

**FOR  
LEASE**

RETAIL



**601 RIDGECREST ROAD, SUITE 100, FORNEY TX, 75126**

**FOR LEASE !**

**1100 - 4400**

SqFt (Coldshell condition)

**\$26 PSF**

(Base Rent)

**NNN \$8 psf**

**TIA \$20 psf**

Lease Term: **3-5 yrs**

**LIMITED TIME  
DISCOUNT !!**

**\$22 PSF **↑** TIA**

**Property Features:**

- **Prime Location** at a **High-Traffic** Intersection
- Adjacent to the **successful Pinnacle Montessori of Forney** and to the popular **Aldi supermarket**
- Just **1 mile from W. US Hwy 80**
- Tailored for **Child-Education Specific Use**



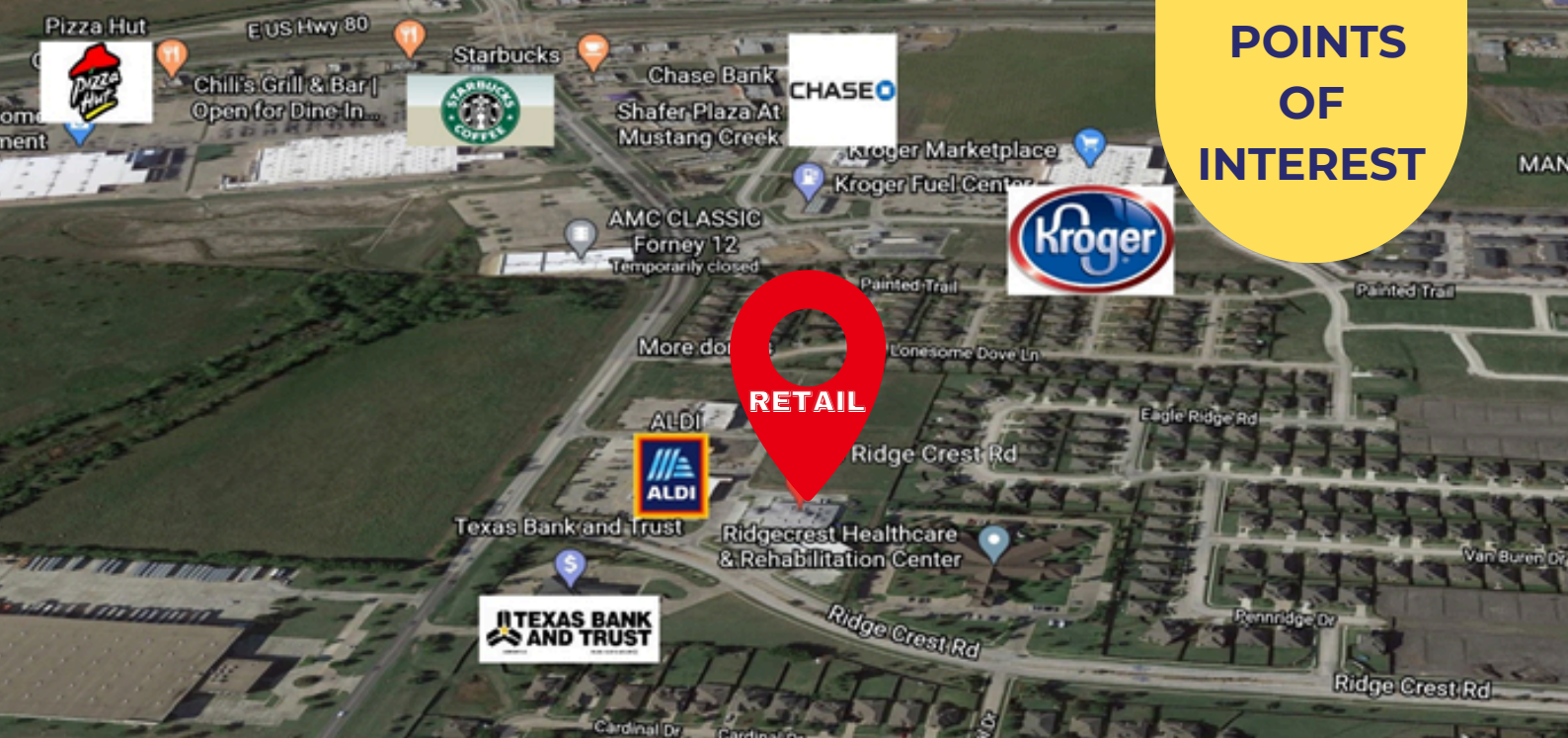
**NAOMI FREEMAN**

Broker, Ready Real Estate

*Contact us :*



**retail@srclandbuilding.com**  
**naomirealestate11@gmail.com**



## DEMOGRAPHIC PROFILE:

TX-78660	2022	2027
Total Population	82,019	106,266
Total Household Population	74,822	96,533
Average Household Income	\$120,467	\$132,210
Disposable income	\$95,164	

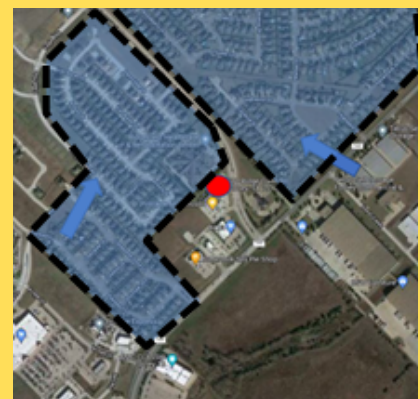
## CONSUMER SEGMENTATION:

Sprouting Explorers - Young homeowners with families

**MEDIAN AGE: 33.5**

## Zone Features:

- Prime Location at a High-Traffic Intersection with a **traffic count of 18344** on **FM Road 548**
- **High vehicular and foot traffic** due to many commercial, retail, and institutional spaces in close vicinity
- Surrounded by **flourishing neighborhoods** and **major subdivisions**



### Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)

75126	74,822
	96,533
Kaufman County	145,998
	177,258
Texas	24,674,206
	25,770,121



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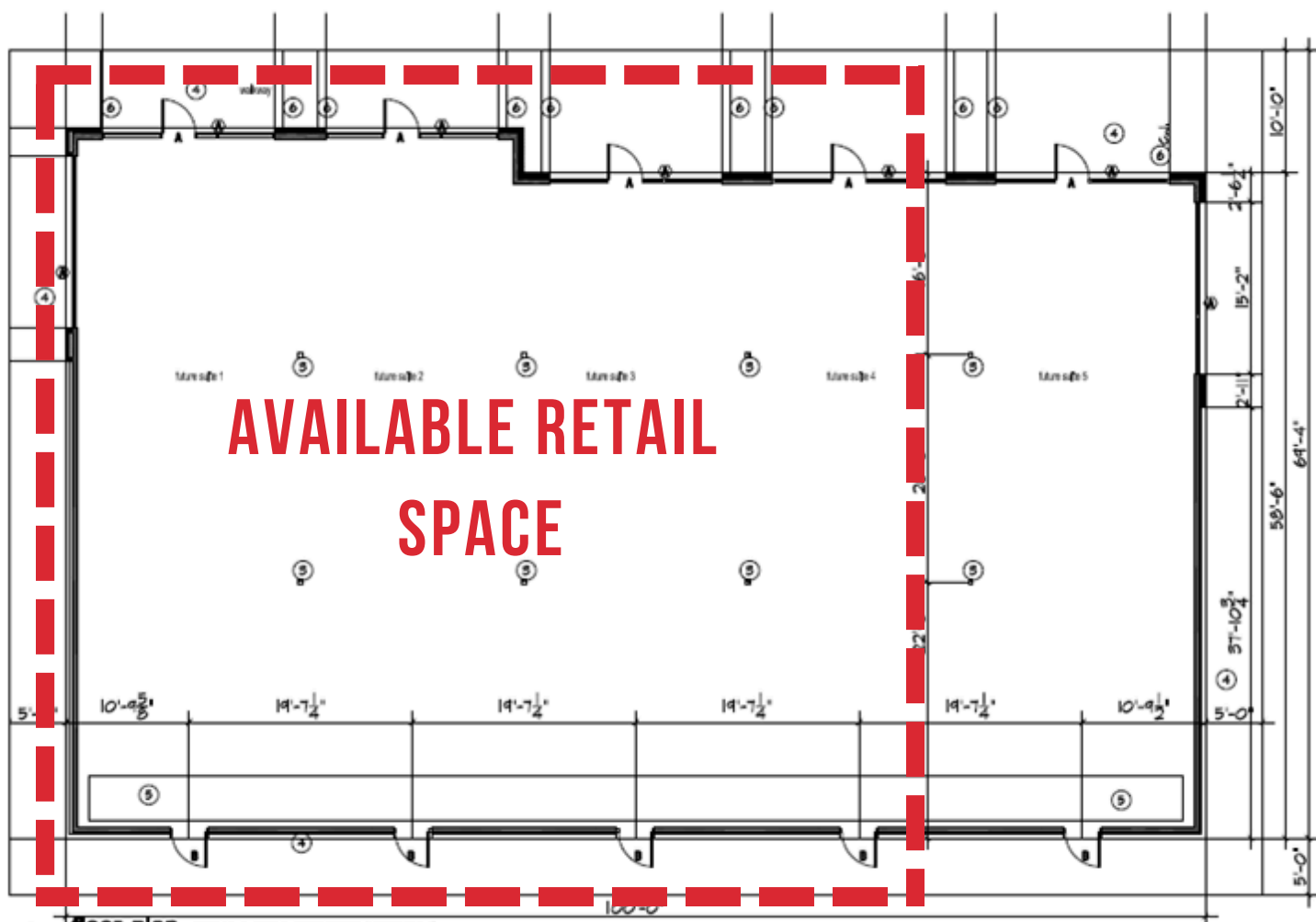
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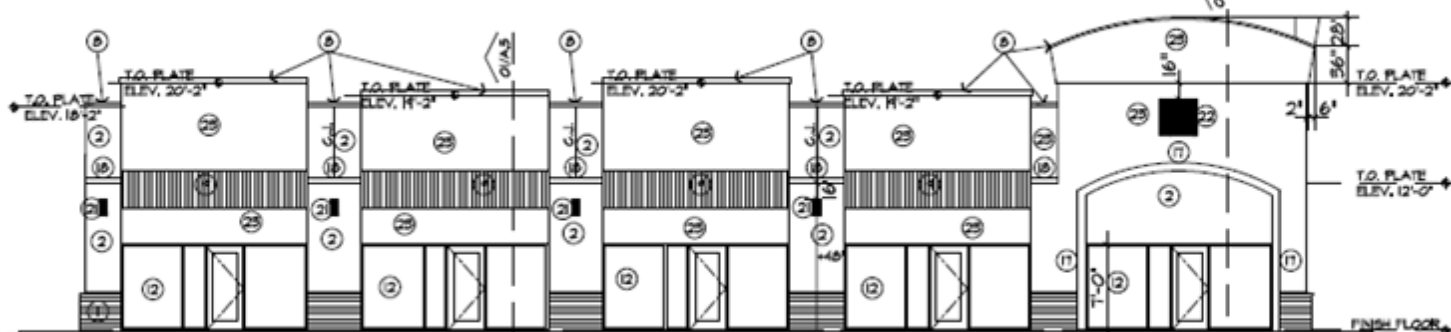
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# SITE PLAN



01 floor plan THIS IS A SHELL STRUCTURE (WHITE BOX)  
SCALE 1/8" = 1'-0"

# FRONT ELEVATION



01 east elevation  
SCALE 1/8" = 1'-0"



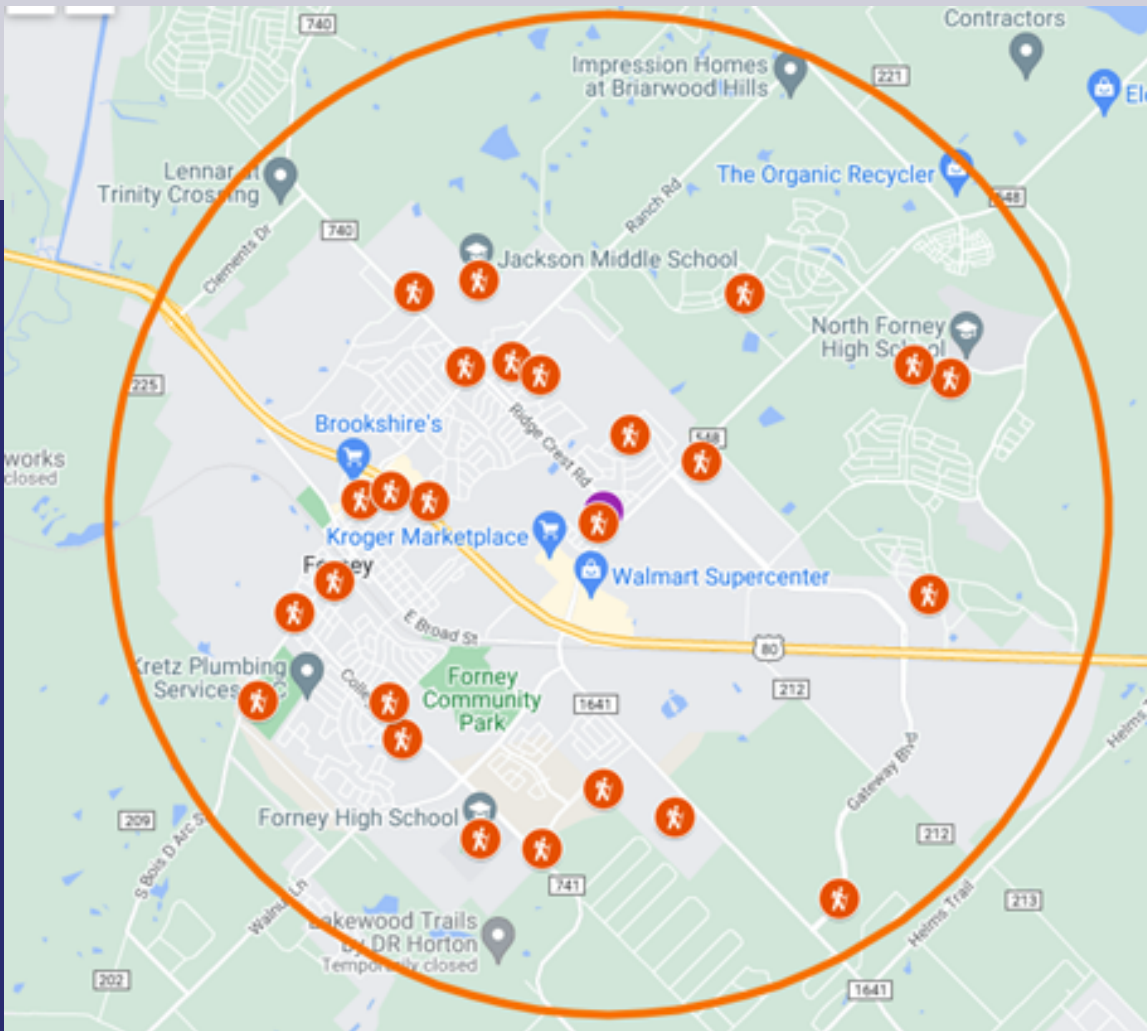
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# AERIAL MAPS

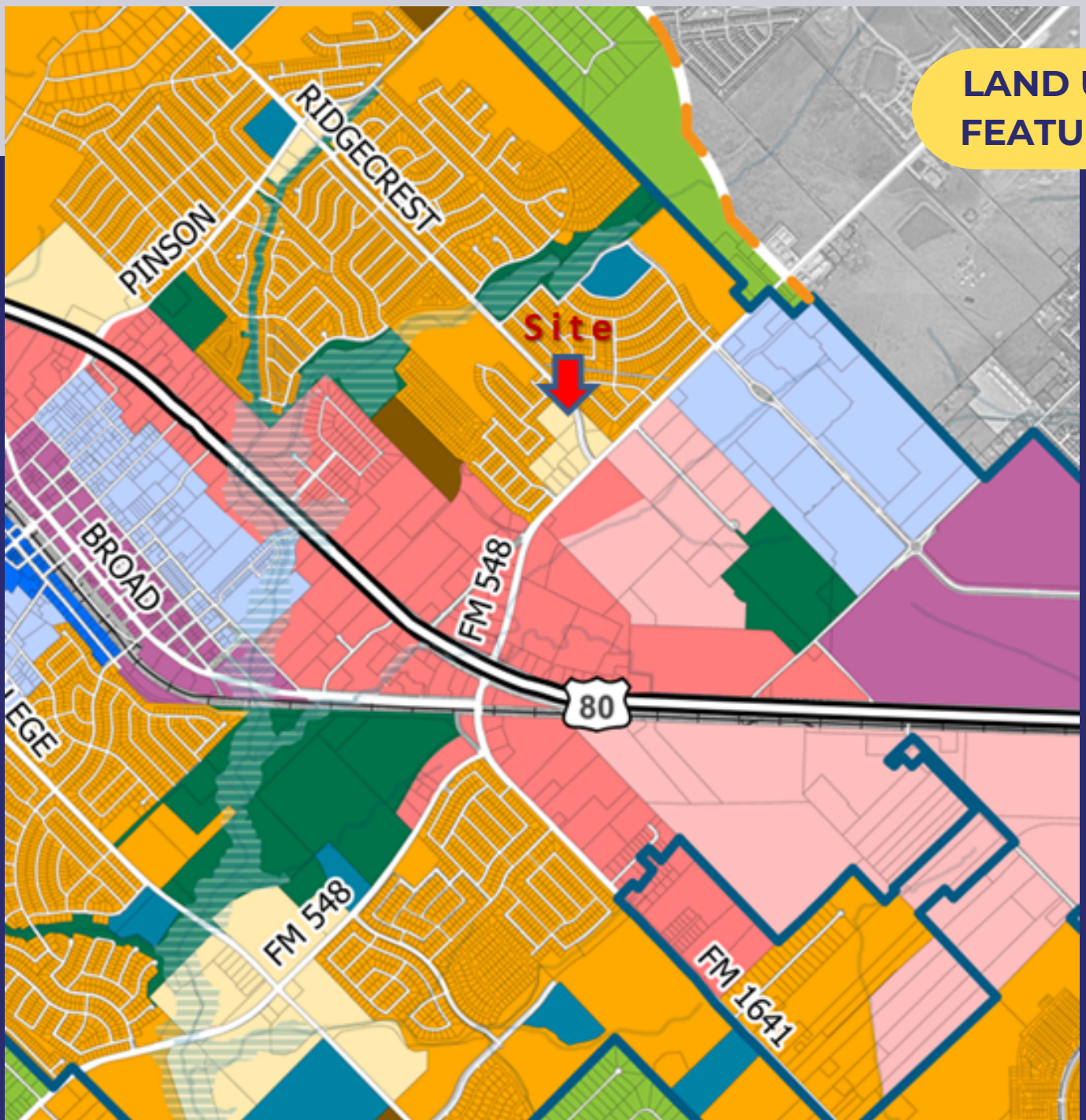


**Childcare Services within 3 Mile Radius**



**Upcoming Multi-Family Projects in the area**

## LAND USE FEATURES



### MAP LEGEND

City Limits	Green Corridor	Commercial Center
ETJ	Civic & Institutional	Neighborhood Center
Surrounding Cities	Dynamic Residential	Mixed Residential
Secondary Focus Area	Downtown	Suburban Residential
Creeks	Mixed Use	Rural Residential
100-Year Floodplain	Business & Innovation Center	

The property is nestled amid the charm of **burgeoning suburban neighborhoods** to the north and the bustling energy of a thriving commercial center to the south. With FM 548 witnessing a **daily traffic count of 25,990**, your business is set to flourish in this strategically positioned location.



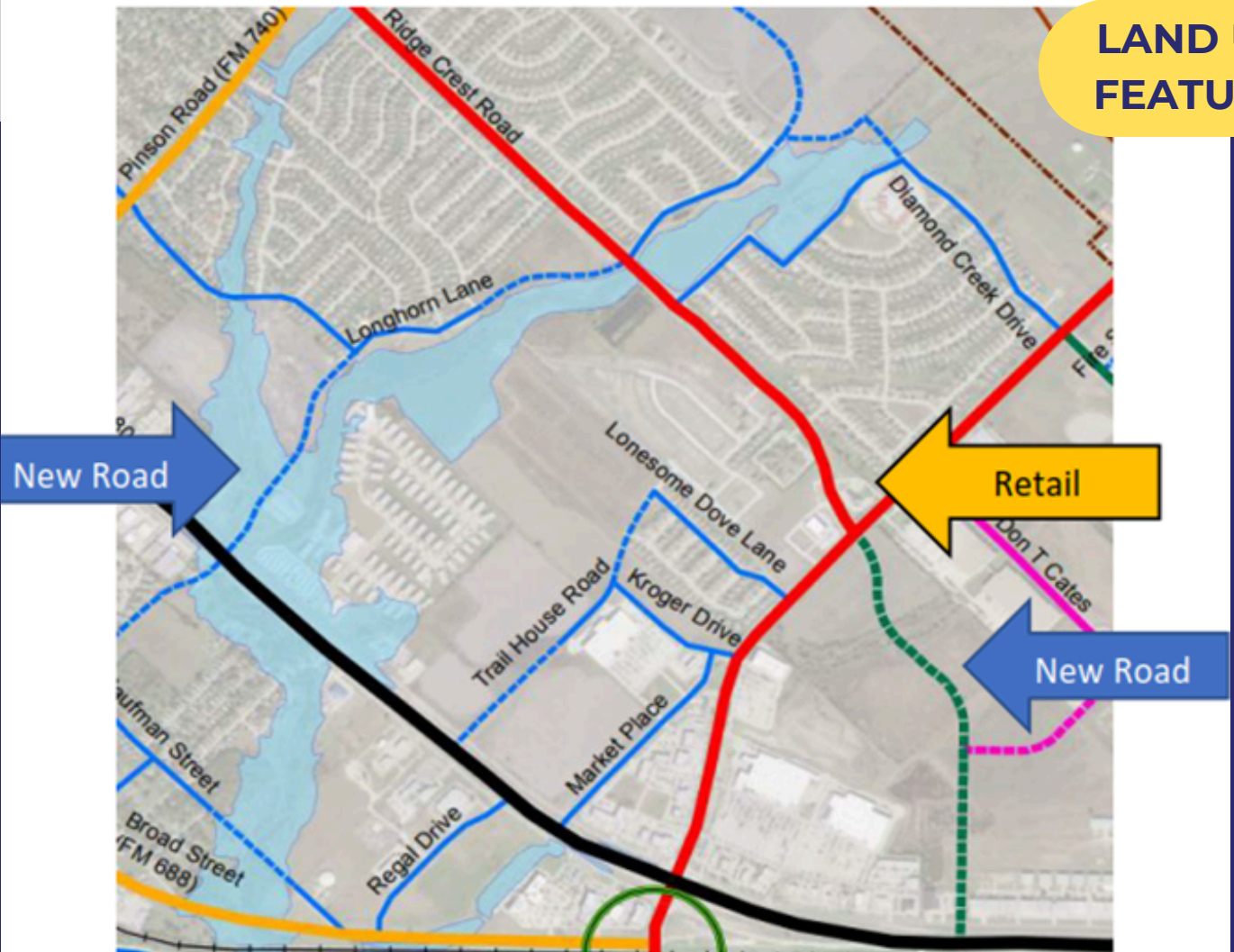
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## LAND USE FEATURES



Existing	Proposed	Function Class
		Major Arterial (130' ROW)
		Minor Arterial (100' ROW)
		Major Collector (90' ROW)
		Downtown Street (90' ROW)
		Commercial Collector (70' ROW)
		Minor Collector (60' ROW)

### Map showing Future Road Expansion

Picture your venture thriving at the crossroads of growth and opportunity with FM 548 witnessing a daily traffic count of 25,990 and major upcoming road expansions in the area.



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## Forney, TX 75126: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



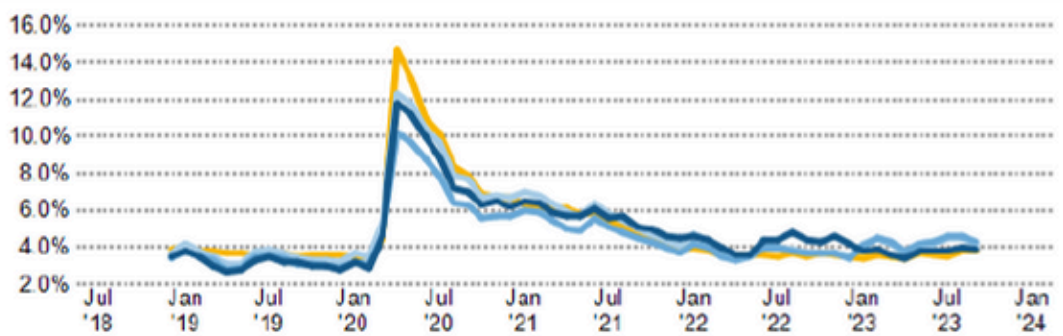
### Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

■ Forney  
■ Kaufman County  
■ Texas  
■ USA

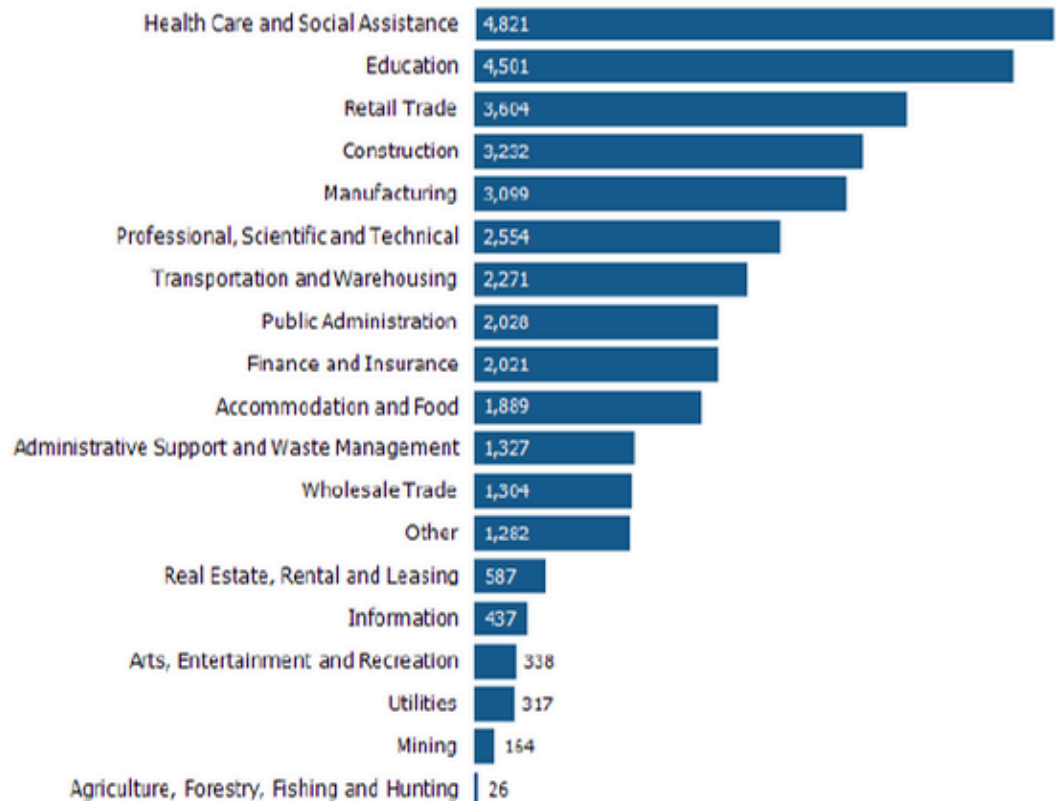


### Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



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## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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.

#### READY REAL ESTATE LLC

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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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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