



# COMMONS AT THE STATION

5315 The Station Blvd  
Sachse, TX 75048

**REALSPACE**



# THE SPACE

Location **5315 The Station Blvd, Sachse, TX, 75048**

COUNTY **Dallas**

Square Feet **1,100**

Lease Type **NNN**

Notes Call for lease rate

## HIGHLIGHTS

- NNN's currently estimated at \$12.42 psf
- Easy access from President George Bush Highway
- Storefront visibility from the Highway
- Monument and Building signage available
- Construction of this property completed in 2022
- 20 year manufacturers roof warranty in place
- All LED exterior lighting from dusk to dawn
- Rapidly expanding development area
- TI is negotiable



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,286	75,617	226,427



### AVERAGE HOUSEHOLD INCOME

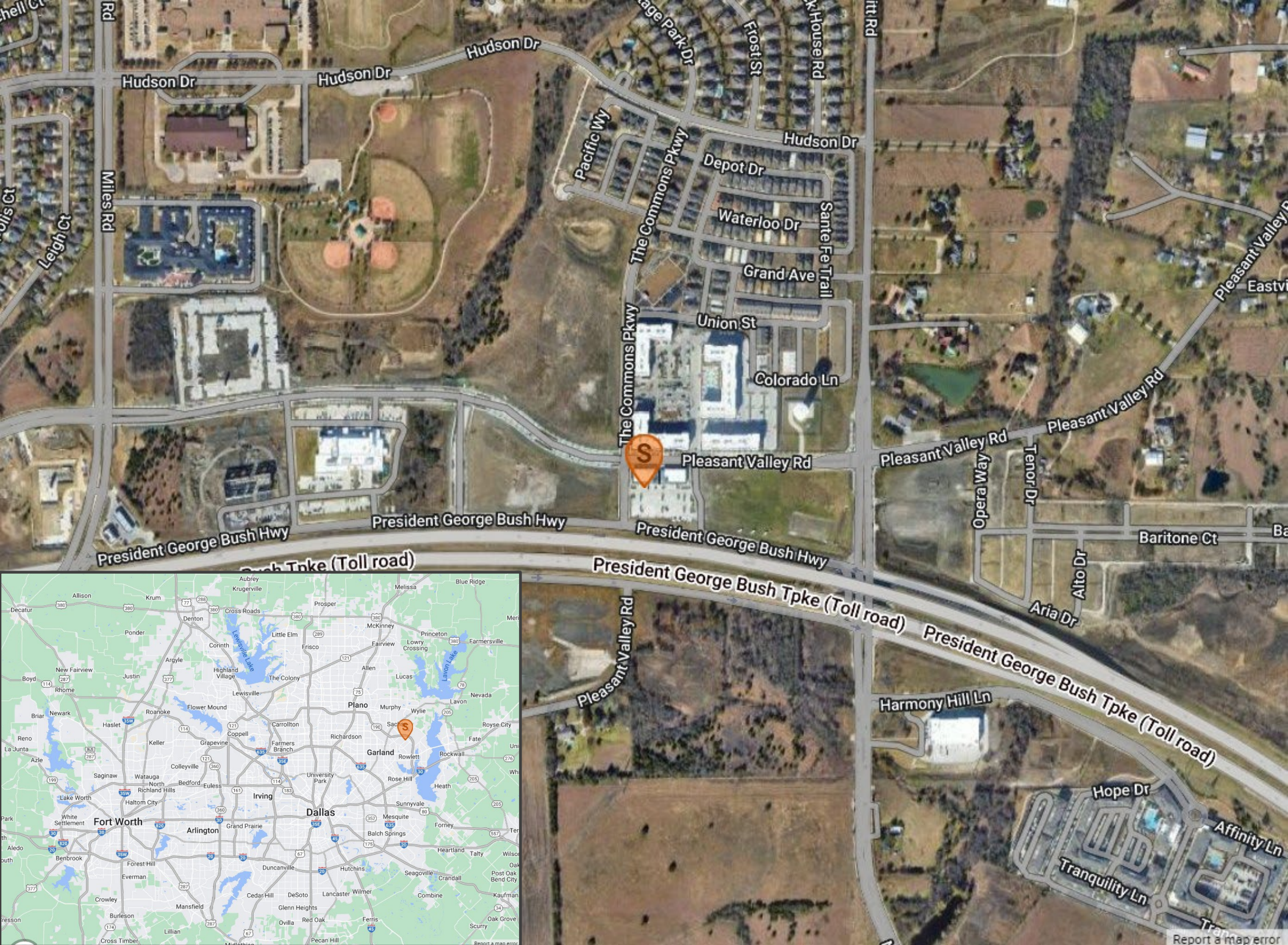
1.00 MILE	3.00 MILE	5.00 MILE
\$143,570	\$124,995	\$121,409



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,274	25,020	74,910









## TENANT DIRECTORY

### BUILDING A:

SUITE A-100.....PHO STATION  
 SUITE A-200.....AVAILABLE  
 SUITE A-300.....MANNY'S UPTOWN TEX MEX

### BUILDING B:

SUITE B-150.....THE BRASS TAP  
 SUITE B-250.....THE WELCOME CENTER  
 SUITE B-350.....POLARIS DENTAL  
 SUITE B-450.....STONE COLD CREAMERY

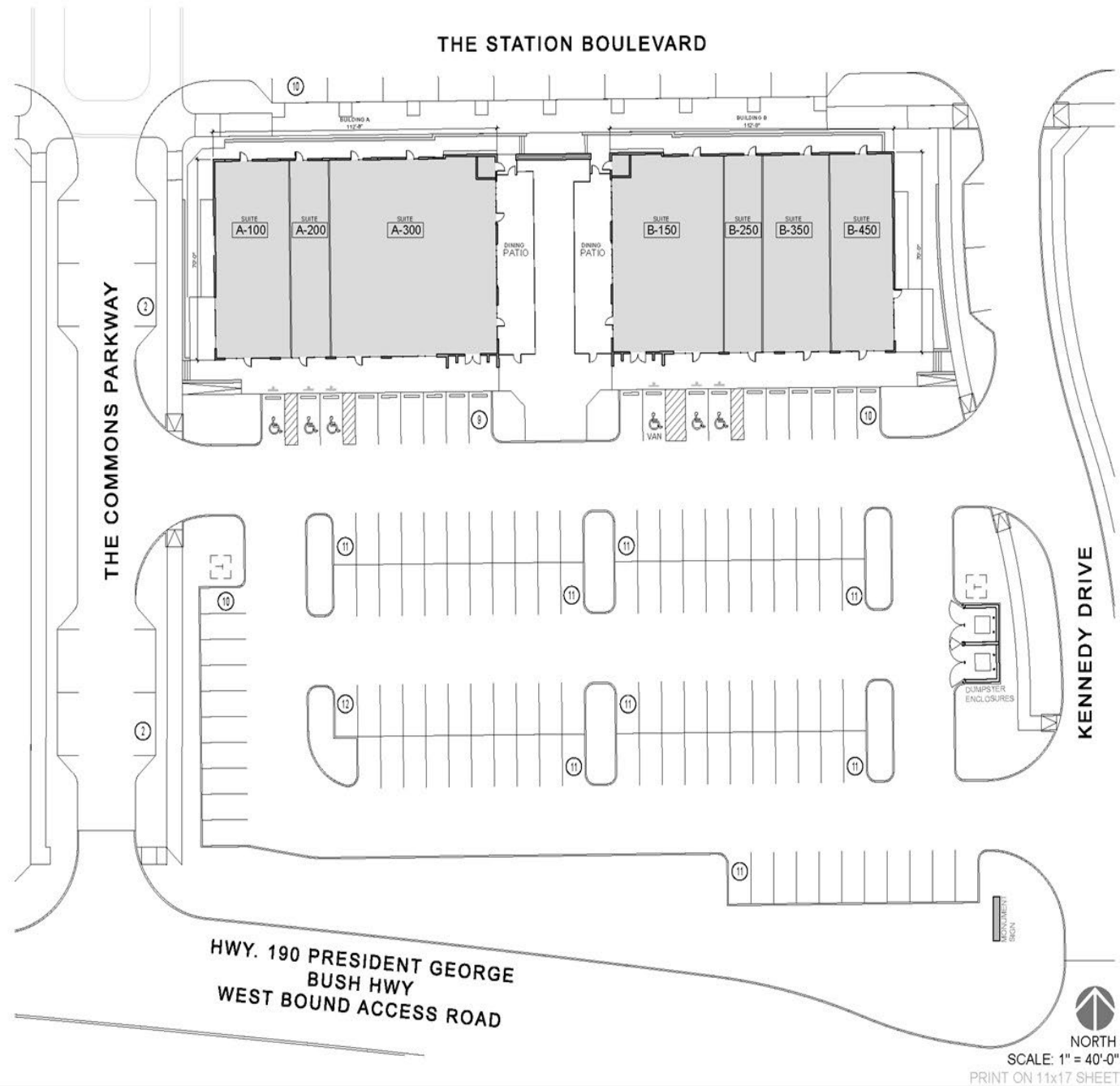


## COMMONS AT THE STATION

5315 THE STATION BOULEVARD, SACHSE, TEXAS 75048

**REALSPACE**

3990 East Side Avenue | Dallas, Texas 75226  
 (972) 465-8400 main | (972) 767-5122 fax



## SITE PLAN

APRIL 14, 2023







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	925	38,793	136,009
2010 Population	2,275	59,716	186,141
2022 Population	4,286	75,617	226,427
2027 Population	4,857	79,159	236,008
2022 African American	600	11,886	33,124
2022 American Indian	30	643	2,142
2022 Asian	1,081	11,552	31,810
2022 Hispanic	784	16,907	59,683
2022 Other Race	267	5,989	23,389
2022 White	1,744	35,165	103,384
2022 Multiracial	558	10,320	32,412
2022-2027: Population: Growth Rate	12.65 %	4.60 %	4.15 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	21	555	2,135
\$15,000-\$24,999	29	679	2,215
\$25,000-\$34,999	35	961	3,354
\$35,000-\$49,999	54	1,939	6,888
\$50,000-\$74,999	169	4,060	12,965
\$75,000-\$99,999	181	3,761	11,072
\$100,000-\$149,999	384	7,067	19,083
\$150,000-\$199,999	191	3,149	8,797
\$200,000 or greater	209	2,848	8,402
Median HH Income	\$113,381	\$102,284	\$96,620
Average HH Income	\$143,570	\$124,995	\$121,409

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	311	12,858	44,684
2010 Total Households	701	19,184	59,728
2022 Total Households	1,274	25,020	74,910
2027 Total Households	1,442	26,218	78,210
2022 Average Household Size	3.36	3.02	3.01
2000 Owner Occupied Housing	259	11,074	36,609
2000 Renter Occupied Housing	37	1,424	6,762
2022 Owner Occupied Housing	1,142	20,554	56,487
2022 Renter Occupied Housing	132	4,467	18,423
2022 Vacant Housing	172	1,043	3,213
2022 Total Housing	1,446	26,063	78,123
2027 Owner Occupied Housing	1,202	21,475	59,049
2027 Renter Occupied Housing	240	4,743	19,161
2027 Vacant Housing	189	1,339	4,158
2027 Total Housing	1,631	27,557	82,368
2022-2027: Households: Growth Rate	12.55 %	4.70 %	4.35 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	315	5,630	16,260
2022 Population Age 35-39	301	5,725	16,656
2022 Population Age 40-44	321	5,527	16,155
2022 Population Age 45-49	338	5,427	15,636
2022 Population Age 50-54	298	5,061	14,776
2022 Population Age 55-59	281	5,008	14,660
2022 Population Age 60-64	224	4,409	13,139
2022 Population Age 65-69	166	3,312	9,938
2022 Population Age 70-74	117	2,251	7,251
2022 Population Age 75-79	74	1,358	4,423
2022 Population Age 80-84	35	671	2,377
2022 Population Age 85+	26	501	1,860
2022 Population Age 18+	3,116	56,043	168,067
2022 Median Age	36	36	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,704	\$97,642	\$89,494
Average Household Income 25-34	\$136,281	\$116,933	\$110,886
Median Household Income 35-44	\$128,553	\$113,582	\$108,570
Average Household Income 35-44	\$163,759	\$142,706	\$136,235
Median Household Income 45-54	\$122,379	\$110,724	\$108,938
Average Household Income 45-54	\$154,517	\$138,410	\$137,853
Median Household Income 55-64	\$116,679	\$103,577	\$102,602
Average Household Income 55-64	\$145,048	\$126,809	\$128,696
Median Household Income 65-74	\$92,482	\$79,963	\$75,192
Average Household Income 65-74	\$113,877	\$103,440	\$100,552
Average Household Income 75+	\$87,541	\$70,234	\$70,982

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	421	6,929	19,842
2027 Population Age 35-39	418	6,904	19,477
2027 Population Age 40-44	331	5,839	16,867
2027 Population Age 45-49	329	5,186	15,209
2027 Population Age 50-54	339	4,935	14,143
2027 Population Age 55-59	300	4,640	13,549
2027 Population Age 60-64	270	4,467	13,157
2027 Population Age 65-69	220	3,911	11,516
2027 Population Age 70-74	163	2,878	8,584
2027 Population Age 75-79	115	1,927	5,980
2027 Population Age 80-84	63	1,028	3,355
2027 Population Age 85+	39	651	2,272
2027 Population Age 18+	3,574	58,941	175,646
2027 Median Age	37	37	37

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$127,456	\$110,480	\$103,055
Average Household Income 25-34	\$162,261	\$137,111	\$128,271
Median Household Income 35-44	\$149,029	\$127,363	\$118,526
Average Household Income 35-44	\$183,162	\$162,968	\$154,349
Median Household Income 45-54	\$149,262	\$126,650	\$120,404
Average Household Income 45-54	\$180,312	\$160,487	\$157,272
Median Household Income 55-64	\$137,442	\$116,732	\$112,773
Average Household Income 55-64	\$168,692	\$147,216	\$147,148
Median Household Income 65-74	\$110,882	\$101,623	\$90,561
Average Household Income 65-74	\$138,817	\$124,194	\$120,842
Average Household Income 75+	\$118,636	\$88,779	\$88,995



# COMMONS AT THE STATION

## CONFIDENTIALITY and DISCLAIMER

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# REALSPACE





# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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