

# CENTURY 21

Judge Fite Company



## 13625 REEDER ROAD

FORNEY, TX 75126



\$1,193,540



2,000 sqft

## DESCRIPTION

Prime Commercial Development Opportunity, 1.38+- Acres, Strategically positioned in one of DFW's fastest-growing corridors, this commercial tract offers unmatched potential for retail, service, or mixed-use development. Close proximity to U.S. Highway 80 and FM 548, this site sits in the direct path of explosive growth—surrounded by new master-planned communities, and current construction of national retailers like H-E-B, Target, Burlington Coat Factory, Home Depot and the new Texas Health Hospital! Zoned Commercial, just outside of the city limits and ETJ! Development Ready Level topography and utilities nearby make this an ideal candidate for a range of retail or service-driven projects. High-Growth Market Forney continues to be one of the fastest-growing cities in North Texas, with robust residential expansion and increasing demand for retail and amenities. Outstanding Visibility & Access Frontage on Reeder Road offers strong visibility and traffic, and nearby FM 548 and U.S. Hwy 80 provide seamless commuter access and regional draw. Surrounded by New Development Minutes from major residential subdivisions, new schools, and commercial projects — this parcel is perfectly positioned to serve the expanding population base. Investor Highlights: Potential for shopping center, QSRs, medical-professional office, daycare, or other high-demand retail concepts Strong demographics and traffic counts in the immediate trade area. Opportunities like this in Forney's hot commercial zone are rare — don't miss this one!

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21017851

**YEAR BUILT:**

**COUNTY:** Kaufman

**TRACT OR SUBDIVIION:** Samuel Smith

**LIST DATE:** 08/04/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,000

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.38

**LOT SIZE (SQFT):** 60,112

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## UTILITIES

**HEATING/COOLING:**

- Other

**UTILITIES:**

- ElectricityAvailable
- NaturalGasAvailable
- OverheadUtilities
- PhoneAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jesse Vasquez 

**PHONE:** 972.564.8800

**BROKERED BY:** Malone and Associates RE

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