

Gateway

Forney, TX
22 miles east of Downtown Dallas



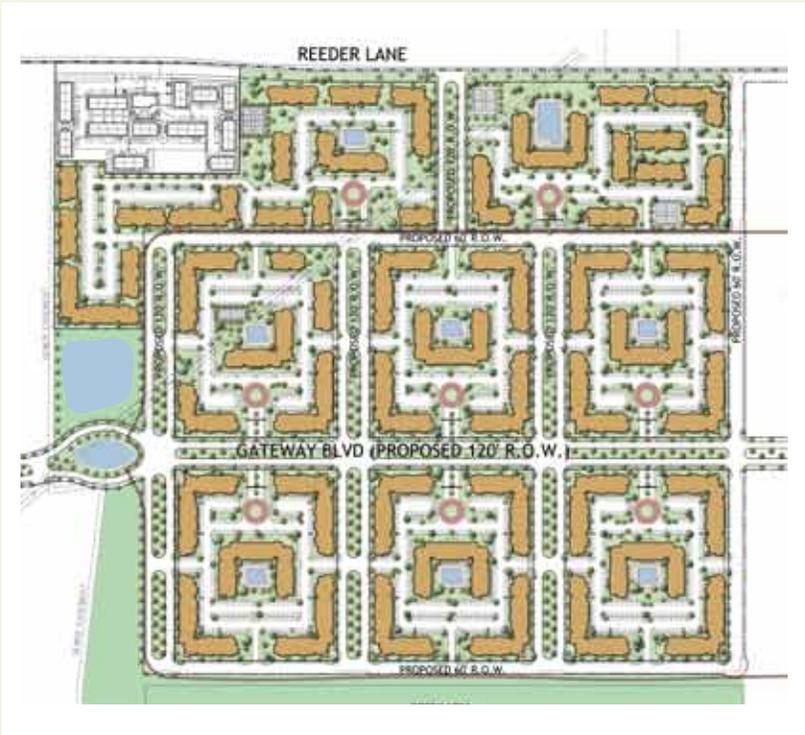
GATEWAY - A 2,000 ACRE MASTER-PLANNED DEVELOPMENT

1. Retail center – 120 acres – site preparation is underway with first phase opening 2015/16
2. Gateway Bridge spanning Hwy. 80 & railroad – completion early 2014
3. Gateway Blvd. North – connecting FM 548 to Gateway Bridge – opening with bridge
4. Gateway Blvd. South connects FM 1641 to Gateway Bridge – completed in 2014
5. Residential – 540 acres – start construction in 2014
6. Gateway upscale multi-family – phase 1 of 334 units is under construction and will commence occupancy in 2014 – future phases to follow – 200 acres
7. Location of Reeder Road – will be completed before retail center opens
8. Residential, commercial, light industrial, retail or entertainment – 800 acres
9. Office, hotel, medical, multi-family, entertainment or other commercial uses – 300 acres
10. Commercial, retail, and office uses along FM 548 – 40 acres
11. Gateway theme tower (110+ feet tall) to be completed soon

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Current Construction



The first phase of multi-family development is under construction. Gateway Cedars Phase I consists of 334 units to be completed in 2014. Over 2,000 units are planned for the community.

Contact Information:

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Area Demographics:

5 Mile Radius

2013 population: 37,457
2017 projection: 43,455

10 Mile Radius

2013 population: 192,978
2017 projection: 208,948

Average Age: 32

Income

Average Income: \$85,828
Median Income: \$76,847

Households: 11,837

Median Home Value: \$177,413

Owner Occupied: 87%

Occupation Classification

Blue Collar: 20%
White Collar: 68%
Service: 12%

Marital Status

Never Married: 20%
Married: 68%
Widowed: 3%
Divorced: 9%

Race

White: 78%
Hispanic: 18%
African American: 12%

Education

Some College and Above: 63%
Bachelor's Degree and Above: 33%