

# 410 Paschall S Pascall Dr., Sunnyvale, TX

The Story  
Wedding & Event Venue

12,814 SF Turnkey Event Facility on 3.09 AC  
97 Parking Spaces + Shared Parking  
< ¼ Mile to US-80 | 83K+ Surrounding VPD  
Zoned Hwy Commercial for Variety of Uses  
Fast-Growing, Affluent Dallas Submarket

## Main Contact

### Kevin Weable

Market Director

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972.845.1663



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# Property Overview

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M&D CRE presents 410 S. Paschall Rd in Sunnyvale, TX  
— a 12,814 SF facility on 3.09 acres just 20 minutes from  
Dallas and less than ¼ mile from US-80 with 80,000+  
VPD.

Listed By:  
Kevin Weable | 972.845.1663



# Property Summary

M&D CRE presents 410 S. Paschall Rd, Sunnyvale, TX — a rare opportunity to acquire a premier events facility in one of Dallas County’s fastest growing and most affluent suburbs. Situated on 3.092 acres, the 12,814–square–foot venue is just 20 minutes from Dallas and less than 1/4 mile from U.S. Highway 80, with surrounding traffic counts exceeding 80K VPD. The property offers exceptional regional accessibility with the privacy ideal for weddings, worship, and special events.

Designed for up to 250 guests, the facility features an open–concept main hall with 30’ ceilings, a bridal suite, groom’s suite with four–hole putting green, restrooms, bar area, catering kitchen, floral cooler, and multiple storage areas to support full–service event operations. Exterior amenities include an AstroTurf patio to reduce mud and maintenance issues, and 97 paved parking spaces plus additional shared parking. Utilities are fully connected, including city water and sewer, electricity, propane gas service, and central HVAC, supported by 7 rooftop units and separate cooling system for the side building.

Zoned Highway Commercial, permitted uses include event venue, church, daycare or private school, restaurant, dance hall, or other retail, service, or office uses, with some light industrial uses possible via special permit. With its scale, parking ratio, strong visibility, and flexible zoning, this asset offers compelling long–term operational and investment upside.

For More information, contact **Kevin Weable** at **972.845.1663**.

Total Building Size	±12,814 SF
Acres	3.092 Acres
Zoning	Highway Commercial
Signage	Available On-Site
Uses	Retail/Service/Office
Utilities	All Connected
Surrounding Area VPD	+83,000 VPD



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## Highlights

Luxury Event Venue Built in 2024

13,814 Square-Foot Building

3.092 Acres w/ Creek Access

Designed as Turnkey Event Space

Max. Occupancy: 250

97 dedicated Parking Spots +  
Additional Shared Parking

7 Rooftop HVAC Units + Separate  
Cooling System for Side Building

Commercial Kitchen with Warming  
Cabinet & Walk-in Cooler

Bridal Suite & Groom Suite

Covered Porches & Outdoor  
Gathering Areas

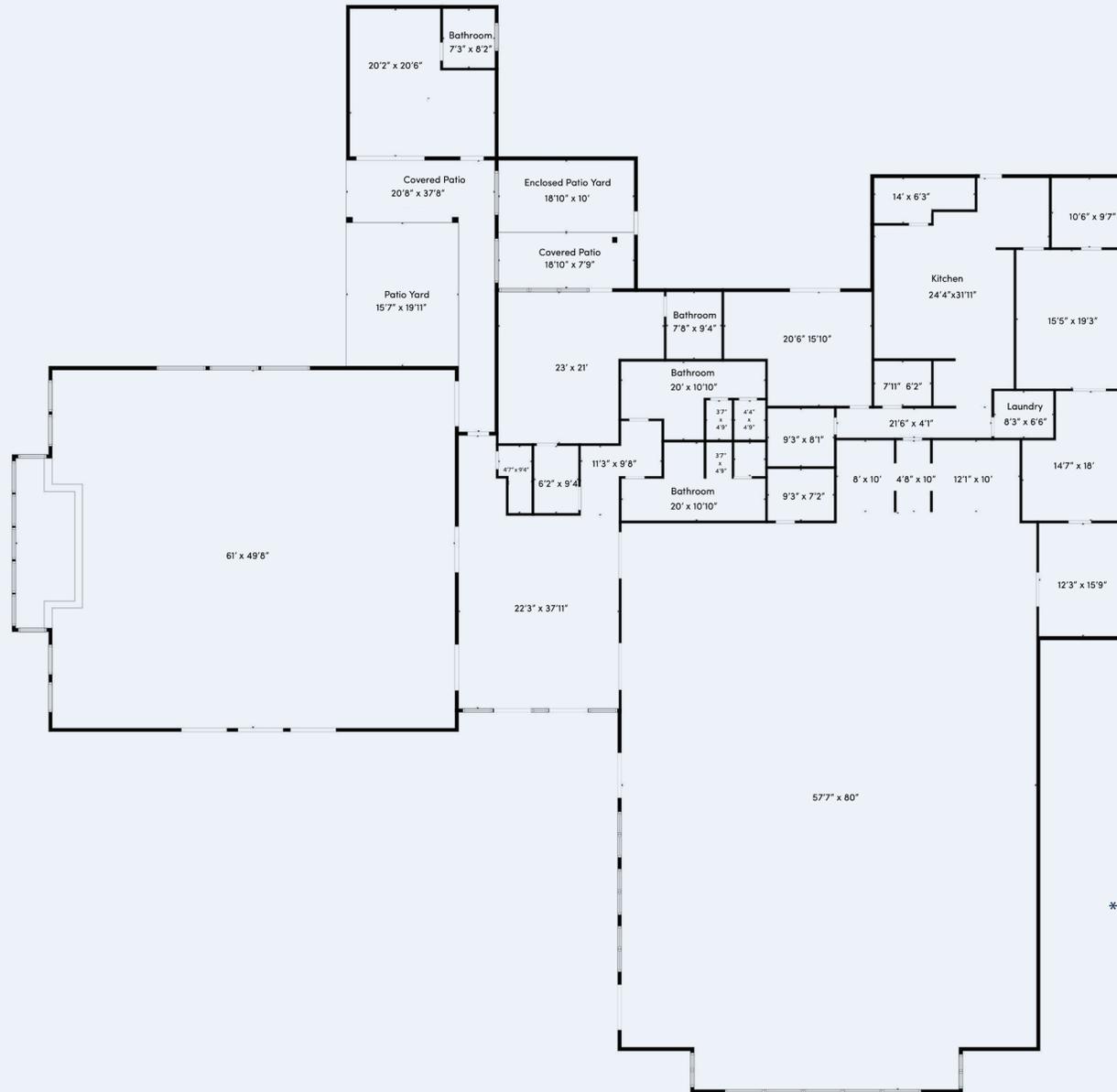


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# Site Plan



\*This floorplan is a conceptual layout and not an exact representation of dimensions.

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# Location Overview

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Sunnyvale, TX combines affluence, rapid growth, and a strategic location to offer prime long-term potential for commercial real estate development.

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# Sunnyvale, TX – Where Affluence Meets Opportunity.

## Sunnyvale, TX Overview

Sunnyvale, TX, an affluent and fast-growing community in eastern Dallas County, offers outstanding potential for commercial real estate investment. With a population of over 8,000 and steady year-over-year growth, the town boasts a median household income of \$157,500—nearly double the regional average—along with a homeownership rate above 80% and a highly educated population, more than half holding a bachelor’s degree or higher. This combination of affluence, growth, and education fuels strong consumer demand, while its strategic location along major transportation corridors ensures excellent visibility, accessibility, and long-term viability for retail, office, and mixed-use development.

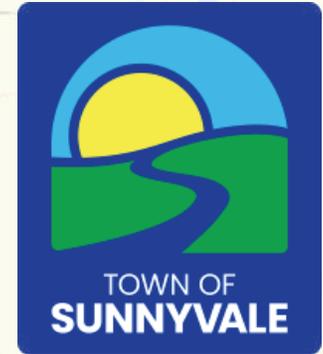
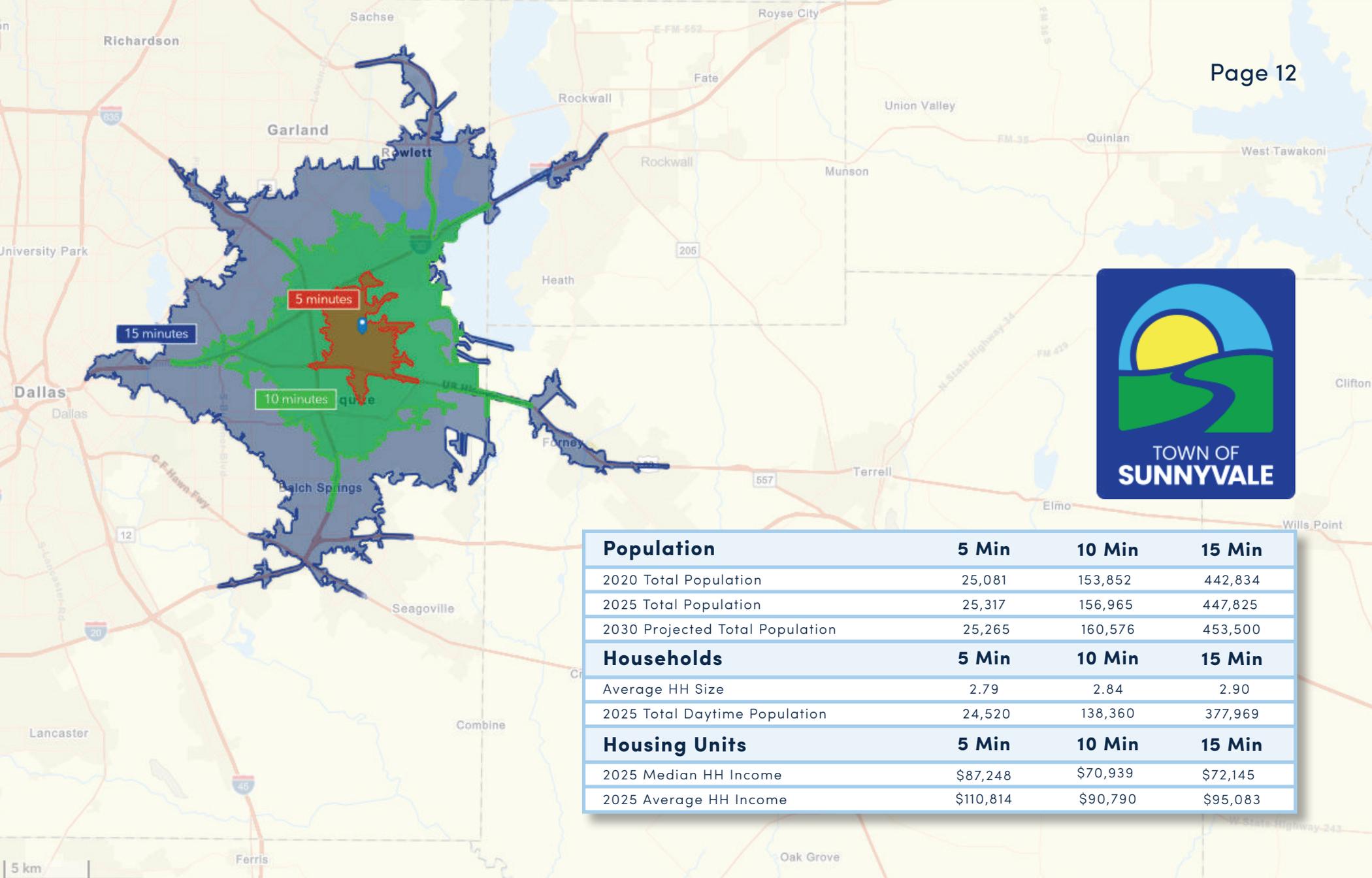
**447,825**  
Total  
Population  
15-Min  
Drive Time

**453,500**  
2030 Projected  
Population  
15-Min  
Drive Time

**377,969**  
2025 Daytime  
Population  
15-Min  
Drive Time

**\$95,083**  
2025 Average  
HH Income  
15-Min  
Drive Time





<b>Population</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2020 Total Population	25,081	153,852	442,834
2025 Total Population	25,317	156,965	447,825
2030 Projected Total Population	25,265	160,576	453,500
<b>Households</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
Average HH Size	2.79	2.84	2.90
2025 Total Daytime Population	24,520	138,360	377,969
<b>Housing Units</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2025 Median HH Income	\$87,248	\$70,939	\$72,145
2025 Average HH Income	\$110,814	\$90,790	\$95,083

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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.

2-10-2025



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date		