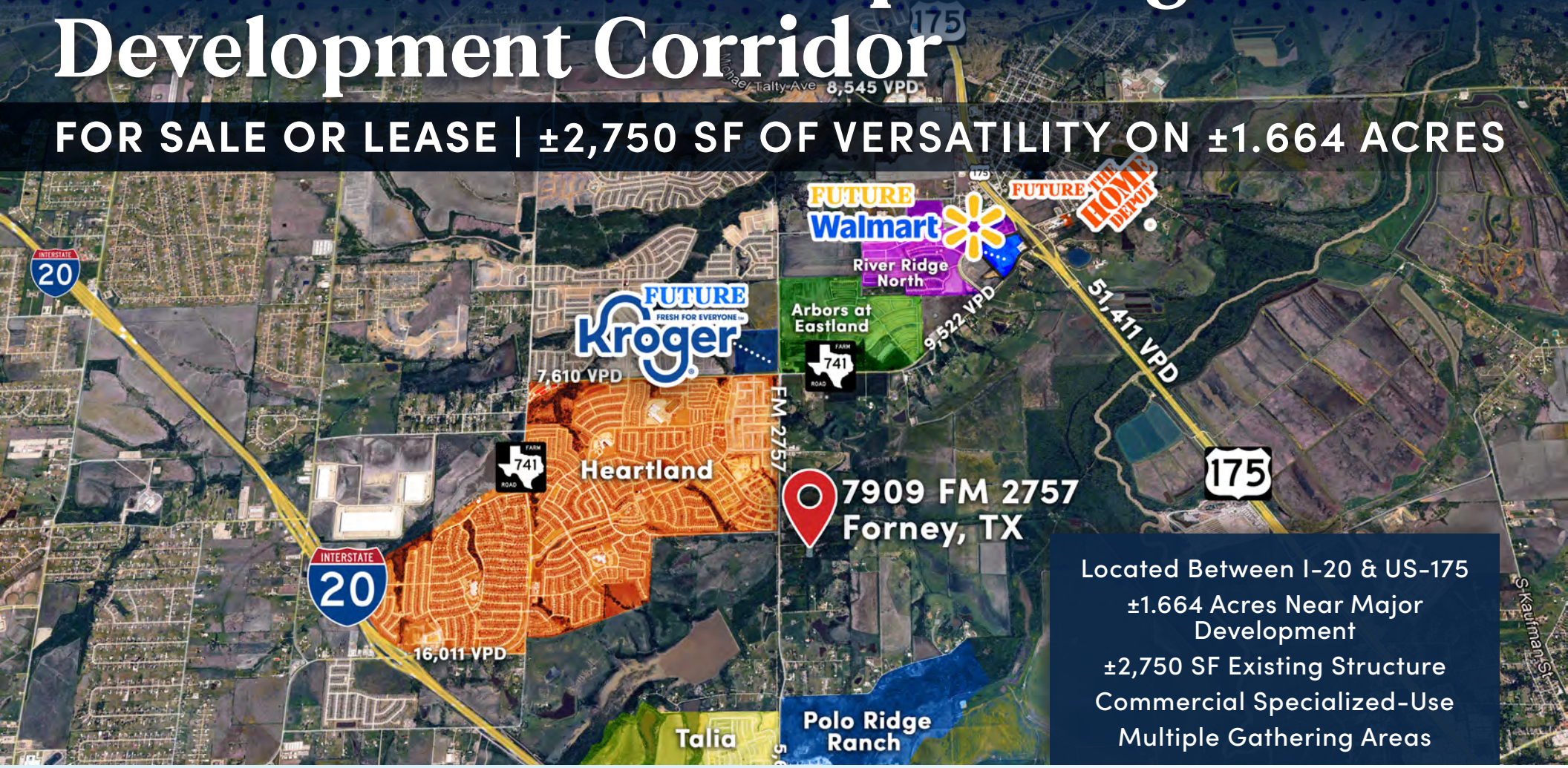
In the Heart of an Expanding Development Corridor

FOR SALE OR LEASE | ±2,750 SF OF VERSATILITY ON ±1.664 ACRES



Located Between I-20 & US-175
±1.664 Acres Near Major Development
±2,750 SF Existing Structure
Commercial Specialized-Use
Multiple Gathering Areas

7909 FM 2757 | FORNEY, TX 75126 PECAN OAK LANE & FM 2757

Odera Akachukwu
Main Contact | Associate
214.713.0790 | odera.akachukwu@mdcregroup.com

Kevin Weable, CCIM
Market Director
972.845.1663 | kevin@mdcregroup.com

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Property Overview

VERSATILE | ESTABLISHED | DISTINCTIVE

M&D CRE is pleased to present 7909 FM 2757, a ±2,750 SF property situated on ±1.664 acres in unincorporated Kaufman County, offering an existing two-story residence, finished attic bonus area, and flexible indoor and outdoor spaces.

Listed By:
Odera Akachukwu | 214.713.0790

Property Overview

COUNTRY-STYLE SETTING WITH FLEXIBLE COMMERCIAL POTENTIAL

M&D CRE is pleased to present 7909 FM 2757, a distinctive ±2,750 SF property positioned on ±1.664 acres in unincorporated Kaufman County. With 72,497 square feet of land, the property combines substantial existing improvements with a country-style setting characterized by expansive outdoor grounds, mature trees, a gated entrance, and covered porch areas.

The existing two-story farmhouse-style building provides a flexible interior configuration with multiple gathering areas, private rooms, a full kitchen, three bathrooms, built-in cabinetry, wood detailing, and an additional finished attic space. The kitchen features white cabinetry, granite countertops, stainless steel appliances, tile backsplash, and a large peninsula. Interior spaces include expansive living areas, dining space, office-capable rooms, bedrooms, bathrooms, laundry facilities, and additional storage.

The finished attic bonus area provides additional flexible space with carpeting, finished walls, lighting, built-in shelving, sloped ceilings, and ladder access. The property could be used for office, ministry, retreat, training, event, or other specialized commercial concepts such as amenity support for the adjacent trucking location. Any proposed use, conversion, occupancy, or site modification remains subject to applicable requirements and approvals.

For more information, please contact **Odera Akachukwu** at **214.713.0790** or **odera.akachukwu@mdcregroup.com.**

IDEAL FOR

- Church / Ministry
- Retreat or Counseling Center
- Training Facility
- Boutique Event Venue
- Potential Amenity / Support Center for Adjacent Trucking Location

Site Area	±1.664 Acres / 72,497 SF
Building Size	±2,750 SF
Building Configuration	Two Stories + Finished Attic Bonus Area
Offering	For Sale or Lease
Tax Roll/State Land Use	Commercial Building/Real Commercial
Interior Features	Multiple Living, Meeting & Gathering Areas



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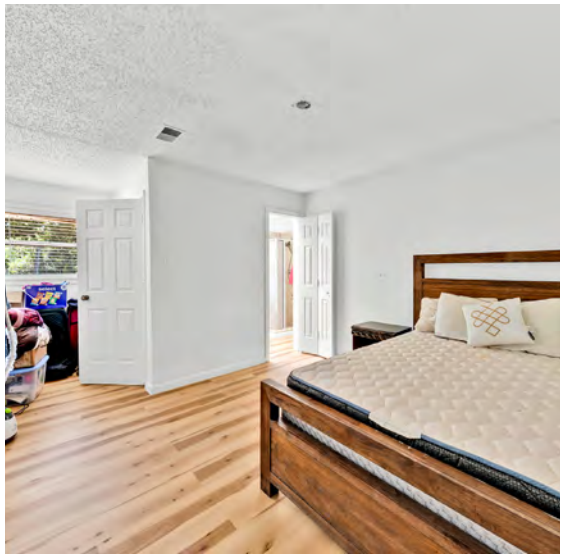


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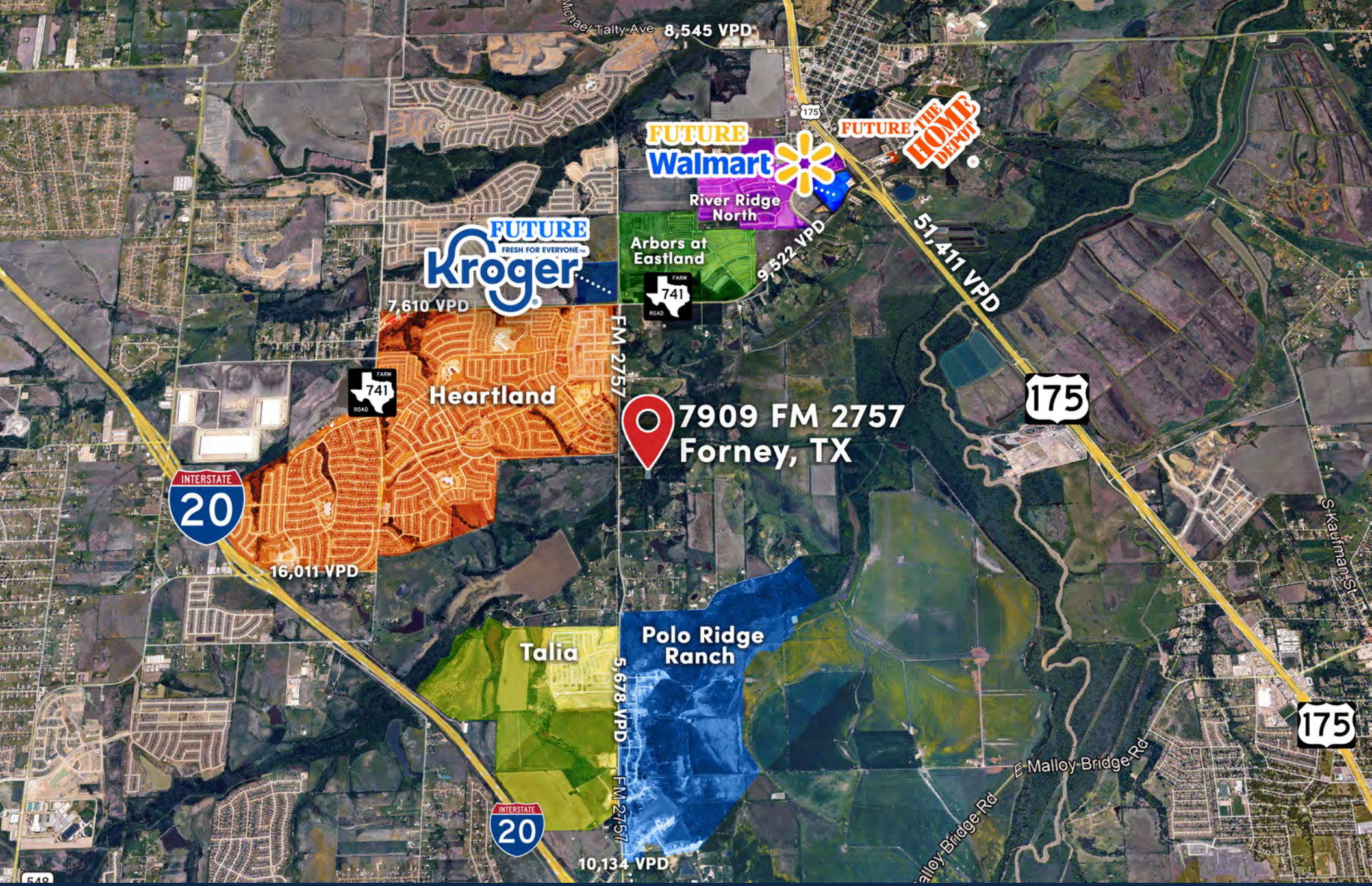




Highlights

- ±2,750 SF Building on ±1.664 Acres
- Re-Platted Lot 2 Totaling 72,497 SF
- Two-Story Farmhouse-Style Building
- Multiple Living, Meeting & Gathering Areas
- Full Kitchen with Granite Countertops & Extensive Cabinetry
- Finished Attic Bonus Area
- Covered Porch Areas & Gated Entrance
- Mature Trees & Expansive Outdoor Grounds
- Unincorporated Kaufman County with No Municipal
- Positioned Between the I-20 and US 175 Corridors

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Potential Use Concepts

Church / Ministry Campus
Multiple gathering areas, private rooms, kitchen facilities, and outdoor space may support worship, ministry programming, counseling, administrative functions, and small-group activities.

Boutique Event / Retreat Venue
The country-style setting, mature trees, covered porches, indoor gathering spaces, private rooms, kitchen, and outdoor grounds may support retreats, counseling programs, receptions, meetings, and other small-group or specialty events.

Training / Meeting Facility
Expansive interior rooms and supporting spaces may accommodate conferences, workshops, team meetings, seminars, or training sessions.

Professional Office / Owner-User
Private rooms, common areas, kitchen, bathrooms, and storage may suit an owner-user seeking a more residential-style office environment.

Amenity / Support Center
With the neighboring property being converted to 18-wheeler truck parking, the property could be evaluated as a complementary support facility with administrative space, driver lounge areas, meeting space, kitchen access, or other operational uses.

Nonprofit / Community Organization
Flexible rooms, common areas, kitchen facilities, and outdoor space may suit nonprofit or community-focused organizations needing a multipurpose facility.

Opportunity to Reposition
Existing improvements may be adapted around a buyer's or tenant's operational needs, offering a flexible alternative to vacant land or a conventional commercial shell.

Potential uses are conceptual only and remain subject to applicable requirements, accessibility standards, and buyer/tenant due diligence.

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Location Overview

Situated along FM 2757 in unincorporated Kaufman County, the property is positioned south of Forney and near Heartland, with convenient regional access to the I-20 and US 175 corridors and a surrounding mix of residential growth, acreage properties, and commercial activity.

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Forney, TX: Expanding Residential & Commercial Momentum

Forney, TX Overview

The property is positioned within a growing eastern DFW trade area influenced by Forney, Heartland, Crandall, and surrounding Kaufman County communities. Its location between the I-20 and US 175 corridors provides regional connectivity while retaining a more open, country-style setting that may appeal to specialized commercial users seeking an alternative to conventional office or retail environments.

Demographic data further supports the area's expanding market base. Within a 15-minute drive, the 2026 population is 120,021 and is projected to reach 147,011 by 2031, while total households are projected to increase from 36,220 to 44,764 over the same period. The 10-minute drive-time area reports a 2026 median household income of $100,258, reflecting a substantial nearby household base surrounding the property.

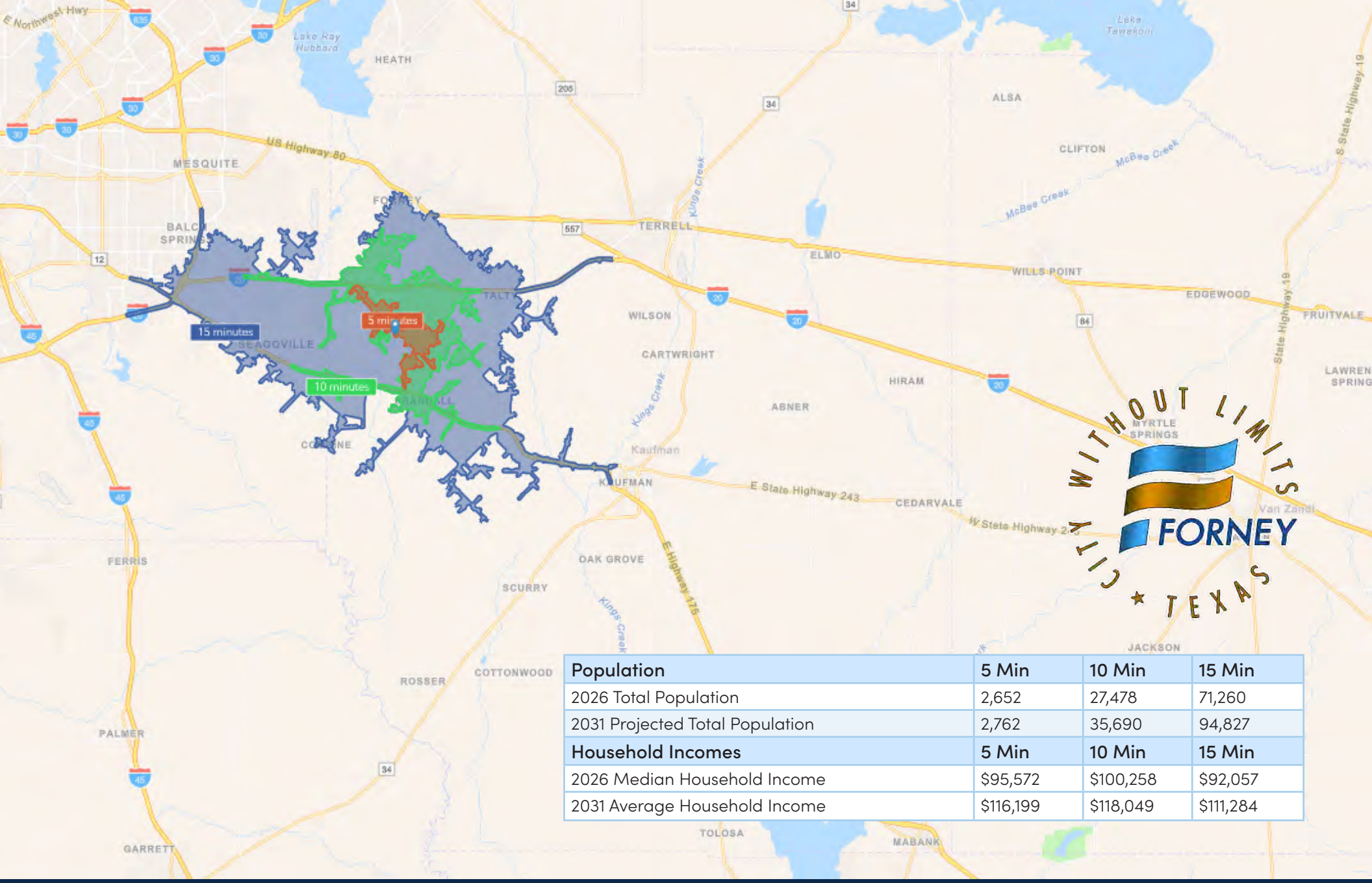
120,021
2026 Population
ESRI—15 Mins

147,011
2031 Projected Population
ESRI—15 Mins

$100,258
2026 Median HH Income
ESRI—15 Mins

36,220
2026 Total Households
ESRI—15 Mins

MD CRE



Population	5 Min	10 Min	15 Min
2026 Total Population	2,652	27,478	71,260
2031 Projected Total Population	2,762	35,690	94,827
Household Incomes	**5 Min**	**10 Min**	**15 Min**
2026 Median Household Income	$95,572	$100,258	$92,057
2031 Average Household Income	$116,199	$118,049	$111,284

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Odera Akachukwu | 214.713.0790

Odera Akachukwu
Main Contact | Associate
odera.akachukwu@mdcregroup.com
214.713.0790

Kevin Weable, CCIM
Market Director
kevin@mdcregroup.com
972.845.1663

Office Information

2701 Sunset Ridge Dr, Suite 109, Rockwall, TX 75032
info@mdcregroup.com
469.607.0471

