



Under Contract - Pending on Market

**\$170,000**

Call 7133771022 Today!

## RESIDENTIAL - SINGLE FAMILY, 3 BEDS, 1 FULL & 1 HALF BATH(S)

Extreme Investment potential for the buyer with the knowledge and foresight to recognize and jump on this tremendous Opportunity just off the downtown square in fast growing Forney Texas. Zoned Commercial, but versatile enough to still be used residentially until the actual use is completely converted to commercial – General Retail. Highly visible large corner lot on heavily traveled Broad St, just blocks from Downtown Forney. Property features a 3-bedroom, 1.5-bath home with a 1-car garage, offering flexibility for residential use, investment, or commercial conversion. Backyard provides potential access from Pine St for future parking or entrance exit or expansion. Ideal for residential buyers, investors, or business owners seeking a prime location. Much work has been done, but the current owners left enough undone to allow someone to profit from a great deal and make this diamond in the rough their own. This one is a Must See!!!! Bring your buyers that have been waiting on the sidelines for an opportunity. Buyer to verify zoning and redevelopment opportunities with the City of Forney, school district information, utility information and all other due diligence.

### GENERAL DESCRIPTION

**Subdivision:** Forney Rev

**Property Type:** Residential - Single Family

**Bedrooms:** 3

**Baths:** 1 Full & 1 Half

**Stories:** 1

**Garage:** 1 / Attached

**Style:** Traditional

**Year Built:** 1975

**Building Sqft:** 980 /

**Lotsize:** 8,799

**MLS# / Area:** NTREIS-21154514



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
McDonald Realty Team

606 E Broad St, Forney, TX 75126

Visit <https://www.har.com/NTREIS-21154514> for more information