

3115 BUNKER HILL RD

Sachse, TX 75048

Retail
Leasing Opportunity

Leasing Brochure



MATTHEWS™

William Carr
Vice President
(214) 692-2152
william.carr@matthews.com
License No. 706457 (TX)

Baylor Worman
Associate Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

PROJECT SCOPE

±91,000 VPD
George Bush TPKE

±13,000 VPD
Miles Rd

±7,000 VPD
Bunker Hill Rd

Project Scope

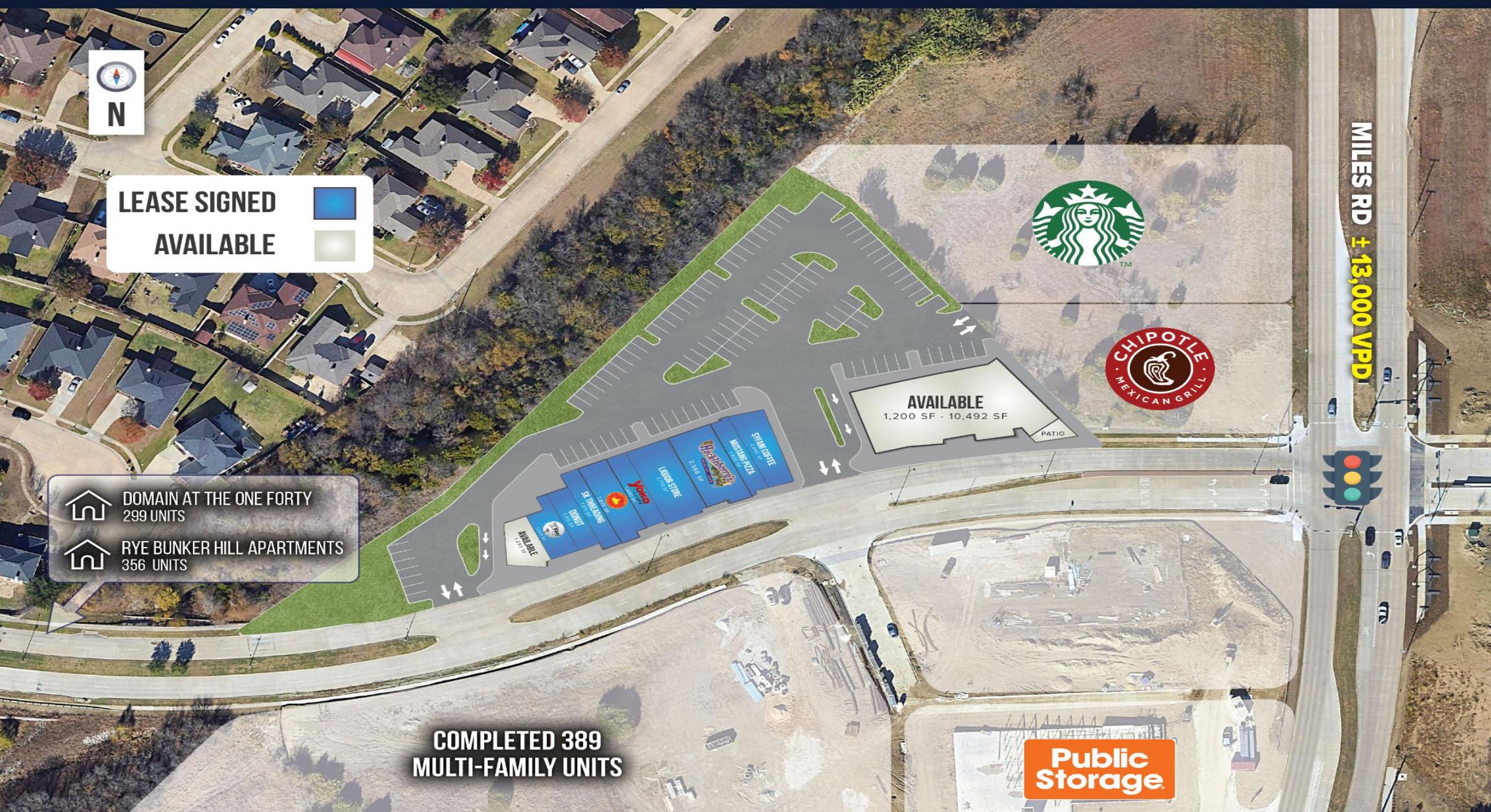
- AVAILABILITY
- BUILDING 1:
 - Suite 101: ±1,293 SF (drive thru available)
 - Suite 108: ±2,568 SF (Shell)
- BUILDING 2 (Delivery Q2 2025)
- ±1,200 SF to ±10,492 SF (drive thru & patio available)
- Adjacent to The Station Development Master Planned Development
- Directly across the street from two newly constructed Multi-Family Developments (1000+ Units)
- Drive Thru & patio opportunities available
- Approximately ±0.15 miles from President George Bush Turnpike
- Join Huckleberry's, Yoko Sushi & Thai, Sayfani Coffee, Sayfani Pizza, Keke's Japanese Bakery & More!

Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,774	78,916	240,159
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,230	25,961	78,712
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$149,551	\$121,367	\$112,952

Traffic Generators





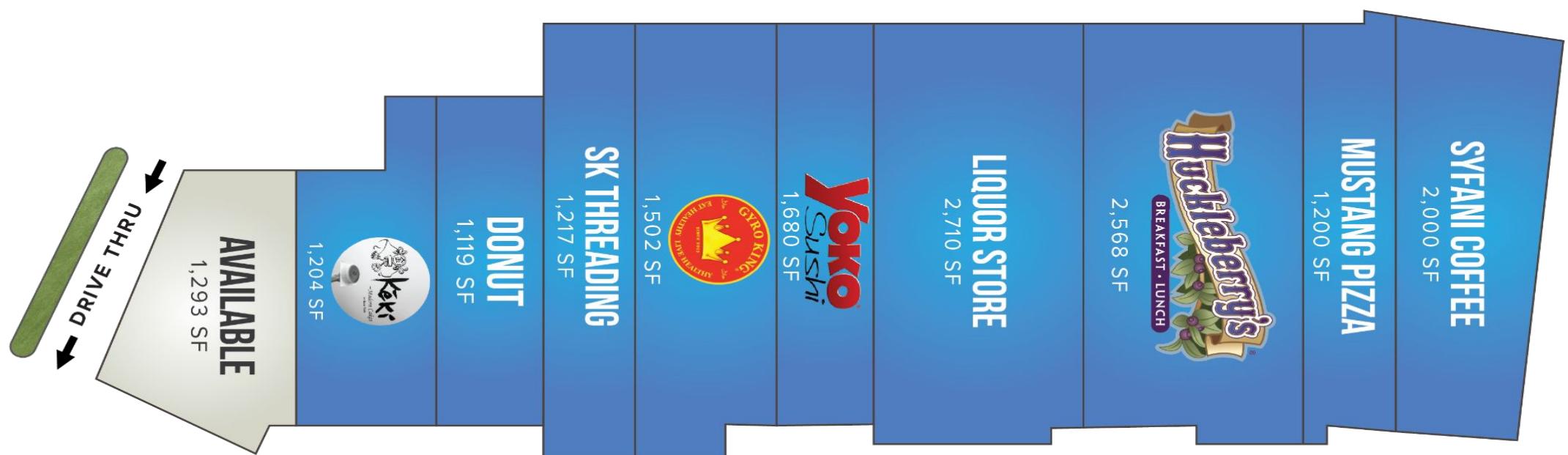
William Carr
Vice President
(214) 692-2152
william.carr@matthews.com
License No. 706457 (TX)

Baylor Worman
Associate Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

LEASE SIGNED



AVAILABLE



William Carr

Vice President
(214) 692-2152

william.carr@matthews.com

License No. 706457 (TX)

Baylor Worman

Associate Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

LEASE SIGNED



AVAILABLE



William Carr

Vice President

(214) 692-2152

william.carr@matthews.com

License No. 706457 (TX)

Baylor Worman

Associate Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

PROPERTY PHOTOS





William Carr

Vice President
(214) 692-2152

william.carr@matthews.com

License No. 706457 (TX)

Baylor Worman

Associate Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)



William Carr

Vice President
(214) 692-2152

william.carr@matthews.com

License No. 706457 (TX)

Baylor Worman

Associate Vice President
(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

IABS 1-0

William Carr
Vice President
(214) 692-2152
william.carr@matthews.com
License No. 706457 (TX)

Baylor Worman
Associate Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

Broker of Record
Patrick Graham
License No. 9005919 (TX)