



FOR SALE

10538 FM 1641, FORNEY, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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FORNEY ETJ LAND | 10538 FM1641, Forney, Texas 75126

OVERVIEW

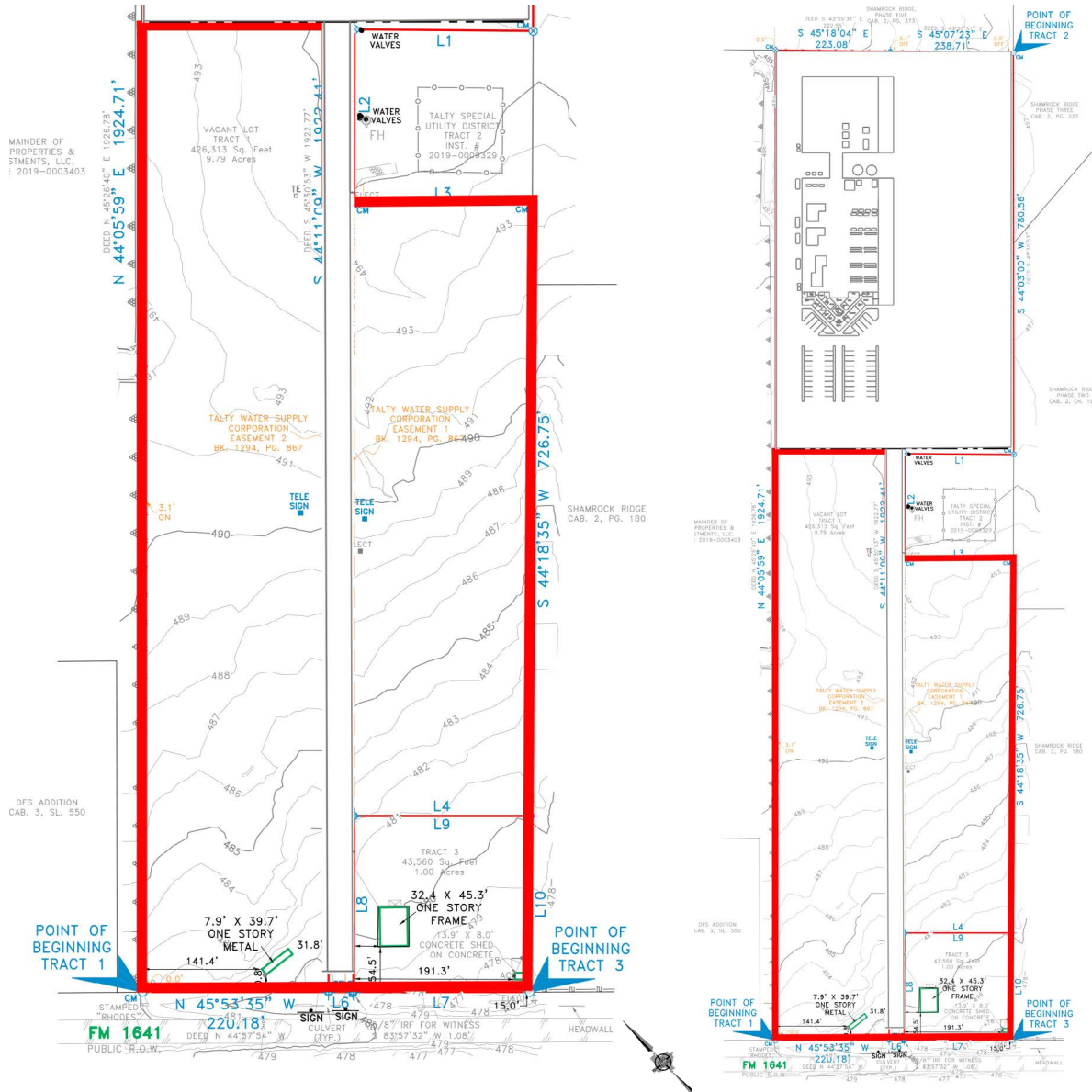
- 13-14 acres available
- Frontage on FM 1641
- Ideal for self storage, retail, etc.
- ETJ zoning
- Adjacent to Dollar General
- Easement driveway intersecting property
- Surrounded by existing and future residential developments
- Call for Info & Price

TRAFFIC COUNTS

FM 1641: 8,599 | Interstate 20: 36,203 VPD
(TXDOT, 2021)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	2,297	26,286	71,268
2028 Projected Pop.	3,738	55,752	121,720
Avg HH Income	\$153,589	\$121,697	\$111,683





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