

Balleza Office Building

6100 S. State Hwy 78

Sachse, TX 75048

For Sale



ROCKHILL
COMMERCIAL REAL ESTATE

Tonya LaBarbera
469.323.2615
tonya@rockhillcre.com

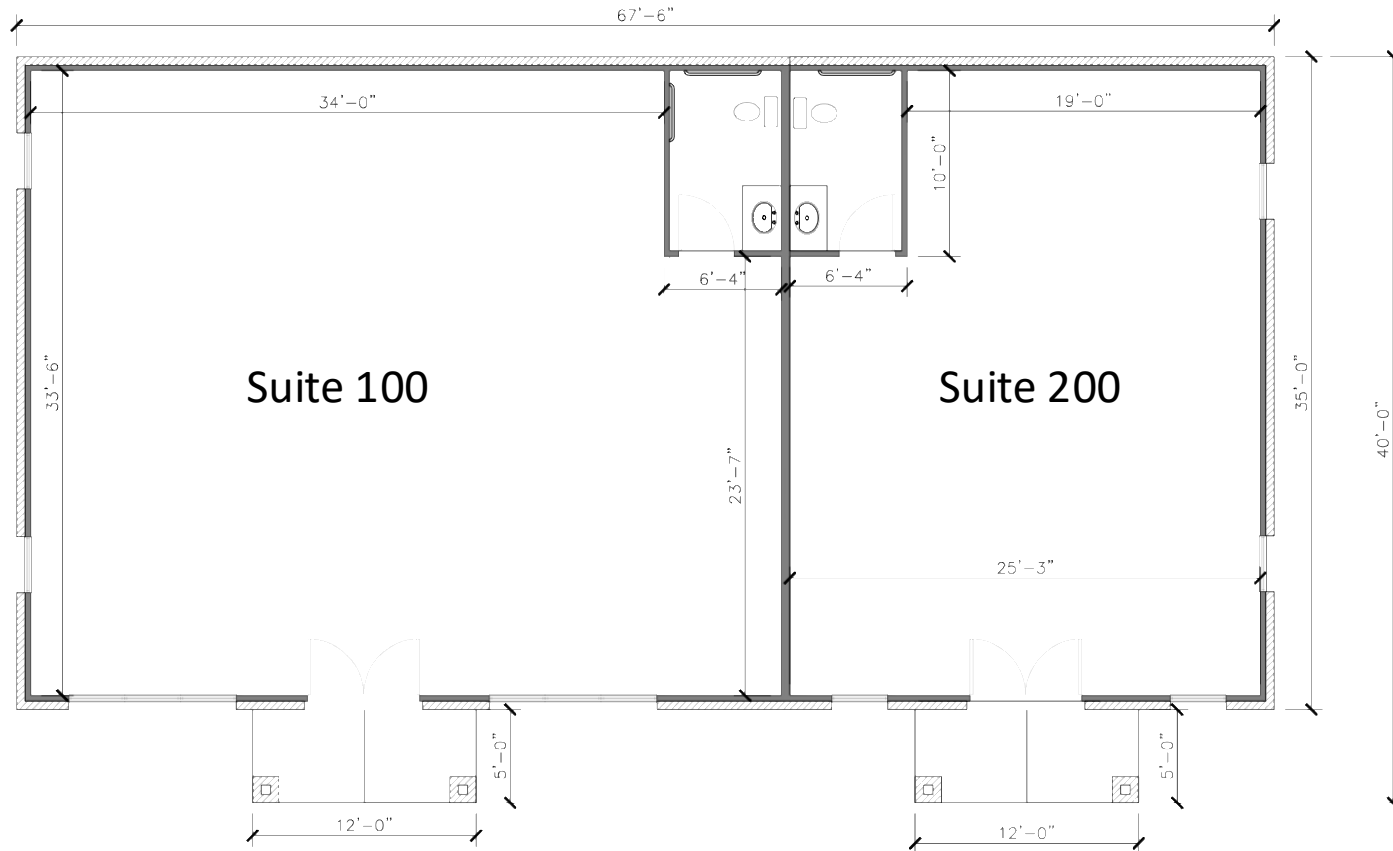
Property Overview

- Prime Location: The area is experiencing residential and commercial development, making it an attractive spot for business:
 - 2024 population is 34,030 and has grown 25.64% since 2020
- Accessibility: Conveniently located on State Highway 78, providing easy access for customers.
- Amenities: Nearby amenities such as restaurants, shops, and services.
- High Traffic Area: Ideally situated in a high-traffic area, ensuring excellent visibility and accessibility.
- Synergistic Environment: Provides a synergistic professional environment with fully maintained landscape.
 - Purchase Price: \$390/SF // \$921,180
 - Size: 2,362 SF
 - Use: Professional Office
 - Two Suites:
 - 100: 1,452 SF
 - 200: 910 SF



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tonya@rockhillcre.com

Floor Plan



1,452 SF

910 SF

Demographics | Traffic



Demographics

	1 MI	3 MI
Population	12,572	77,165
Households	4,176	24,900
Medium Age	40.1	39.5
Medium HH Income	\$146,645	\$133,035
Population Growth 2024-2029	8.43%	10.9%

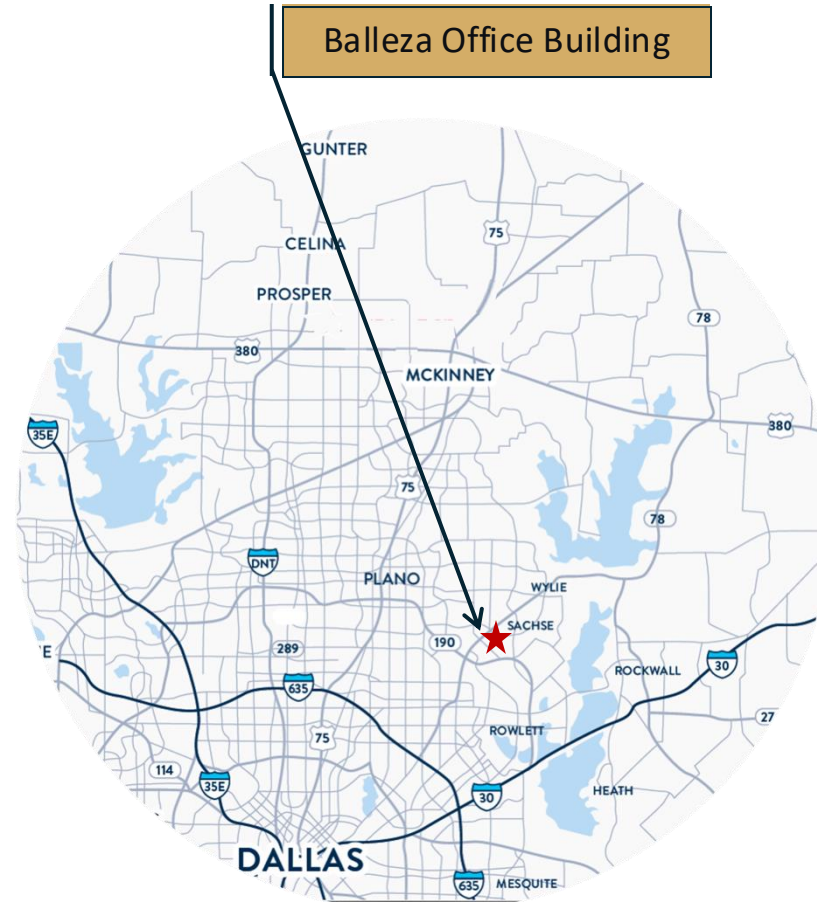
\$ 2024 Annual Spending

	1 MI	3 MI
Total Specified Consumer Spending	\$45.4M	\$274.5M



Average Daily Traffic Volume

	Traffic Count	Miles From Subject
State Hwy 78	29,452	.15



Source: © 2024 CoStar Group / Texas Department of Transportation 2023

Location



COLLIN COUNTY

\$500M mixed-use project comes alive in Collin County

The Station currently features a 34-acre park, more than 1,000 residential spaces and a variety of retail and dining options.



Credit: PMB Capital Investments

SACHSE, Texas — This article was originally published by our content partners at the Dallas Business Journal. You can read the [original article here](#).

A \$500 million mixed-use community is nearing completion in northeast Collin County, with many amenities already open to the public.

Developed by Dallas-based PMB Capital Investments LLC, The Station currently features a 34-acre park, more than 1,000 residential units and a variety of retail and dining options, according to a Nov. 20 announcement. The 134-acre development is located along the President George Bush Turnpike, between Miles Road and Merritt Road in Sachse.



Demographics

POPULATION

31K

HOUSEHOLDS

10K

MEDIAN HOUSEHOLD INCOME

\$116K

MEDIAN HOME VALUE

\$351K

MEDIAN AGE

36.5

BACHELOR OR HIGHER DEGREE

48%

PRIMARY TRADE AREA POPULATION

333,538

[see] retail opportunity 5th Street Mixed Use District

- Proposed Restaurant/Entertainment Oriented Walkable Development with Courtyards and Plazas
- Over 60K sf of Destination Restaurants, Retail, Office and Urban Living
- In the Heart of Sachse with Regional Access from SH 78



5th Street Mixed Use District

The seven-acre 5th Street District is owned by the City of Sachse and Sachse Economic Development. It is located at the well-traveled intersection of SH 78 and 5th St. where over 49K vehicles pass per day. Adjacent to new 5th Street improvements and traffic circle, this district will be developed to create a "downtown" walkable environment with destination uses such as niche restaurants, urban living, and other lifestyle uses. The area will create a new downtown for Sachse that builds on the unique character of the neighborhood and creates a gathering place for the community.

The Sachse Economic Development team is searching for the right development partner and recruiting tenants now. Contact us at EconomicDevelopment@CityofSachse.com to discuss how the opportunity will work for you.



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Aerial



*Charles W. Smith and Sons
Funeral Homes*



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INFORMATION ABOUT BROKERAGE SERVICES

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 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.

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.

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>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate	9015723		
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

