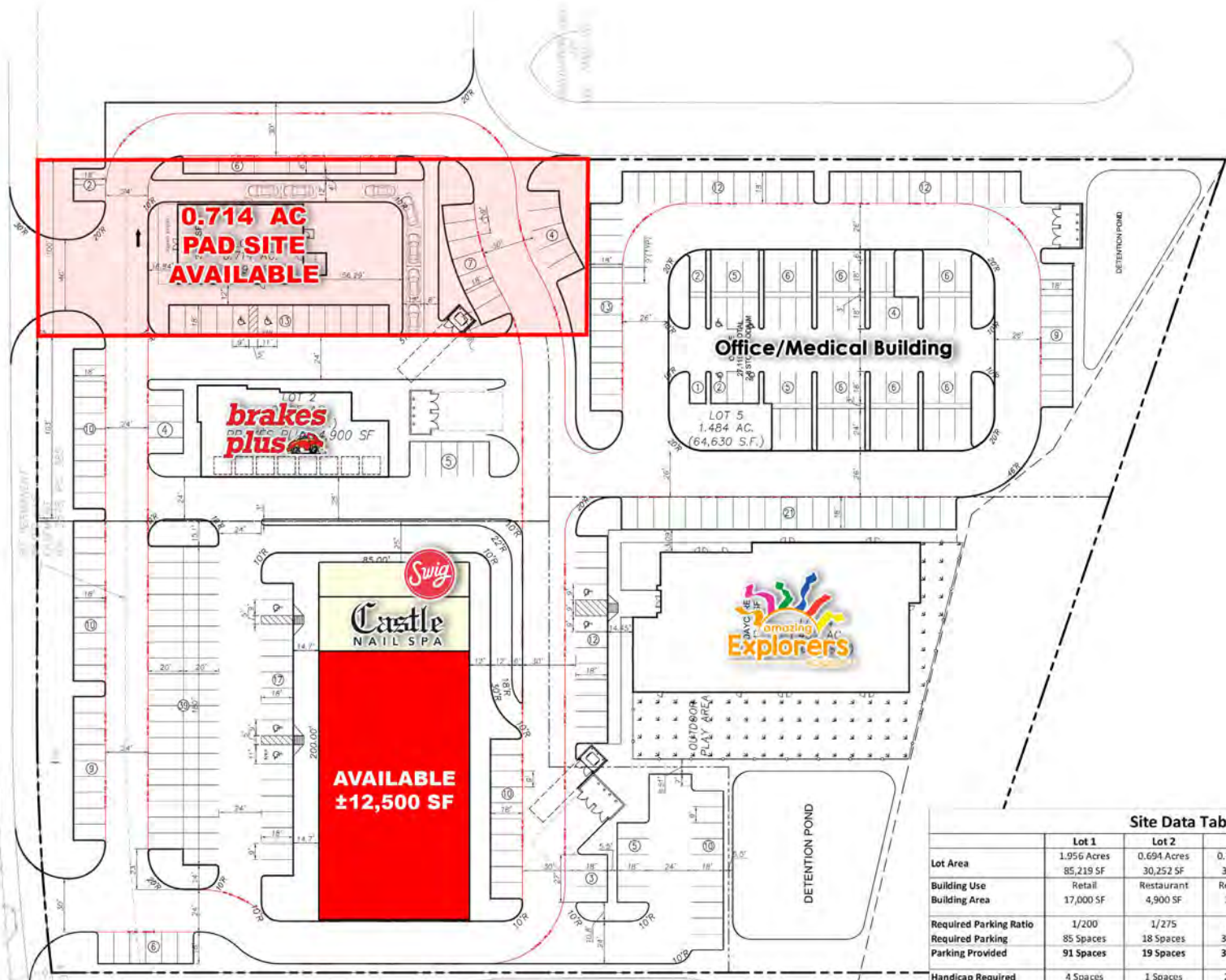
## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	8,094	48,346	79,695
2027 Projected Pop.	10,477	62,136	103,358
Daytime Population	9,183	39,207	60,777
Avg HH Income	\$113,900	\$121,421	\$119,551





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Site Data Table					
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	1.956 Acres 85,219 SF	0.694 Acres 30,252 SF	0.714 Acres 31,093 SF	1.402 Acres 61,065 SF	1.484 Acres 64,630 SF
Building Use	Retail	Restaurant	Restaurant	Daycare	Office
Building Area	17,000 SF	4,900 SF	3,200 SF	12,490 SF	27,119 SF
Required Parking Ratio	1/200	1/275	1/100	N/A	1/300
Required Parking	85 Spaces	18 Spaces	32 Spaces	N/A	91 Spaces
Parking Provided	91 Spaces	19 Spaces	32 Spaces	33 Spaces	102 Spaces
Handicap Required	4 Spaces	1 Spaces	2 Spaces	2 Spaces	5 Spaces
Handicap Provided	4 Spaces	1 Spaces	2 Spaces	2 Spaces	4 Spaces



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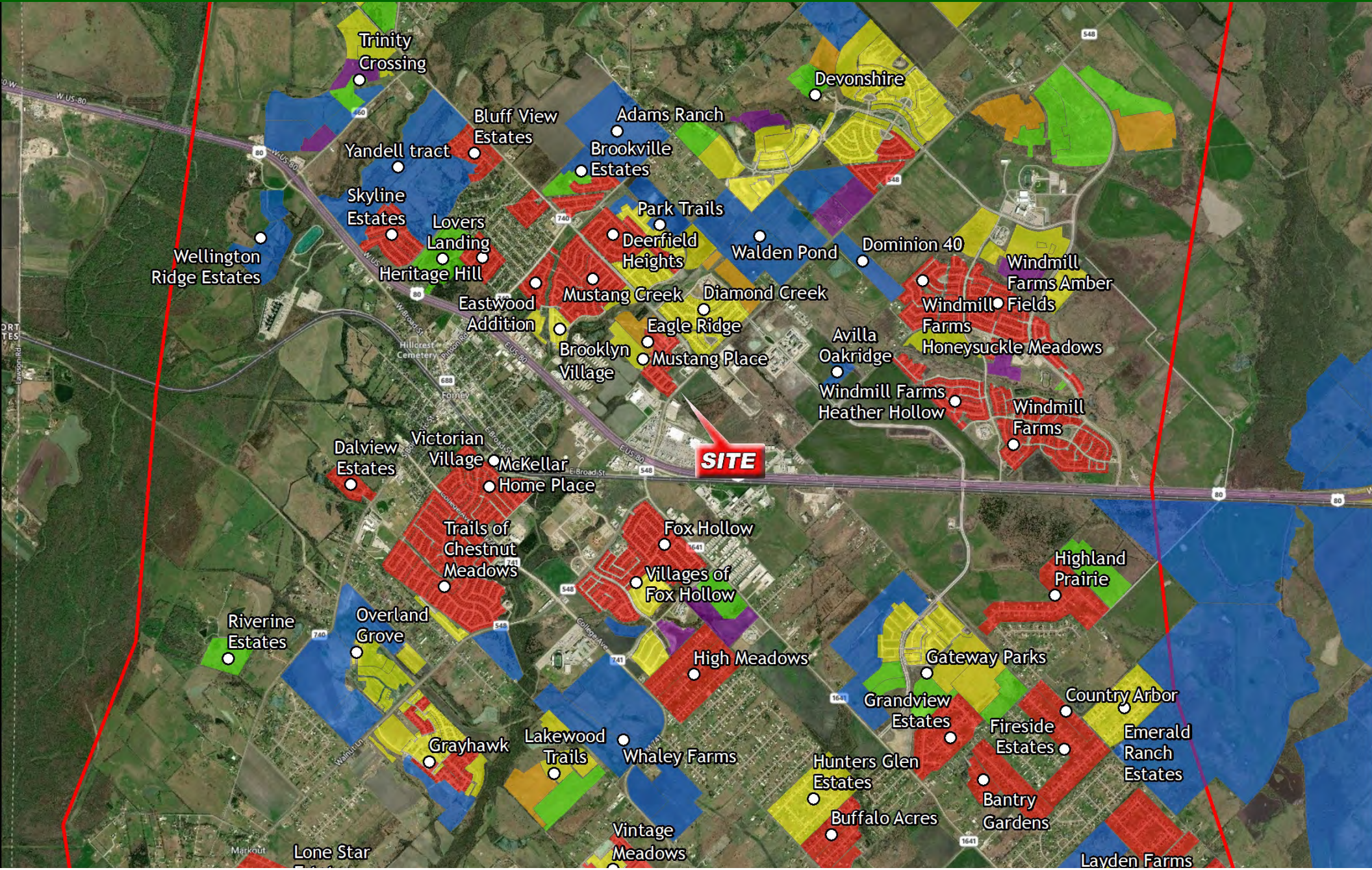


**Travis Ranch**  
**3,537 Lots**





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Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Lots	Future Lots	Preliminary Lots	Total Potential Lots	Total Lots Estimated at Build Out
Wildcat Ranch	Crandall	4	0	186	681	3,004	3,871	3,875
Adams Ranch	Forney	0	0	0	0	250	250	250
Avilla Oakridge	Forney	0	0	0	0	209	209	209
Bluff View Estates	Forney	0	0	0	0	0	0	63
Brooklyn Village	Forney	48	46	8	0	0	8	181
Brookville Estates	Forney	0	0	0	0	141	141	289
Buffalo Acres	Forney	0	0	0	0	0	0	66
Dalview Estates	Forney	0	0	0	0	0	0	19
Deerfield Heights	Forney	0	0	0	0	0	0	207
Diamond Creek	Forney	4	1	5	129	0	134	470
Eagle Ridge	Forney	21	26	4	103	0	107	251
Eastwood Addition	Forney	0	0	0	0	0	0	207
Fox Hollow	Forney	0	0	0	118	132	250	615
Gateway Parks	Forney	79	96	525	0	1,010	1,535	1,846
Grayhawk	Forney	38	32	130	0	118	248	614
Heritage Hill	Forney	0	0	0	0	0	0	231
Highland Prairie	Forney	0	0	0	0	46	46	129
Lakewood Trails	Forney	17	0	179	169	242	590	607
Lovers Landing	Forney	0	0	0	0	145	145	145
McKellar Home Place	Forney	0	0	0	0	0	0	461
Mustang Creek	Forney	0	0	0	0	0	0	437
Mustang Place	Forney	14	3	93	0	0	93	203
Overland Grove	Forney	17	0	310	0	737	1,047	1,064
Park Trails	Forney	23	25	97	0	147	244	570
Riverine Estates	Forney	0	0	0	0	36	36	36
Skyline Estates	Forney	0	0	0	0	0	0	220
Trails of Chestnut Meadows	Forney	1	16	0	0	89	89	1,052
Victorian Village	Forney	0	0	0	0	4	4	4
Villages of Fox Hollow	Forney	27	76	4	39	49	92	523
Vintage Meadows	Forney	12	101	0	0	0	0	374
Wellington Ridge Estates	Forney	0	0	0	0	308	308	308
Whaley Farms	Forney	0	0	0	0	1,278	1,278	1,278
Yandell tract	Forney	0	0	0	0	600	600	600
Lakeside at Heath	Heath	93	75	196	130	0	326	554
Berkshire Estates	Kaufman Co. Uninc.	0	0	0	0	270	270	270
Clements Ranch	Kaufman Co. Uninc.	336	204	96	395	0	491	1,015
Country Arbor	Kaufman Co. Uninc.	0	0	0	0	0	0	21
Devonshire	Kaufman Co. Uninc.	233	222	505	413	2,723	3,641	4,938
Dominion 40	Kaufman Co. Uninc.	0	0	0	0	32	32	32
Emerald Ranch Estates	Kaufman Co. Uninc.	0	1	2	0	0	2	80
Fireside Estates	Kaufman Co. Uninc.	0	0	0	0	0	0	90
Grandview Estates	Kaufman Co. Uninc.	0	0	0	0	0	0	66
Heartland	Kaufman Co. Uninc.	340	260	472	0	4,068	4,540	7,267
High Meadows	Kaufman Co. Uninc.	0	0	0	0	0	0	123
Hunters Glen Estates	Kaufman Co. Uninc.	1	0	2	0	0	2	91
Lakehurst Meadows	Kaufman Co. Uninc.	2	2	7	0	0	7	45
Lakeview Estates	Kaufman Co. Uninc.	0	0	5	0	0	5	23
Lone Star Estates	Kaufman Co. Uninc.	0	0	0	0	0	0	60
Lynx Hollow	Kaufman Co. Uninc.	0	0	116	0	0	116	116
Martin Meadows	Kaufman Co. Uninc.	0	0	0	0	67	67	67
Trailwind	Kaufman Co. Uninc.	0	0	0	210	242	452	452
Travis Ranch	Kaufman Co. Uninc.	247	192	662	133	727	1,522	3,474
Trinity Crossing	Kaufman Co. Uninc.	132	36	217	165	474	856	988
Walden Pond	Kaufman Co. Uninc.	0	0	0	0	628	628	628
Windmill Farms	Kaufman Co. Uninc.	129	53	488	680	728	1,896	3,102
Windmill Farms Amber Fields	Kaufman Co. Uninc.	0	0	0	0	0	0	352
Windmill Farms Heather Hollow	Kaufman Co. Uninc.	0	0	0	0	0	0	298
Windmill Farms Honeysuckle Meadows	Kaufman Co. Uninc.	0	0	0	0	0	0	408
Winners Circle	Kaufman Co. Uninc.	2	5	17	0	0	17	229
Mann Ranch	McLendon-Chisholm	0	0	0	0	1,734	1,734	1,734
Polo Ridge Ranch	Mesquite	0	0	0	0	1,012	1,012	1,012
Spradley Farms	Mesquite	0	0	0	0	2,500	2,500	2,500
Trinity Point Village	Mesquite	0	0	0	0	540	540	540
Bantry Gardens	Talty	0	0	0	0	0	0	21
Founders Place	Talty	3	1	2	0	0	2	105
Fox Meadows Estates	Talty	0	0	0	0	700	700	700
Layden Farms	Talty	9	19	2	0	66	68	131
Lost Creek Estates	Talty	2	2	2	0	0	2	67
Shamrock Ridge	Talty	0	1	0	0	0	0	269
Total		1,834	1,495	4,332	3,365	25,056	32,753	49,272



## 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.*

11-2-2015



### 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.

**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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date