

# CENTURY 21

Judge Fite Company



## 6.82 AC I-20 SERVICE & HELMS TRAIL

FORNEY, TX 75126



\$1,300,000



0 sqft

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## DESCRIPTION

Discover a prime opportunity with 6.82 acres of commercial land located at the strategic intersection of Interstate 20 and Helms Trail in Forney, Texas. This coveted corner lot boasts exceptional visibility and high traffic counts, making it an ideal site for retail, office, or industrial development. Positioned directly across from a major industrial complex, the property is surrounded by thriving single-family residential neighborhoods and expanding industrial developments, ensuring a steady flow of potential customers and clients. With easy access to major highways and a growing community, this location is perfect for businesses looking to capitalize on a dynamic market. Don't miss this chance to invest in a rapidly developing area with endless possibilities! Property is located outside of the Forney City Limits. TX-Dot has a proposed change to the subject intersection.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Pending  
**MLS:** 20754690  
**YEAR BUILT:**  
**COUNTY:** Kaufman  
**TRACT OR SUBDIVIION:** Absolom Hyer Tract 105  
**LIST DATE:** 10/16/2024

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 6.82  
**LOT SIZE (SQFT):** 297,079

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- CornerLot
- FewTrees

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SepticAvailable
- SewerNotAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Vann Stanford 

**PHONE:** 325.646.1547

**BROKERED BY:** Coldwell Banker - Mark Campbell & Assc