

# For Sale

## 6000 sqft



### PROPERTY FEATURES

- Prime retail asset situated in Sachse, Texas, within the rapidly expanding North Dallas submarket.
- Strategically located with direct access and parallel positioning to Miles Road
- Close Proximity to The Station, a 170-acre Mixed-Use entertainment district with over 273 Single Family Homes, 800 Multifamily Apartments, 36-Acre park & Open Space & over 400,000 SF of Commercial and Retail space at completion
- Ranked as the 10th Safest City in Texas, coupled with a remarkable 65% population surge within a 1-mile radius since 2000 and average household incomes exceeding \$131,800 and \$137,500 in 1 and 3-mile radii respectively.

RETAIL  
STRIP

Asking  
**\$3.40M**  
**6000 SQFT**  
of leased space  
**FULLY LEASED**  
**0.6± acres**  
(of Land)  
**Built-Out - 2019**

### CONTACT US



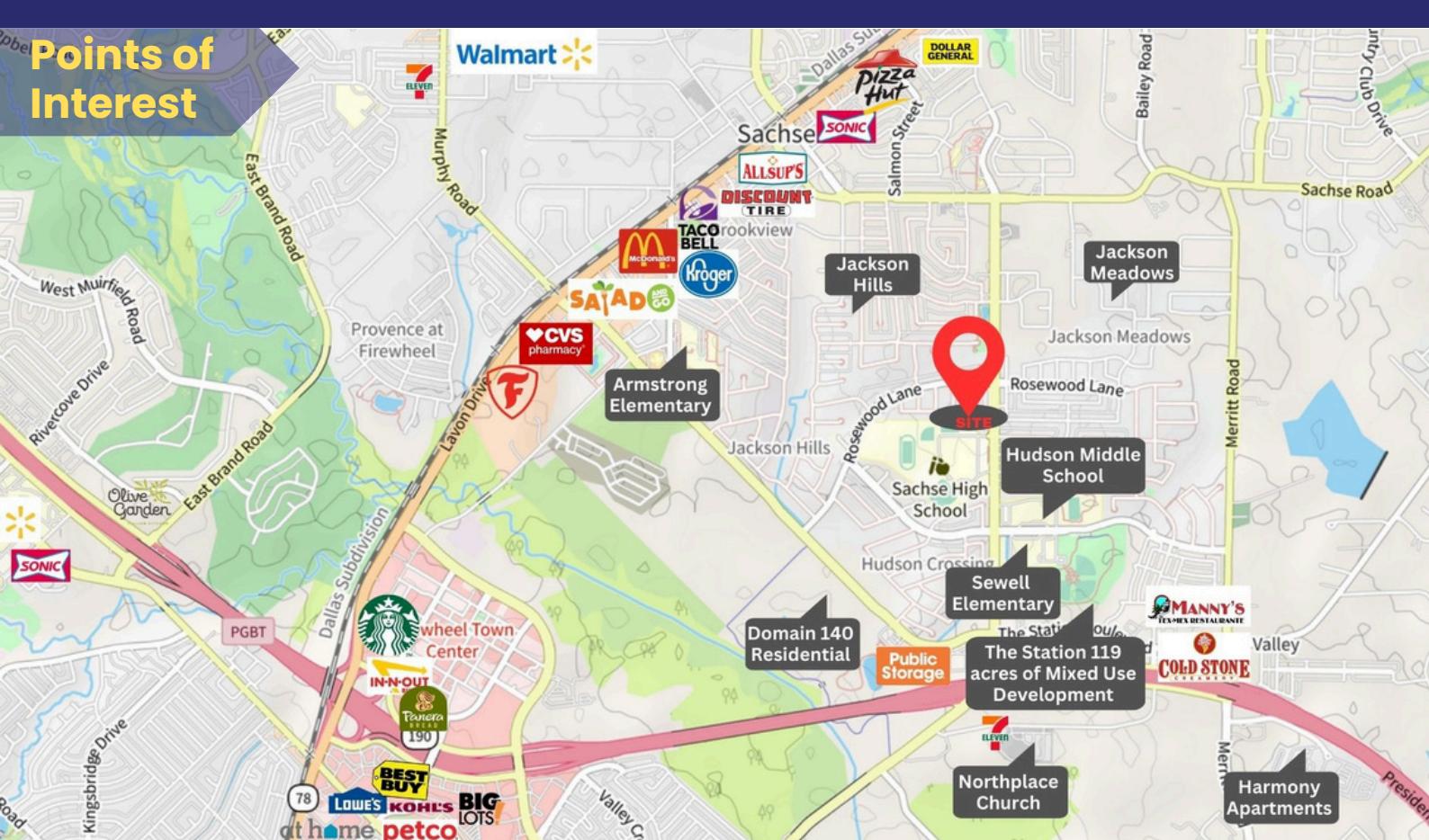
**NAOMI FREEMAN**

Realtor, Ready Real Estate

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# Points of Interest



## ZONE FEATURES



Strategically located along Miles Road in Sachse, our retail property offers easy access to the President George Bush Turnpike, experiencing high traffic volumes exceeding 66,470 vehicles per day.



Just a brief drive away, within 5 minutes, lies The Station, a vibrant 170-acre mixed-use hub.



Conveniently located within a 15-minute radius from Lavon Lake and Lake Ray Hubbard, attracting a combined 1.6 million annual visitors, offering ample recreational opportunities for residents and visitors alike.



Positioned in Sachse, a burgeoning Dallas-Fort Worth suburb, our retail space benefits from the area's remarkable growth, driven by top-tier schools, housing options, thriving employers, and excellent connectivity to major transportation routes.

## ZONE DEMOGRAPHY

TX-75048	2022	2027
Total Population	<b>29,452</b>	<b>31,396</b>
Total Household Population	<b>27,114</b>	<b>28,892</b>
Average Household Income	<b>\$127,530</b>	<b>\$150,418</b>
Disposable income	<b>\$100,605</b>	

## ZONE TRAFFIC COUNT

<b>48,971</b> 2023 Est. daily traffic counts <small>Street: State Hwy 78 Cross: Murphy Rd Cross Dir: SW Dist: 0.15 miles</small>	<b>38,093</b> 2023 Est. daily traffic counts <small>Street: State Hwy 78 Cross: 3rd St Cross Dir: NE Dist: 0.03 miles</small>	<b>35,570</b> 2023 Est. daily traffic counts <small>Street: State Hwy 78 Cross: Sable Ln Cross Dir: SW Dist: 0.69 miles</small>	<b>32,384</b> 2023 Est. daily traffic counts <small>Street: State Hwy 78 Cross: Hooper Rd Cross Dir: SW Dist: 0.12 miles</small>	<b>32,274</b> 2023 Est. daily traffic counts <small>Street: 7th St Cross: Hwy 78 Cross Dir: SE Dist: -</small>
<small>Historical counts</small> Year Count Type 2009 ▲ 40,420 AADT 2004 ▲ 41,430 ADT	<small>Historical counts</small> Year Count Type 2020 ▲ 36,087 AADT 2019 ▲ 46,636 AADT 2018 ▲ 37,394 AADT 2016 ▲ 34,082 AADT 2015 ▲ 32,459 AADT	<small>Historical counts</small> Year Count Type 2004 ▲ 35,000 AADT	<small>Historical counts</small> Year Count Type 2013 ▲ 33,940 ADT 2009 ▲ 30,920 AADT 2004 ▲ 30,000 AADT 1997 ▲ 12,100 AADT	<small>Historical counts</small> Year Count Type 2009 ▲ 31,560 AADT

Annual Average daily traffic- the total number of vehicles passing the site in a year divided by 365



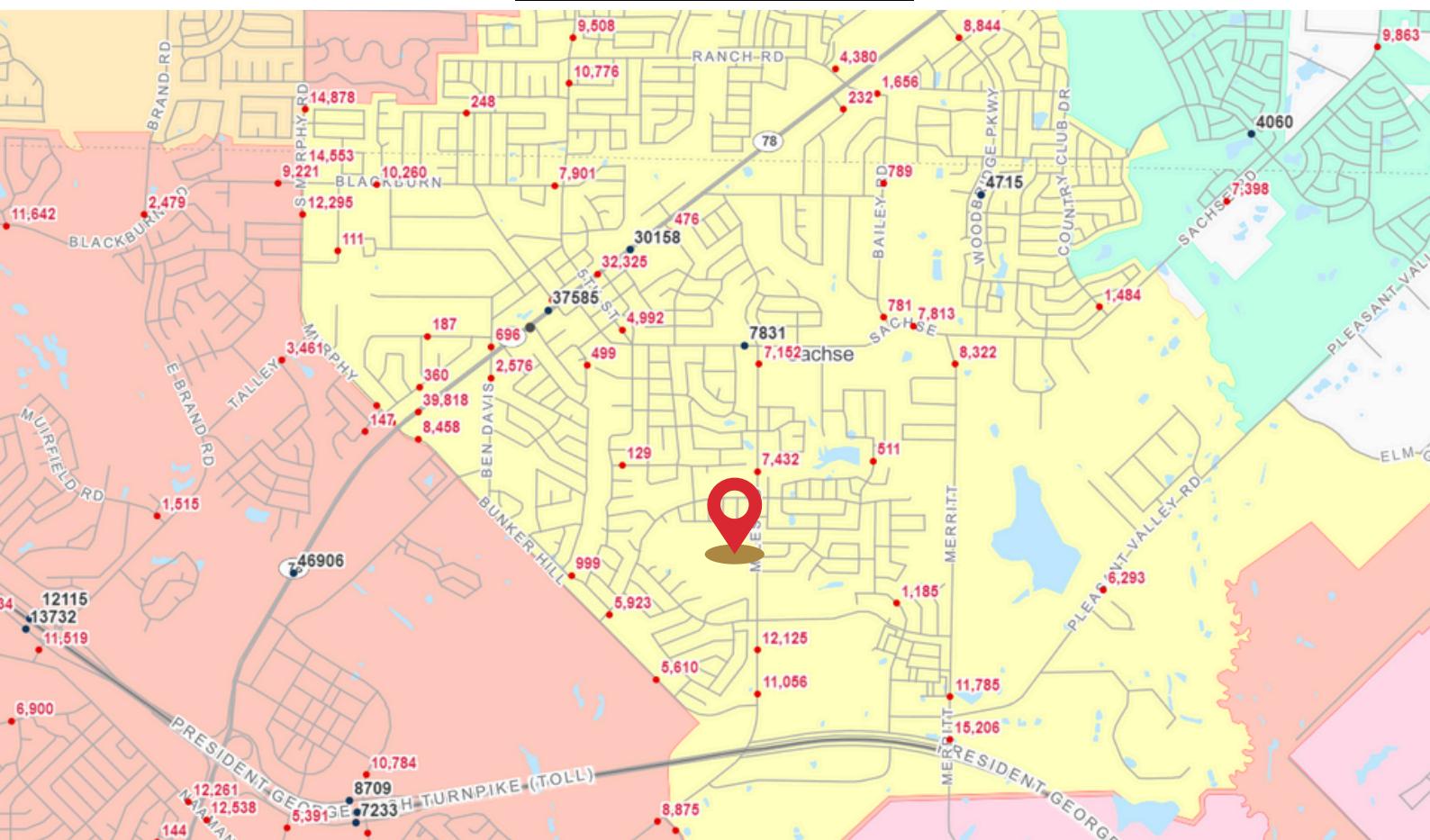
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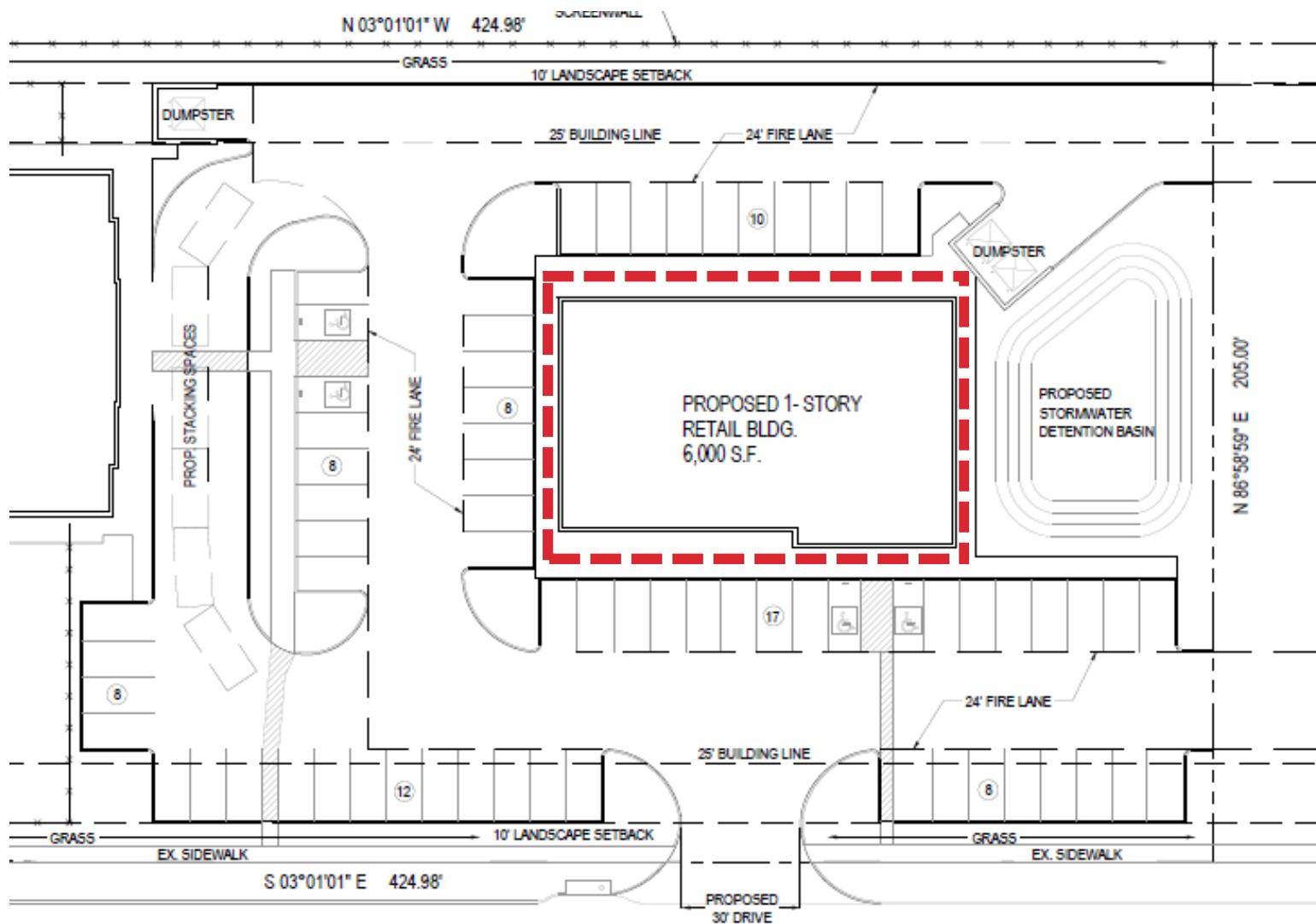
## SATELLITE MAP SHOWING LOCATION OF RETAIL STRIP



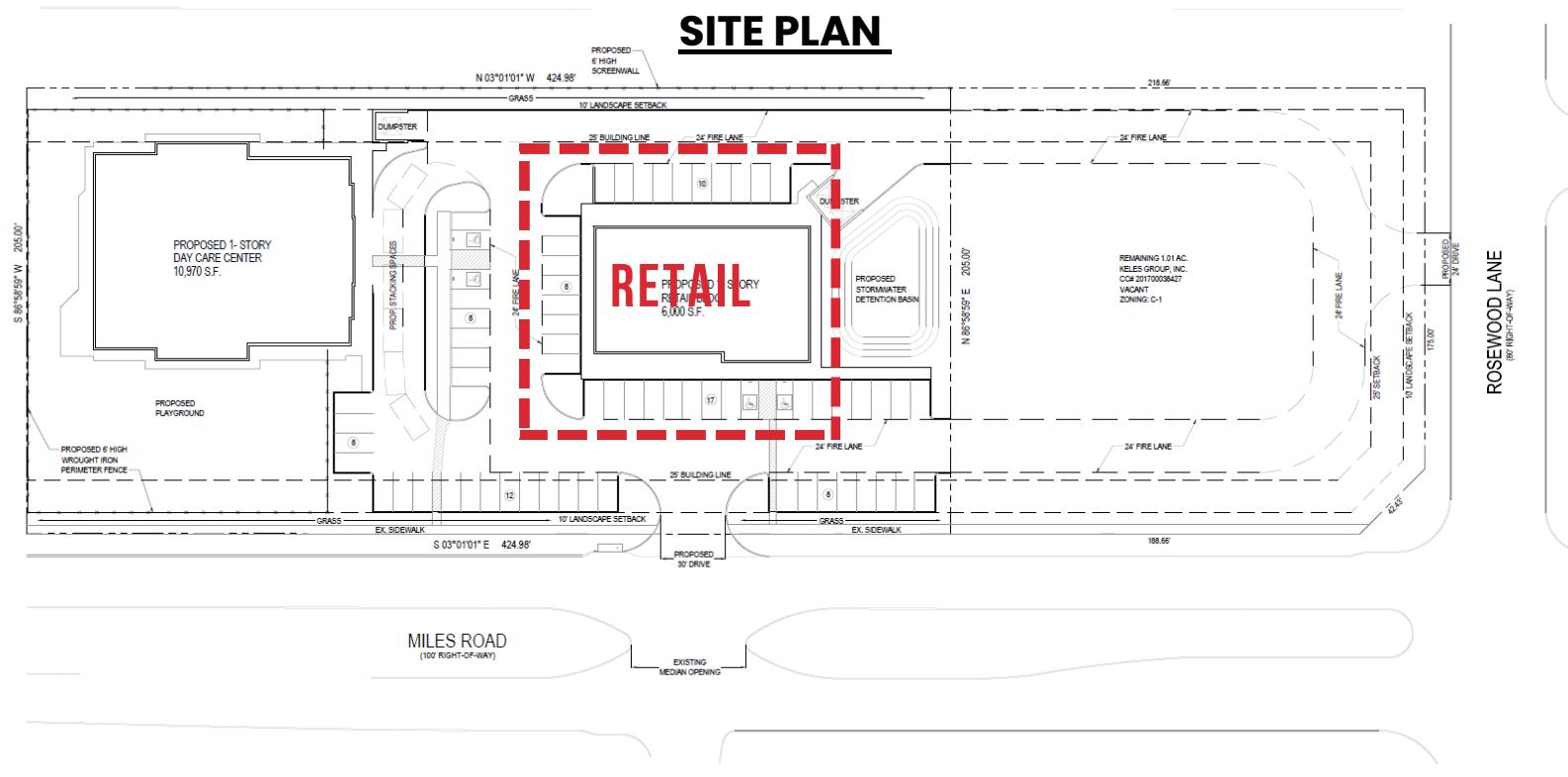
## TRAFFIC COUNT MAP



## RETAIL SITE PLAN



## SITE PLAN



## **AERIAL SITE VIEW**



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## Sachse, TX 75048: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022  
 2027 (Projected)



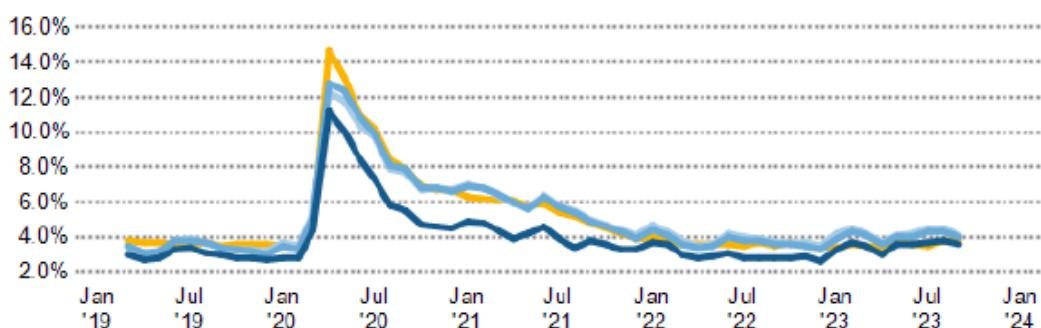
### Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

Sachse  
 Dallas County  
 Texas  
 USA



### Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually





2-10-2025

## 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.



### 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

<u>Ready Real Estate, LLC</u>	<u>521646</u>	<u>von@readyrealestate.com</u>	<u>(817)569-8200</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Naomi Freeman</u>	<u>651102</u>	<u>naomif11@gmail.com</u>	<u>(214)679-6182</u>
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](http://www.trec.texas.gov)

IABS 1-1

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Naomi Brokerage



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