

HEARTH POINTE CENTER SACHSE

7200 STATE HWY 78
SACHSE, TX 75048



OFFERING SUMMARY

Lease Rate:	\$38 SF/yr (NNN)
Building Size:	14,256 SF
Available SF:	3171 SF
Lot Size:	1.556 Acres
Number of Units:	1
Market:	DFW
Submarket:	Sachse/Wylie/Garland

PROPERTY OVERVIEW

Hearth Pointe Center Sachse is strategically positioned on State Highway 78, which is the heart of the growing economy of Sachse, Texas. Surrounding this development, you will find residential single family and multifamily developments. Located in a high growth, high traffic area with close proximity to larger surrounding cities.

PROPERTY HIGHLIGHTS

- Total building size 14,256 SF
- 3171 SF available
- High traffic location on Hwy 78
- Excellent visibility
- Shell to be delivered July of 2025

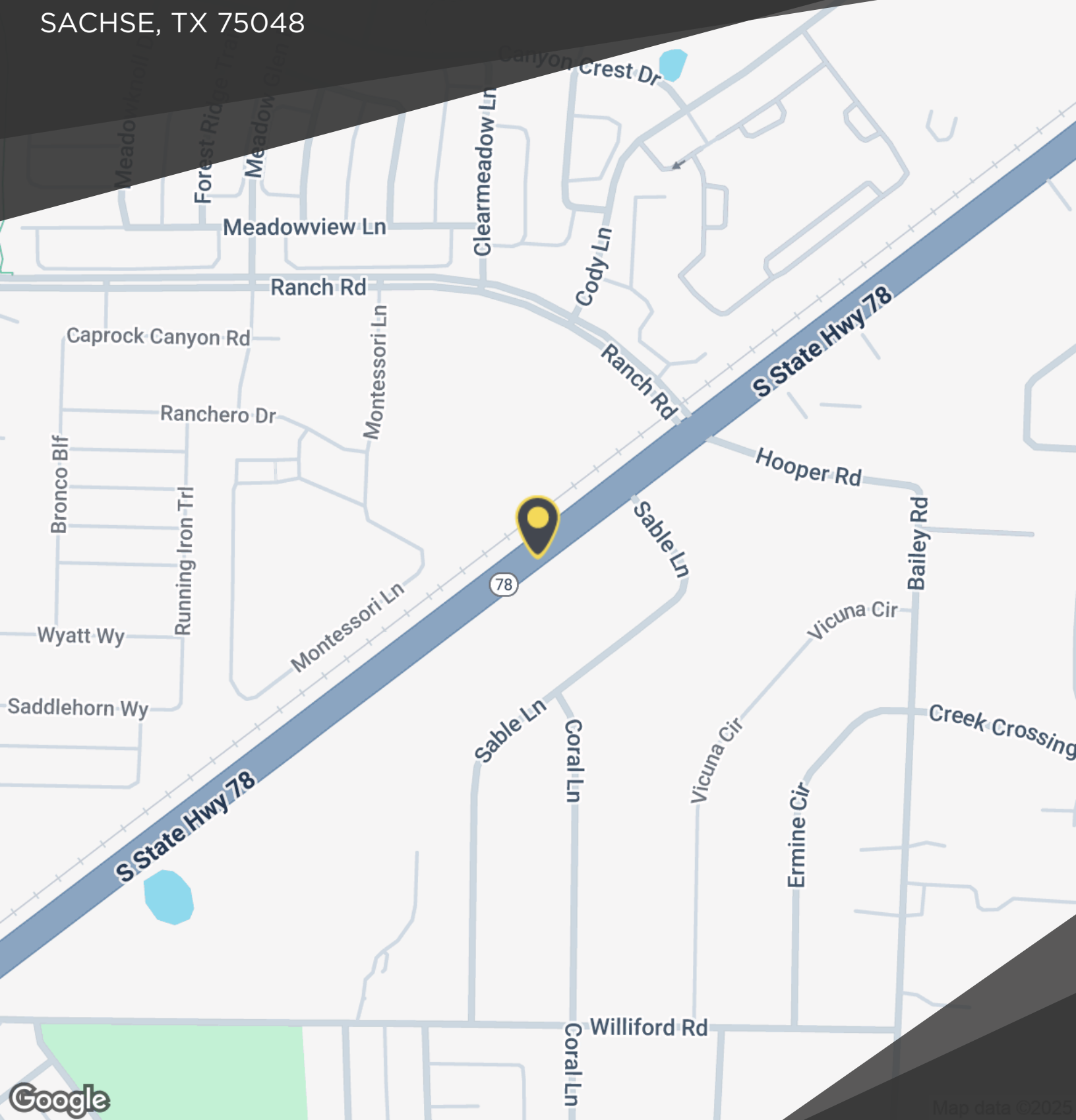
For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980

LINC.
COMMERCIAL REALTY

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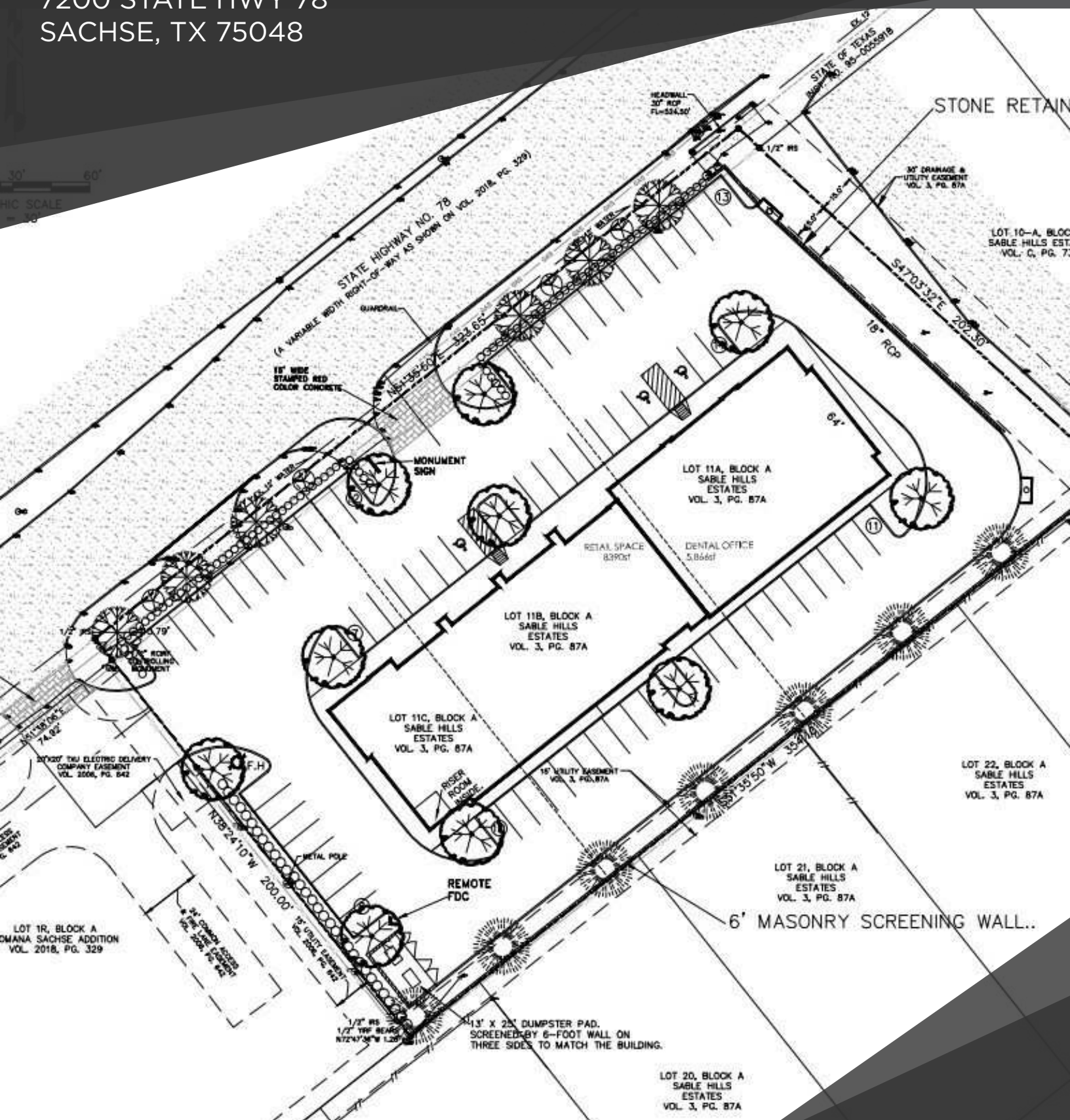
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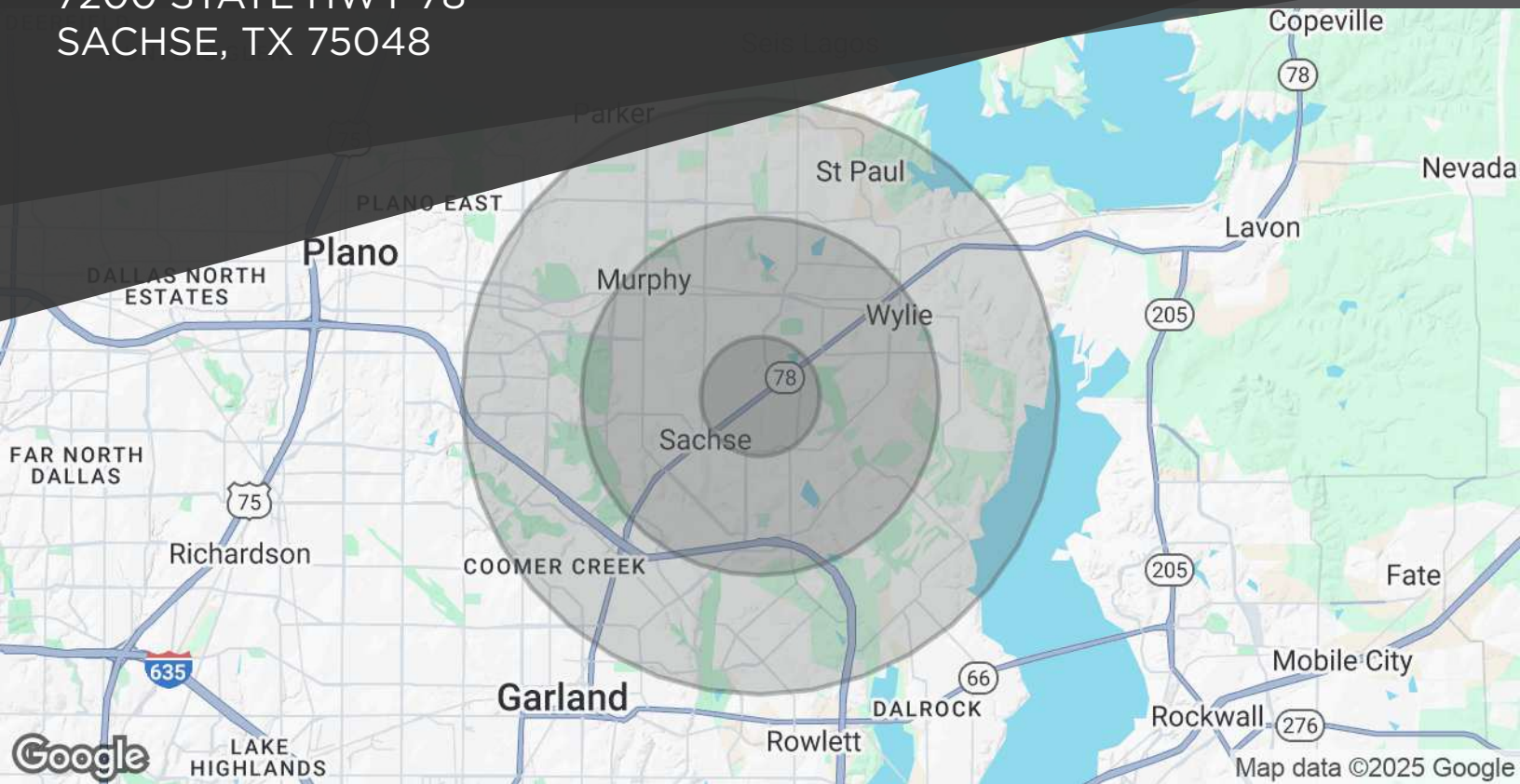
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,615	83,298	228,326
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,740	26,700	74,841
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$151,596	\$147,755	\$138,782
Average House Value	\$462,336	\$427,834	\$417,772

Demographics data derived from AlphaMap

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