VILLAGE AT GATEWAY

FORNEY, TEXAS



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LOCATION

GATEWAY BLVD & US 80

SIZE

1,400 - 6,000 SF ENDCAP W/ PATIO

1.65 AC PAD

OPENING

SPRING 2026

FEATURING:

Portillo's HOT DOGS · BEEF · BURGERS · SALADS
ROSS DRESS FOR LESS
BJ's RESTAURANT BREWHOUSE
RACK ROOM SHOES
JAMES AVERY artisan jewelry
five BELOW
Bath & Body Works
HAWAIIAN BROS ISLAND GRILL
Burlington

ANCHORS:

H-E-B
TARGET
THE HOME DEPOT
BJ's
EVO ENTERTAINMENT

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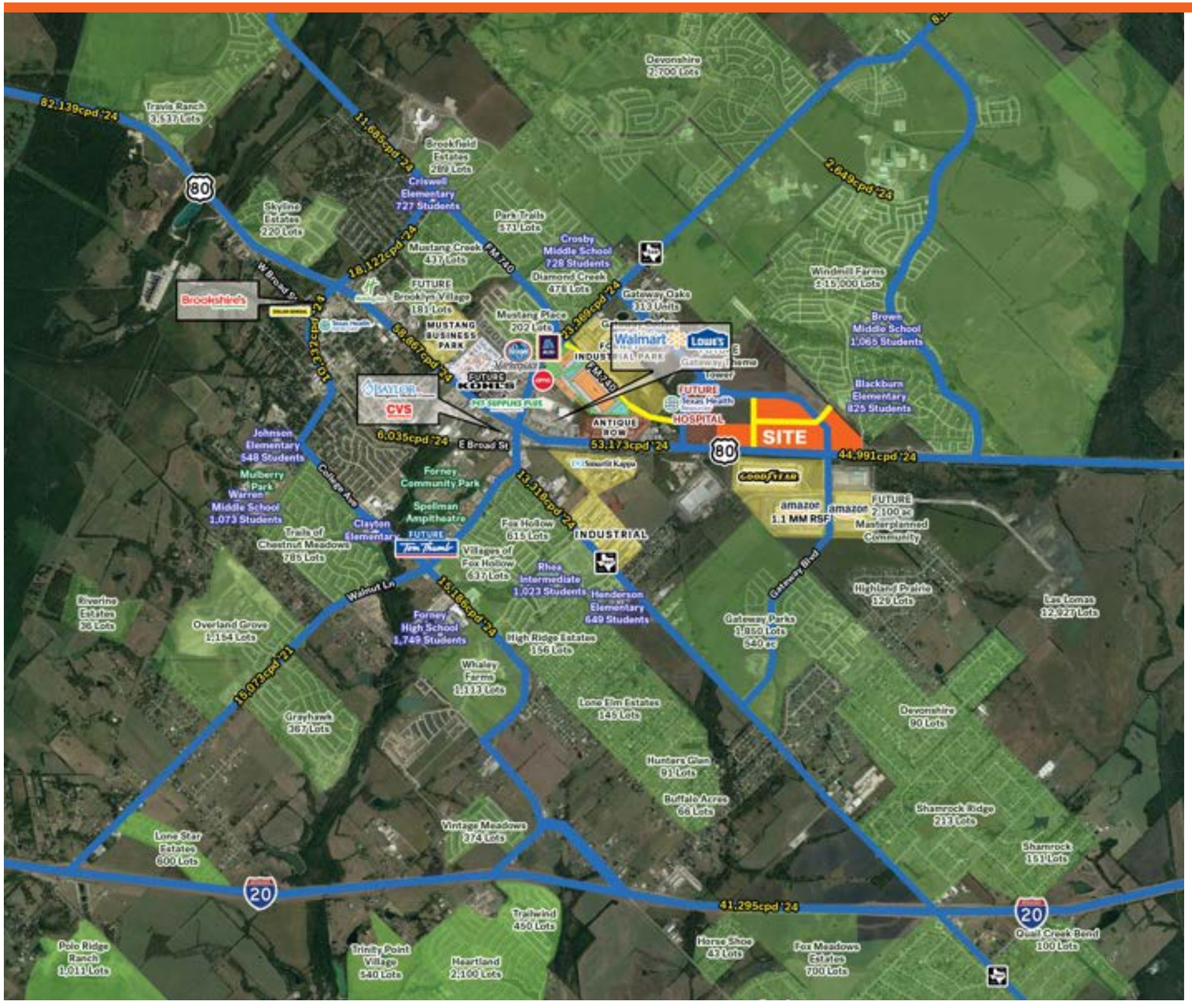

$108K

AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

105K

CURRENT TRADE AREA POPULATION

97.1%

POPULATION GROWTH SINCE 2010

2024 DEMOGRAPHIC SNAPSHOT

	3 Mile	5 Mile	10 Minute
TOTAL POPULATION	57,150	90,769	90,142
DAYTIME POPULATION	37,984	57,740	62,610
PROJECTED POPULATION 2027	69,050	109,045	108,023
AVG HH INCOME	$108,807	$108,878	$106,699
MEDIAN HH INCOME	$103,000	$104,346	$99,849

SOURCE - SITEWISE: 05/5/25

TRAFFIC COUNTS

62,260 CPD

US-80

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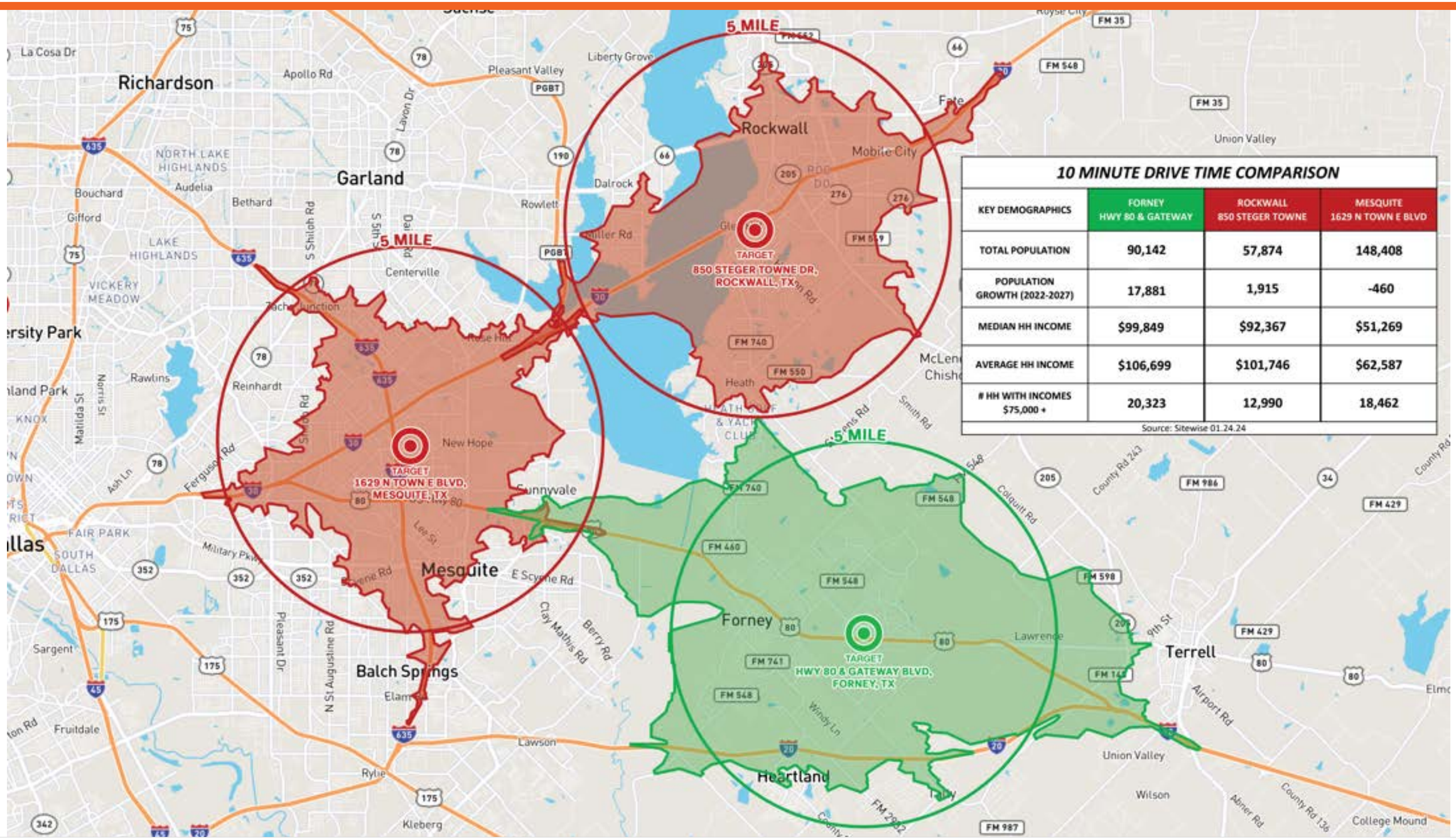

10 MINUTE DRIVE TIME COMPARISON

KEY DEMOGRAPHICS	FORNEY HWY 80 & GATEWAY	ROCKWALL 850 STEGER TOWNE	MESQUITE 1629 N TOWN E BLVD
TOTAL POPULATION	90,142	57,874	148,408
POPULATION GROWTH (2022-2027)	17,881	1,915	-460
MEDIAN HH INCOME	$99,849	$92,367	$51,269
AVERAGE HH INCOME	$106,699	$101,746	$62,587
# HH WITH INCOMES $75,000 +	20,323	12,990	18,462

Source: Sitewise 01.24.24

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LEASE EXECUTED/CLOSED

AT LEASE

NEGOTIATING LOI

PROPOSED

NOW LEASING!

RETAIL 4,658 SF

RETAIL 2,700 SF

RETAIL 4,000 SF

RETAIL 3,300 SF

UP TO 1,400 SF

UP TO 2,775 SF

UP TO 3,221 SF

Reeder Rd

Gateway Blvd

Texas Health Presbyterian

FUTURE HOSPITAL CAMPUS EXPECTED OPENING 2026

FUTURE PHASE

FUTURE Multi-Family 650 Units

1.42 AC

1.52 AC

1.52 AC

1.52 AC

1.52 AC

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

Concord Dr

Blackburn Elementary 607 Students

1.77 AC

1.65 AC

DETENTION

DETENTION

FUEL

Irongate Blvd

80

80

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Texas Health Resources®



245,000+ SF HOSPITAL

80,000 SF MEDICAL OFFICE BUILDING

SCHEDULED TO OPEN FALL 2027

Texas Health Resources®

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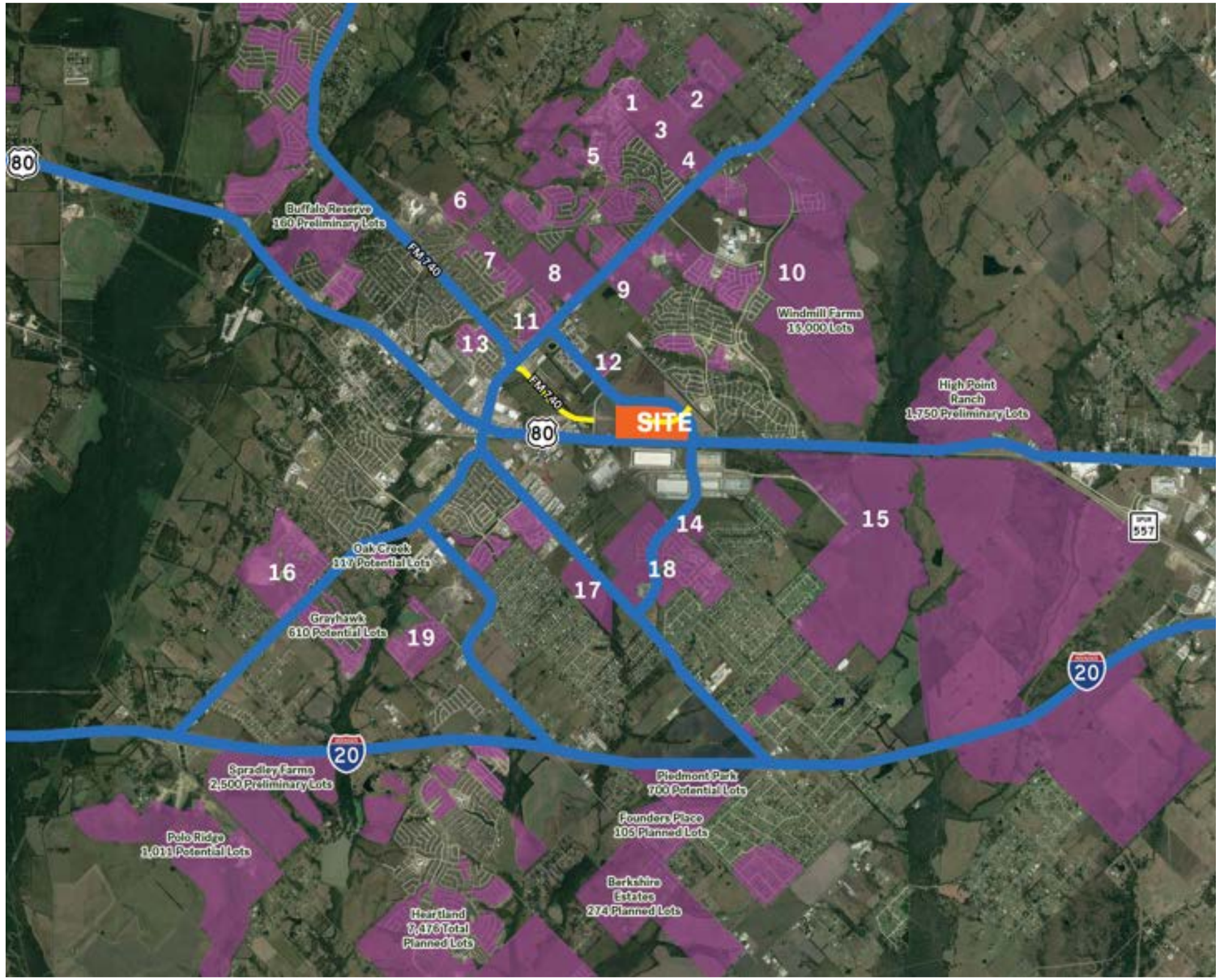
Under Development Single-Family Communities

	SUBDIVISION	LOTS	STATUS	PRICE RANGE
1	Briarwood Hills	457	Under Development	$350K +
2	Lynx Hollow	116	Under Development 41 occupied homes	$480-600K
3	Falcon Heights Village	538	Under Development	$400+
4	Arbordale	463	Under Development	$400+
5	Devonshire	4,181	Under Construction 1,693 occupied homes	$400-670K
6	Adams Ranch	398	Under Development	*$300-500K+
7	Park Trails	569	Under Construction 381 occupied homes	$430K +
8	Walden Pond	2,055	Under Construction	*$300-500K+
9	Dominion 40	32	Under Development 0 occupied homes	*$300-500K+
10	Windmill Farms	15,000	Under Construction 1,809 occupied homes	$266-349K
11	Diamond Creek	470	Under Construction 386 occupied homes	$340-449K
12	Avilla Oakridge	208	Under Construction	$1,512-2,395 per month
13	Mustang Place	203	Under Construction 128 occupied homes	$360K +
14	Wayfare	272	Under Development 0 occupied homes	*$300-500K+
15	Las Lomas	12,930	Under Construction	$480K+
16	Overland Grove	117	Under Development	$300-400K
17	Primrose Estates	374	Under Development	$400-670K
18	Gateway Parks	1,839	Under Construction 496 occupied homes	$330-400K
19	Lakewood Trails	607	Under Construction 120 occupied homes	$312-378K

SOURCE - Residential Strategies 12/2021



*** Information gathered from sources deemed reliable, but subject to change. Parties are responsible for independent verification of this information.*

**Average new home price based on Rocket Homes*

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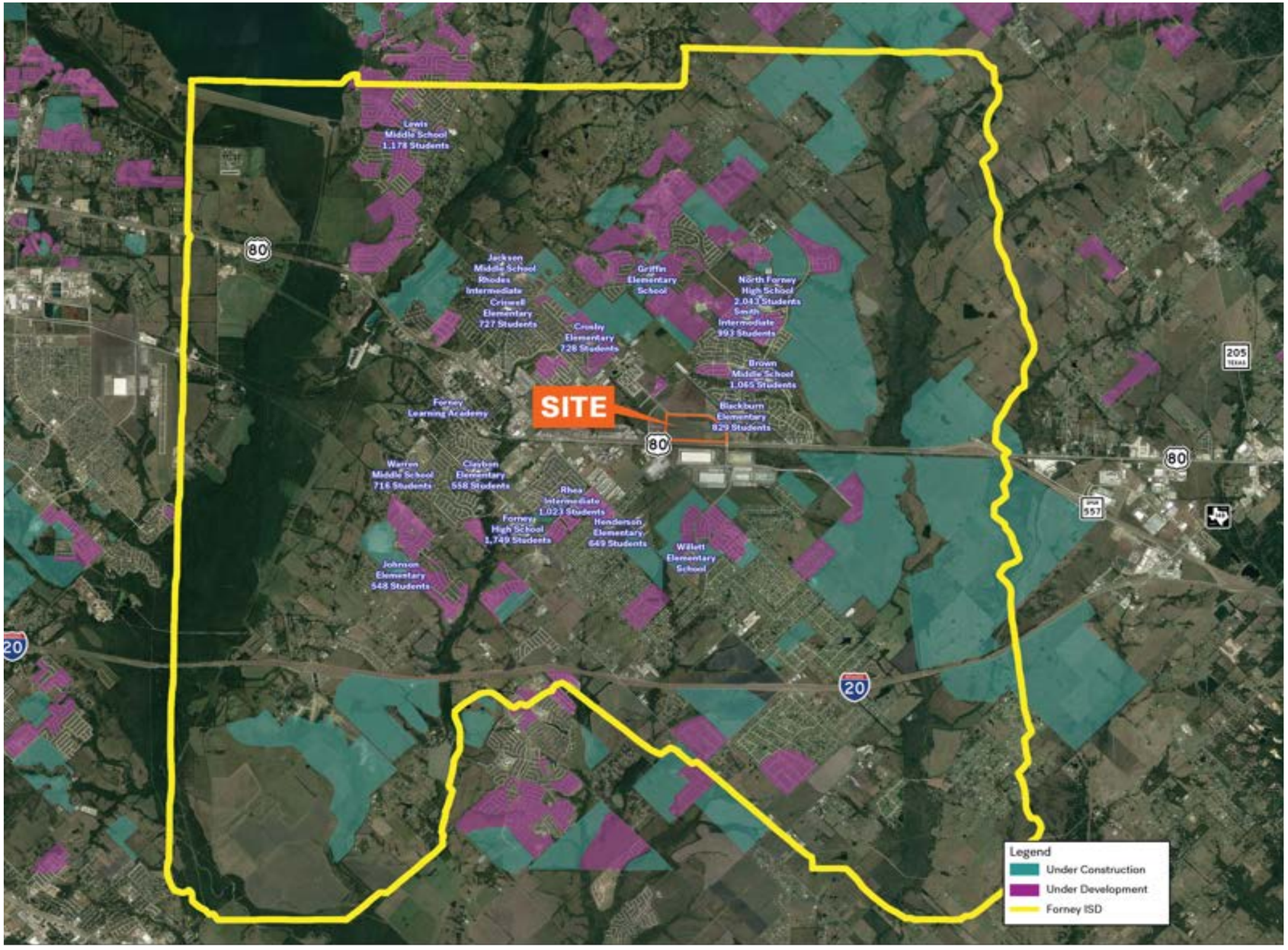

FORNEY ISD INFORMATION

- Garnered the **largest majority of new home activity** within the CMA with 3,940 starts (78% market share).
- 2021 **annual starts of 3,401**, closings of 2,645, and future of **28,204**.
- The district has 21 actively building subdivisions and 18 future subdivisions in various stages of planning.
- FISD is projected to enroll more than 25,400 students by 2026/27 and more than 35,000 by 2031/32.
- FISD is ranked #164 of all 1,194 school districts in Texas (based off of combined math and reading proficiency testing data) for the 2018-2019 school year.
- School districts voters passed a $1.29 billion bond in May that includes plans for 10 new schools, including a third high school.
- FISD anticipates an increase of 20,000 more students in the next decade, factoring in 28,000 home lots that have with been planned by developers or have been approved by the city.

DFW NEW HOME RANKING REPORT BY SCHOOL DISTRICT

RANK	DISTRICT NAME	ANNUAL STARTS	ANNUAL CLOSING	INVENTORY	VDL	FUTURE
1	Northwest ISD	4,519	3,608	2,508	3,040	38,878
2	Denton ISD	2,817	2,753	2,160	3,124	31,273
3	Forney ISD	2,484	2,712	1,109	2,412	30,175
4	Prosper ISD	2,844	2,630	2,323	3,032	21,195
5	Frisco ISD	1,590	1,799	1,291	1,339	9,749
6	Dallas ISD	2,031	1,614	1,834	2,128	6,257
7	Princeton ISD	2,434	1,557	1,609	1,826	9,571
8	Royse City ISD	1,812	1,312	1,348	1,929	8,515
9	Midlothian ISD	1,341	1,157	916	1,037	20,949
10	Crowley ISD	1,334	1,154	796	2,130	16,373

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