



WYNMARK
COMMERCIAL

*Phase 2
Coming Soon!*



****picture shown is of existing retail buildings. New Phase
will match material and color of existing buildings.*

SACHSE OFFICE BUILDING
8010 S State Hwy 78, Sachse, TX 75048

FOR SALE OR LEASE

SACHSE TEXAS

- Sachse, Texas, is a rapidly growing community with close proximity to President George Bush Turnpike and Highway 78. Sachse offers convenient connectivity to Garland, Plano, Richardson, and the broader DFW Metroplex.
- Sachse's expanding residential base and limited existing inventory of quality office space makes it a prime market for medical providers, professional service firms, and owner-users seeking long term stability and ownership.
- With a pro-business environment, strong demographics, and increasing commercial activity, Sachse presents a compelling opportunity for those looking to establish or expand their footprint in a high-growth, high-demand area.

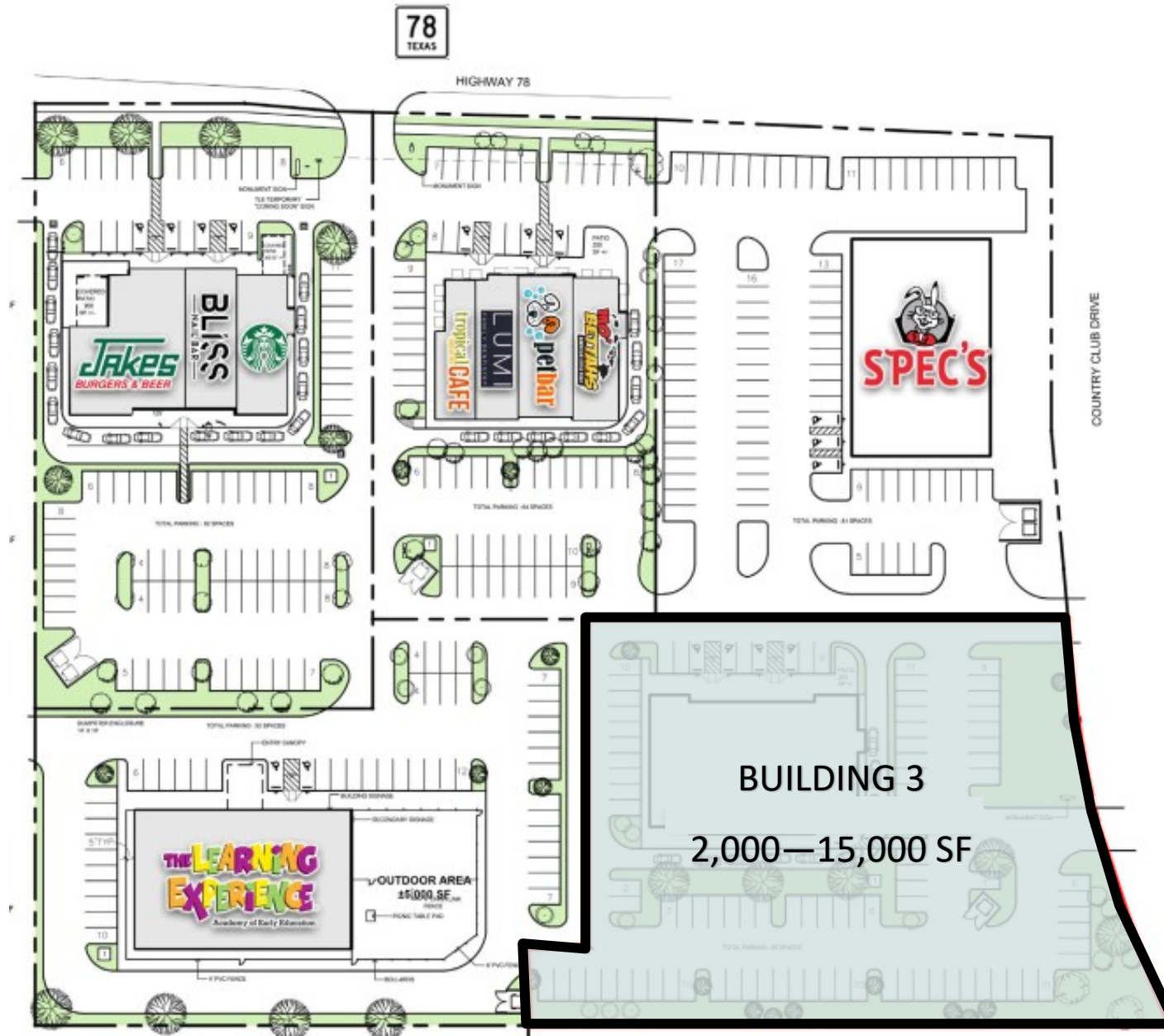
ECONOMICS

- **Purchase Price:** \$365.00 PSF
- **Lease Rate:** \$30.00 + NNN
- **NNN:** \$10.00 psf estimate
- **TI Allowance:** Negotiable

DETAILS

- **Available SF:** 2,000—15,000
- **Allowed Uses:** Retail, Medical & Office
- **Parking Ratio:** 5.5/1,000
- **Construction Start:** July 2025
- **Delivery Date:** August 2026
- **Zoning:** PD 11 (C-1 and C-2 Commercial)
- **Condition:** Cold Dark Shell
- **Type:** Condo
- **1- story**

SITE PLAN



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*Please
Contact*

AUSTIN EASTMAN

972.360.8787

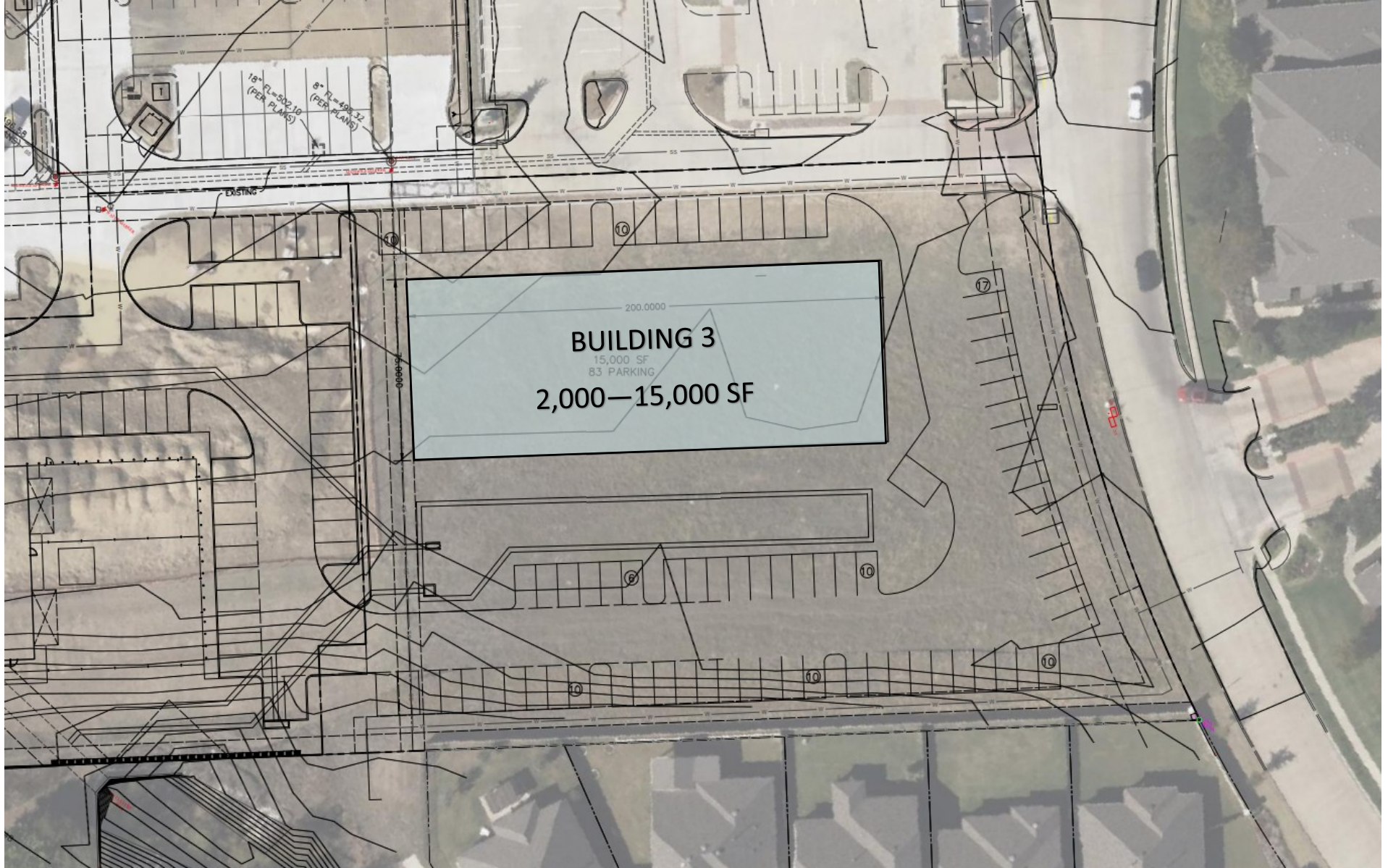
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KRISTIN HOLLEK

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SITE PLAN



AERIAL



EXISTING RETAIL TENANTS



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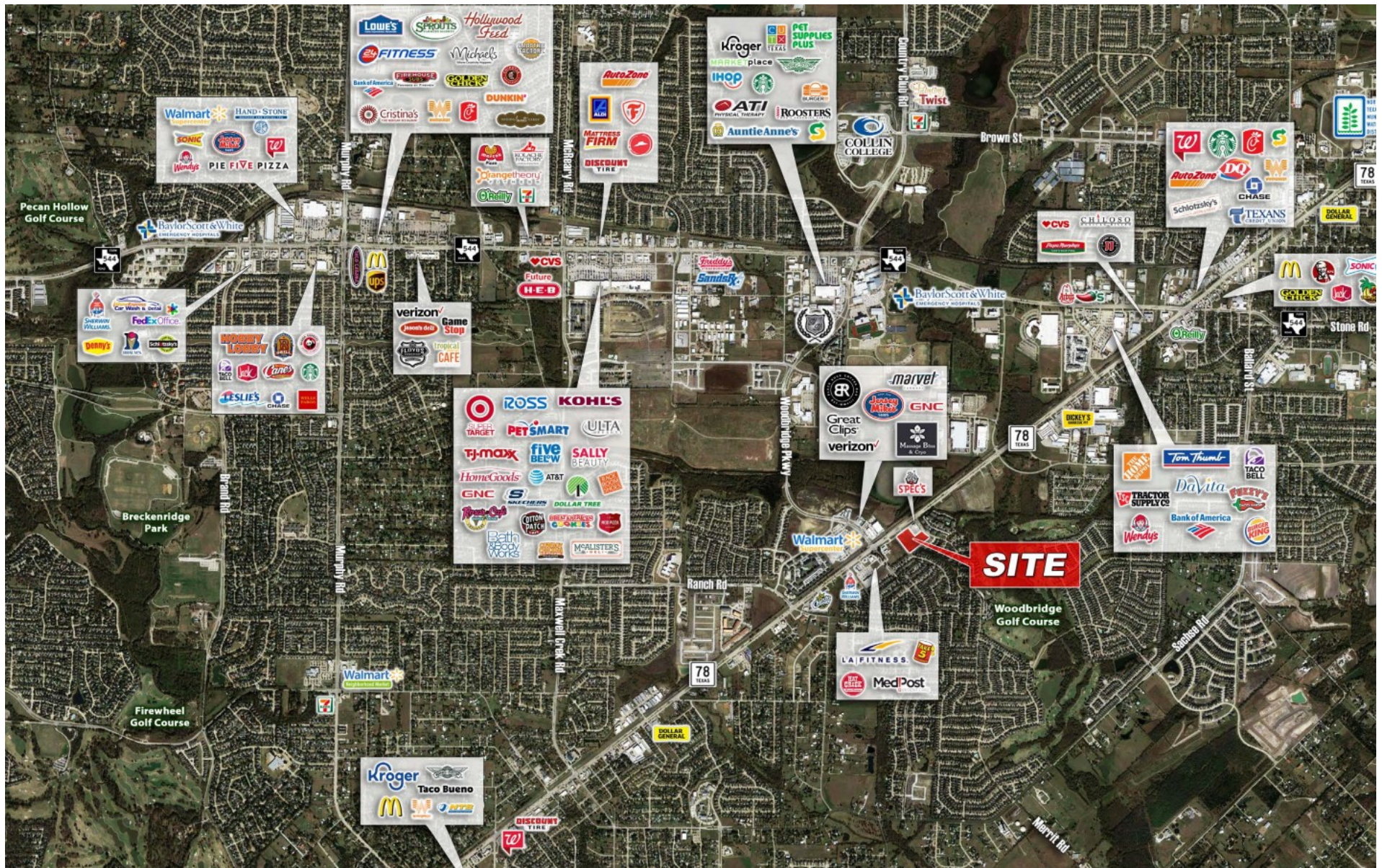
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LOCATION DETAIL



LOCATION



DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	11,884	97,320	846,782
2024 Estimate	10,194	84,107	754,326
2020 Census	9,039	77,753	720,032
Growth 2024 - 2029	16.58%	15.71%	12.26%
Growth 2020 - 2024	12.78%	8.17%	4.76%

Radius	1 Mile	3 Mile	10 Mile
2024 Households by HH Income	3,456	26,689	260,966
<\$25,000	96 2.78%	1,225 4.59%	28,575 10.95%
\$25,000 - \$50,000	344 9.95%	2,944 11.03%	41,106 15.75%
\$50,000 - \$75,000	473 13.69%	4,014 15.04%	44,027 16.87%
\$75,000 - \$100,000	549 15.89%	3,386 12.69%	34,801 13.34%
\$100,000 - \$125,000	371 10.73%	4,455 16.69%	29,052 11.13%
\$125,000 - \$150,000	383 11.08%	2,513 9.42%	23,864 9.14%
\$150,000 - \$200,000	626 18.11%	4,027 15.09%	28,839 11.05%
\$200,000+	614 17.77%	4,125 15.46%	30,702 11.76%



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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