

FOR SALE OR FOR LEASE

Ridgecrest Corners

SWQ of FM 548 & Ridgecrest Rd
Forney, TX 75126

AVAILABLE SPACE

- 1 – 1,021 acre pad
- 2 – 9,720 sf retail strip
- 3 – 1,075 acre pad
- 4 – 2.23 acre pad
- 5 – 2.09 acre pad

RATES

Please call for rates.

PROPERTY INFO

- This A/D anchored center is located on an excellent retail corner on the going-to-work side of the road
- Area retailers include Walmart, Lowe's, Kroger, and Starplex 12 Theater
- This area has strong traffic counts and incomes



TRAFFIC COUNTS

FM 548	14,700 vpd
US Hwy 80	56,000 vpd

Source: TxDOT 2012

DEMOGRAPHIC SUMMARY

Variable	15 Min	3 Miles	5 Miles	7 Miles
2014 Total Population	48,401	26,000	39,703	64,714
2014 Growth Rate	10.41%	13.23%	13.39%	13.40%
2014 Avg HH Income	\$82,665	\$91,588	\$93,202	\$93,515
2013 Median Age	32.2	31.5	31.9	32.8

ucr.com

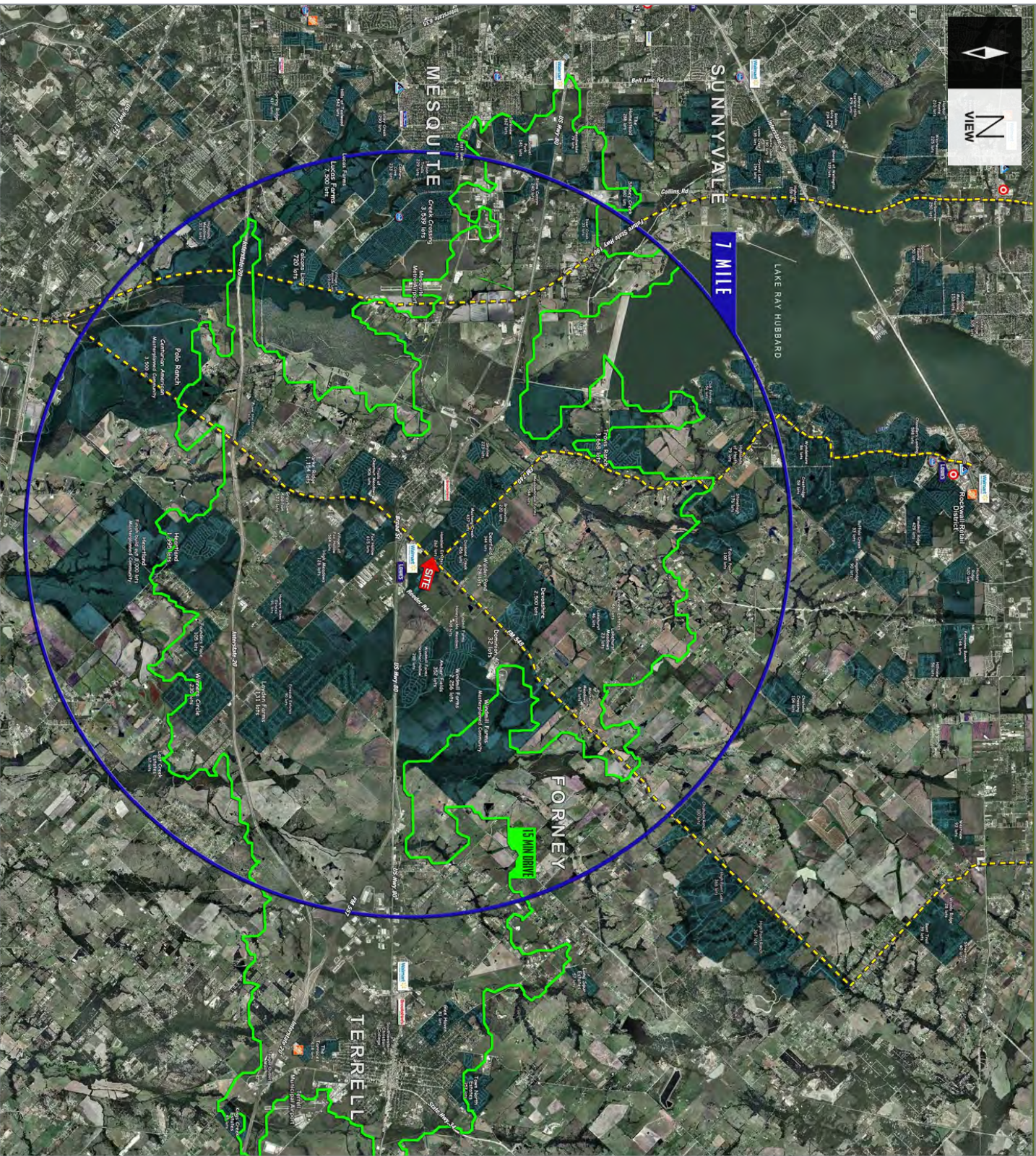
Retail
redefined.

FOR MORE INFORMATION, PLEASE CONTACT

Tev Tiner
Vice President, UCR
(214) 252-1139
tiner@ucr.com

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7-MILE / 15-MINUTE AERIAL

Ridgecrest Corners

FORNEY, TX

2014 DEMOGRAPHIC SUMMARY

15-MINUTE DRIVE

POPULATION 48,401
 GROWTH RATE 10.41%
 AVG. HH INCOME \$82,665
 MEDIAN AGE 32.2

7-MILE RADIUS

POPULATION 64,714
 GROWTH RATE 13.40%
 AVG. HH INCOME \$93,515
 MEDIAN AGE 32.8

5-MILE RADIUS

POPULATION 39,703
 GROWTH RATE 13.39%
 AVG. HH INCOME \$93,202
 MEDIAN AGE 31.9

3-MILE RADIUS

POPULATION 26,000
 GROWTH RATE 13.23%
 AVG. HH INCOME \$91,588
 MEDIAN AGE 31.5

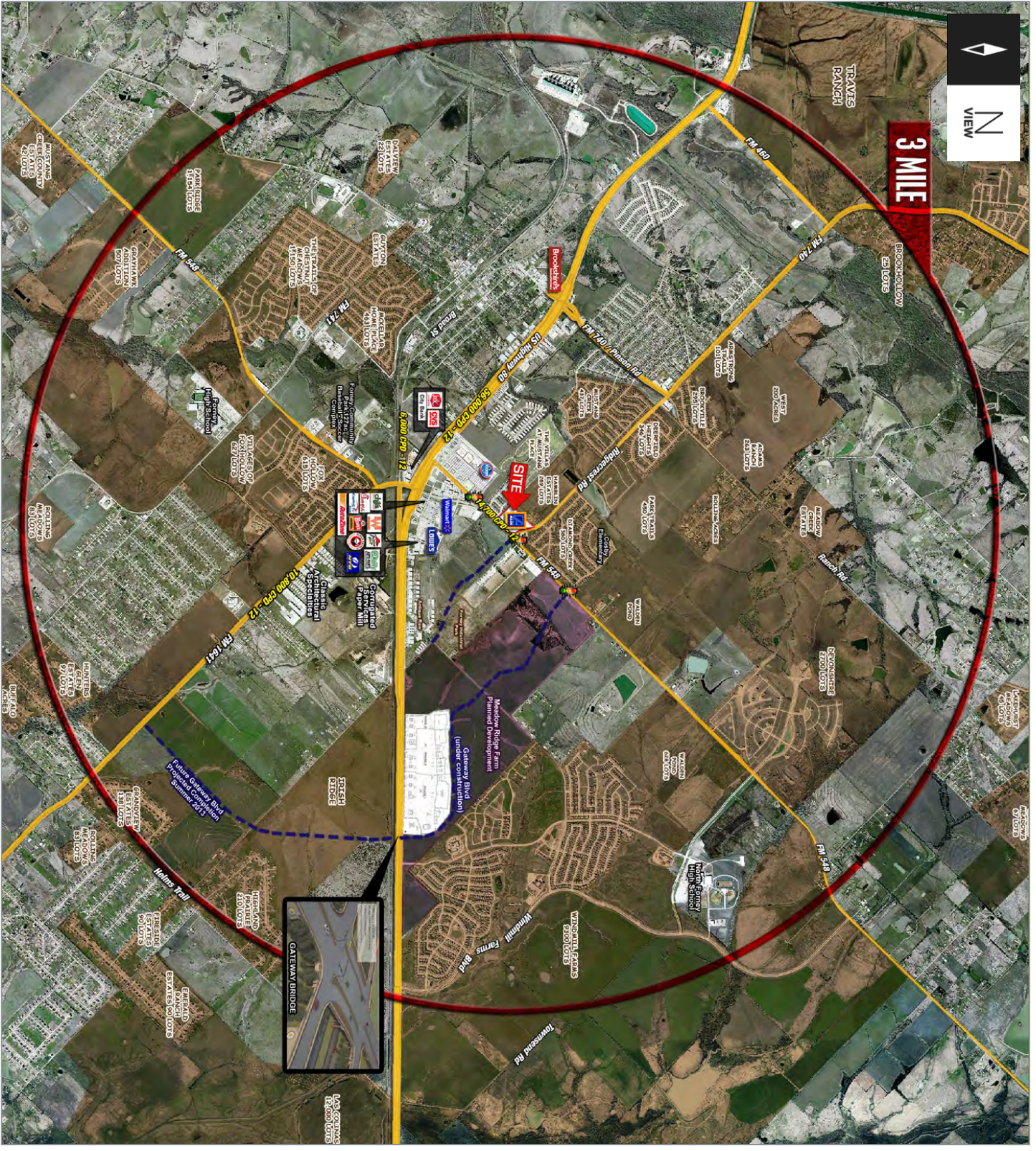
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3 MILE



3-MILE RADIUS AERIAL

Ridgecrest Corners

FORNEY, TX

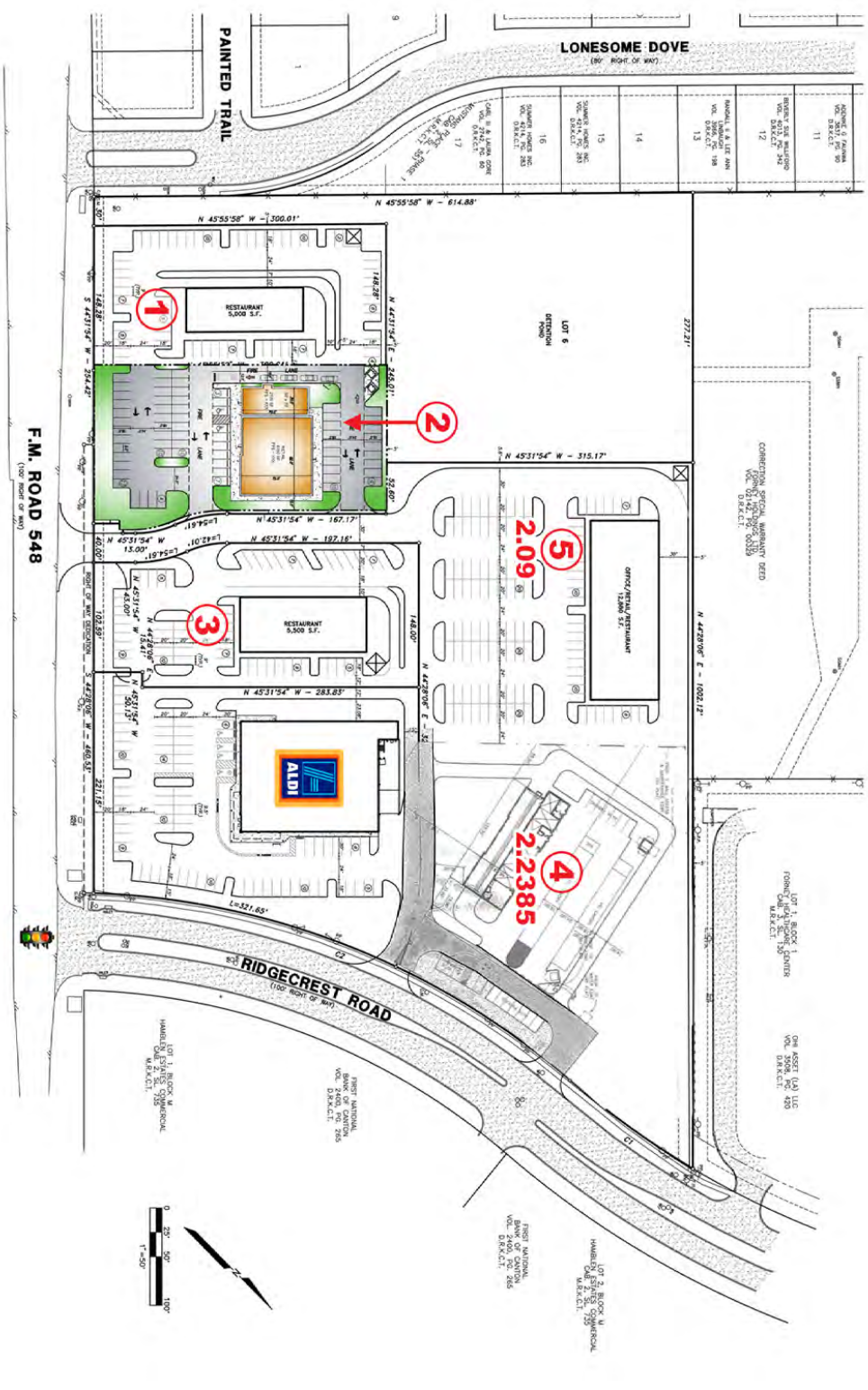
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Ridgecrest Corners

FORNEY, TX



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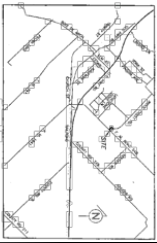
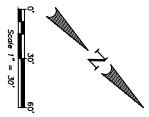
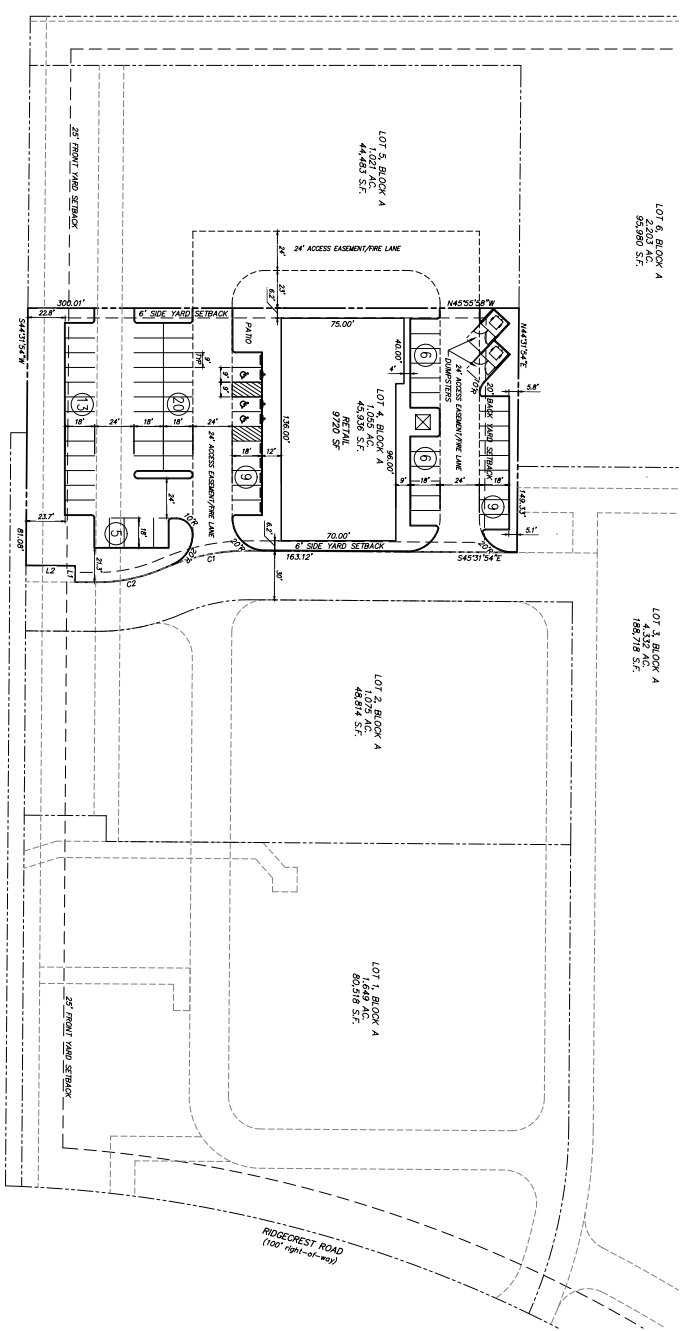


Ridgecrest Corners

FORNEY, TX

LINE #	BEARING	DISTANCE
L1	S44°28'09"W	10.00'
L2	S46°31'34"E	30.00'

NO.	DATE	REVISION	DESIGNER	CHK. 1	CHK. 2	APP. 1	APP. 2
01	03/24/2015	PRELIMINARY	WINKELMANN				
02	03/24/2015	REVISED	WINKELMANN				



CLIENT
MAG DECKREUMENT
10000 W. STATE ST. SUITE 100
DALLAS, TEXAS 75243
(972) 985-4800

PRELIMINARY - NOT FOR CONSTRUCTION

C-010

SITE PLAN A
RIDGECREST CENTER ADDITION
FORNEY, TEXAS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
4500 W. HUNTER ROAD, SUITE 200
DALLAS, TEXAS 75243
PHONE: (972) 985-4800
FAX: (972) 985-7000
WWW.WINKELMANN-ASSOCIATES.COM
LICENSE NO. 0000000000
EXPIRES 12/31/2014

NO.	DATE	REVISION	APPROVED

LAST SAVED BY: RIDGECREST March 2, 2015

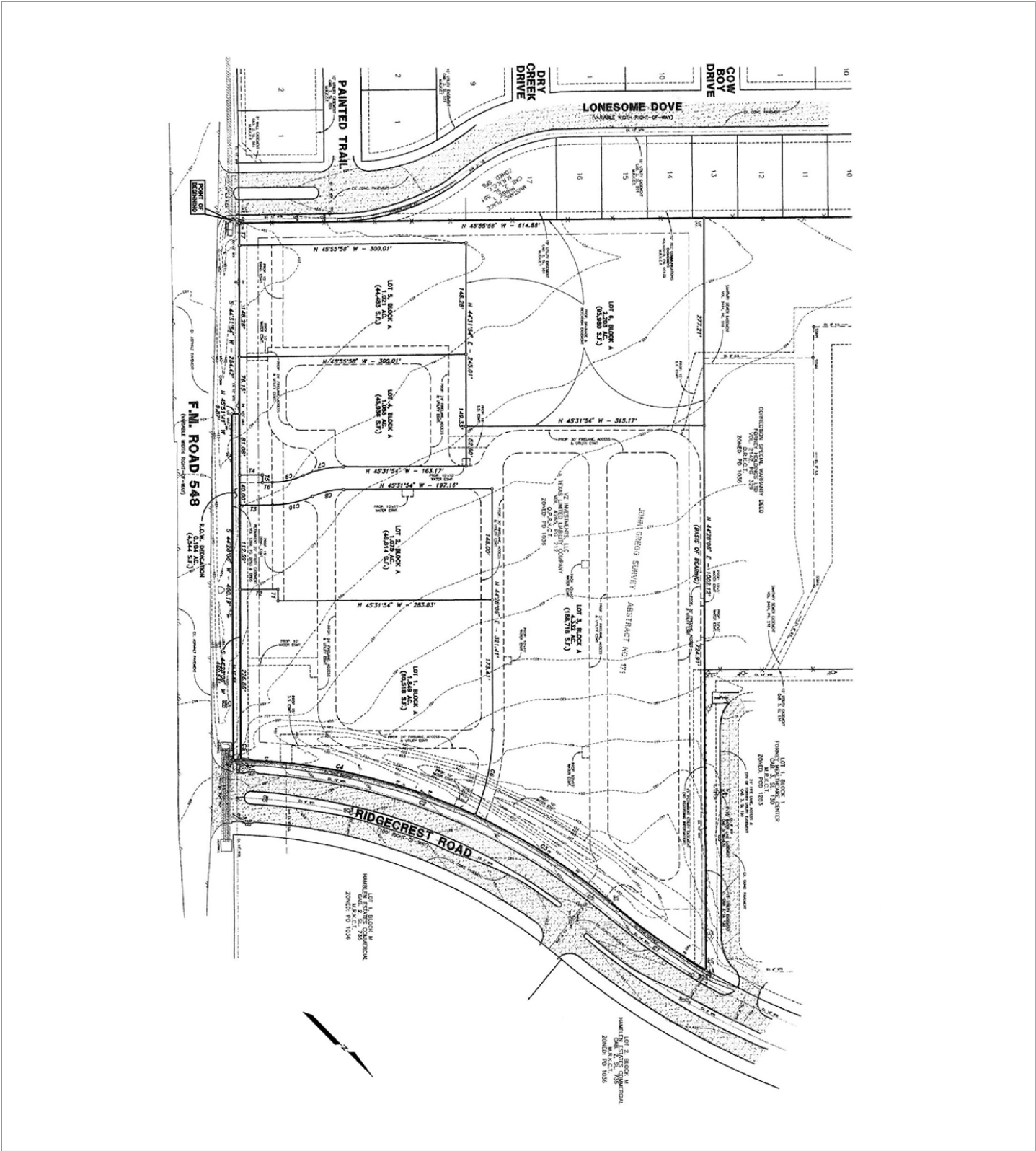
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UCROOM



Information About Brokerage Services

BEFORE WORKING WITH A REAL ESTATE BROKER, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The

written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

