



REPRESENTATIVE IMAGE

FOR SALE/LEASE

SACHSE TRADEHUB
S STATE HWY 78 & PARK LN
SACHSE, TX 75048

GROUND-UP INDUSTRIAL/FLEX SPACE • LIGHT-INDUSTRIAL (L1) ZONING

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Property Information

LISTING OVERVIEW

FOR SALE

Asking Price Inquire with Broker

- Delivered as outlined in building specifications
- Open to amending plat to accommodate additional parking or IOS

FOR LEASE

Space Size 1,633 PSF - 9,800 SF

Lease Rate Estimate \$15.00 PSF + NNN

Term Length Minimum 1 Year

- Incentives for Longer Term Leases

BUILDING DETAILS

PHASE 1: 88,300 SF

7 Buildings 9,800 SF

1 Building 9,800 SF with ±½ acre IOS

1 Building 9,900 SF with ±½ acre IOS

PHASE 2: 39,000 SF

3 Buildings 7,800 SF with ±1 acre IOS

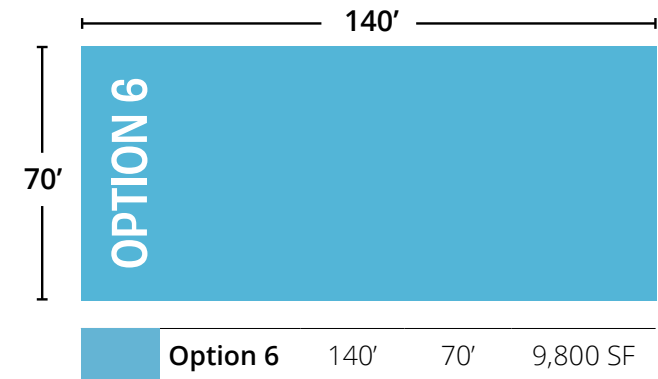
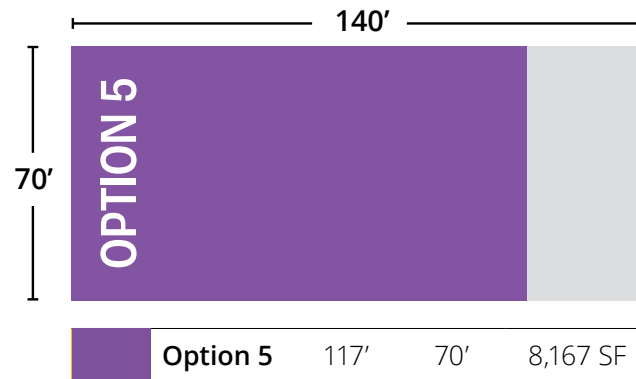
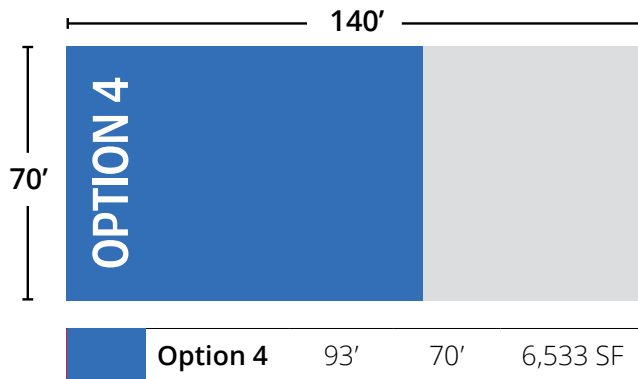
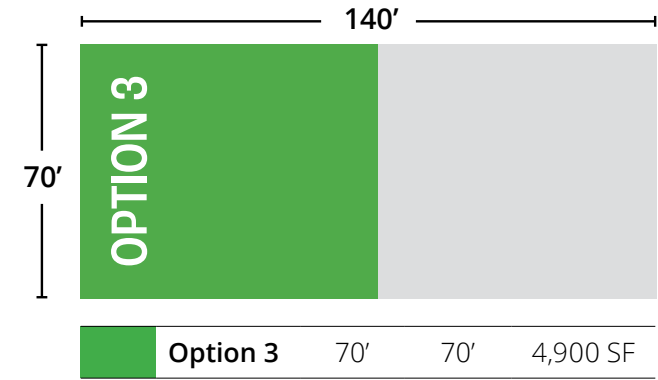
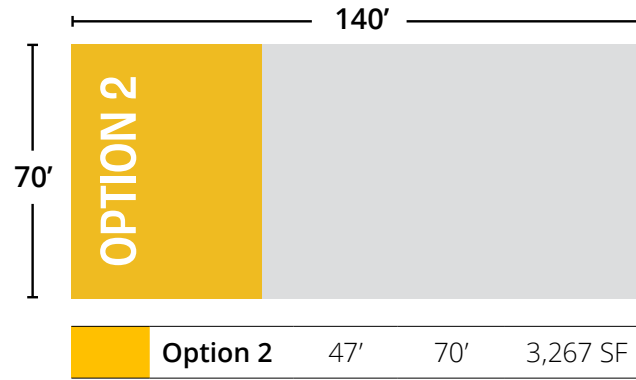
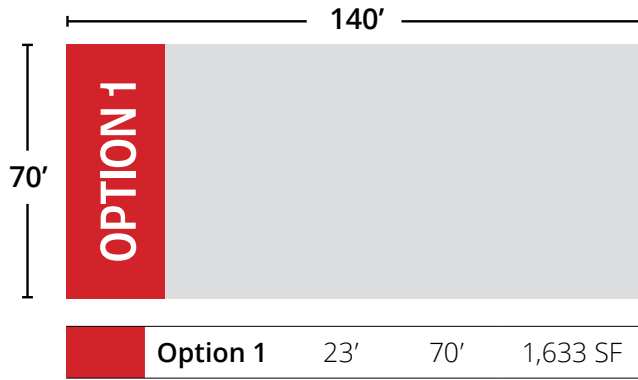
2 Buildings 7,800 SF with ±1.5 acres IOS

PROPERTY HIGHLIGHTS

- Parcel Size: ±18.3 Acres (797,148 SF)
- Building Details:
 - 14x14 Roll-up Doors
 - 20' Clear Height
 - 3-Phase Power
 - Dock High Doors
 - Gated Secured Truck, Trailer and Equipment Parking **
 - Can accommodate Industrial Outside Storage for Pre-Lease/Pre-Sale Commitments.
- Zoning: Light-Industrial (L1)

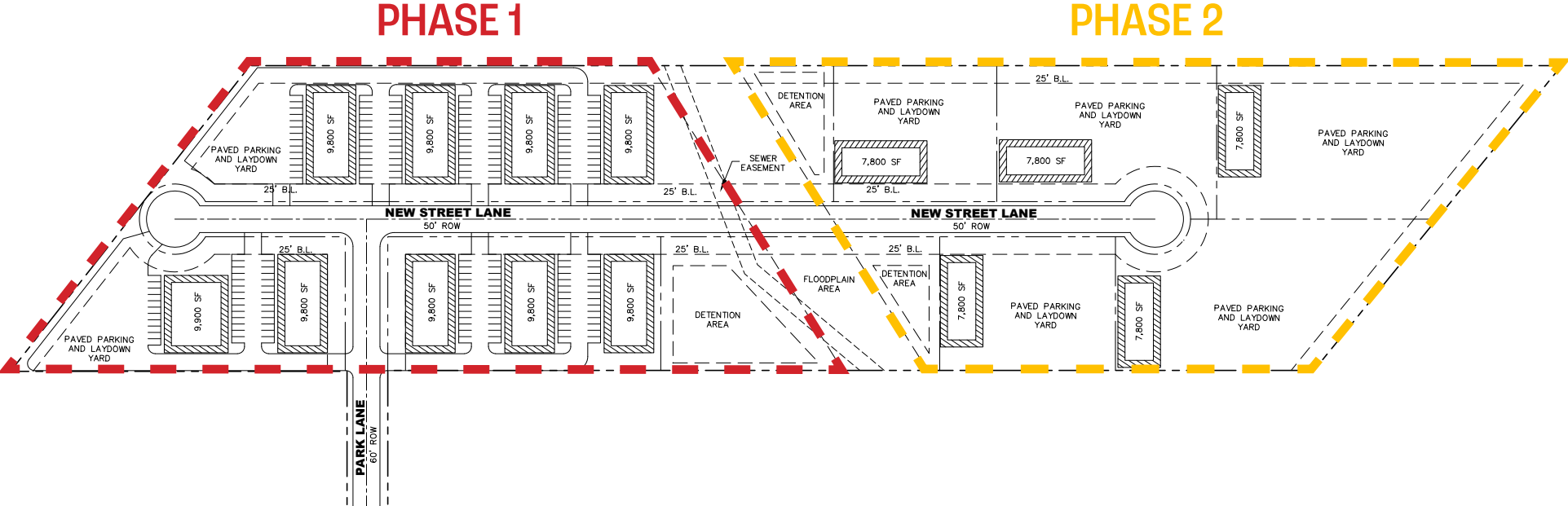
Space Configurations & Size Options

9,800 SQ. FT BUILDING - 140' L X 70' W



Concept Plan

EST. DELIVERY Q4 2025



Aerial Map

1 NWC of Murphy Rd & FM 544

Walmart Supercenter

2 Murphy Marketplace

Lowe's Home Improvement
Sprouts Farmers Market
24 Hour Fitness
Michaels
Hollywood Feed

3 Murphy Village Center

Hobby Lobby
Chase Bank

4 Murphy Crossing

Petco
ALDI
AT&T
Bank of America
ACE Hardware

5 Firewheel Town Center

6 Lakeview Business District

1

2

3

4

S MURPHY RD

S STATE HWY 78

SITE

PRESIDENT GEORGE BUSH TPKE

BUNKER HILL RD

5

6

26 MILES TO DOWNTOWN DALLAS



Dallas-Fort Worth Market Summary



Dallas is a city in the U.S. state of Texas that encompasses half of the Dallas-Fort Worth Metroplex. Located in North Texas, the city has a 2022 population estimated at 6,488,000 residents, making it the third-largest city in Texas and the ninth-largest city in the United States. Dallas is the main core of the 11-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,637,387 according to the U.S. Census Bureau's 2020 census. Dallas-Fort Worth added more than 1.2 million residents between 2010 and 2020, growing its population by 20 percent.

Dallas-Fort Worth is home to 22 Fortune 500 companies, the fourth-largest concentration of such companies in the country. The Metroplex has one of the largest concentration of corporate headquarters in the U.S. and is the only metro area in the country home to three of the top-ten largest Fortune 500 companies by revenue.

The metropolitan economy is the fourth-largest in the United States, with a 2022 real GDP estimate of \$534.8 billion. From 2020 to 2021, Dallas-Fort Worth had both the fourth-highest job growth rate in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2020, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

The Dallas-Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. Over 41 colleges and universities are located within the Metroplex, which is the most of any metropolitan area in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical sciences.

No. 1

Fastest Growing MSA in the U.S. from 2010 to 2020 (*U.S. Census Bureau*)

4th

Largest Metropolitan Area in the United States

4th

Highest Job Growth Rate in the U.S. (*U.S. Bureau of Labor Statistics*)

22

Fortune 500 Companies Call Dallas-Fort Worth Home (*The Dallas Morning News*)

10K

Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

Demographics

	3 Mile	5 Mile	10 Mile
2023 Population Summary			
2020 Population	11,707	72,241	228,544
2024 Population	13,517	77,911	236,566
2029 Population Projection	15,419	88,061	262,822
Annual Growth 2020-2024	3.9%	2.0%	0.9%
Annual Growth 2024-2029	2.8%	2.6%	2.2%
Households			
2020 Households	3,950	23,405	75,402
2024 Households	4,555	24,900	77,599
2029 Household Projection	5,205	28,037	85,956
Annual Growth 2020-2024	4.3%	2.3%	1.3%
Annual Growth 2024-2029	2.9%	2.5%	2.2%
Avg Household Size	3.00	3.10	3.00
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$364,471	\$348,224	\$309,826
Median Year Built	2007	2003	2000
Owner Occupied Households	3,801	22,549	62,390
Renter Occupied Households	1,404	5,488	23,566
Household Income			
< \$25,000	318	1,328	5,933
\$25,000 - 50,000	496	2,190	10,215
\$50,000 - 75,000	579	3,743	12,929
\$75,000 - 100,000	534	3,057	10,472
\$100,000 - 125,000	545	3,639	9,858
\$125,000 - 150,000	387	2,509	7,554
\$150,000 - 200,000	762	3,798	9,554
\$200,000+	933	4,636	11,084
Avg Household Income	\$141,128	\$138,862	\$121,814

	3 Mile	5 Mile	5 Mile
Population Summary			
Age 15+	10,840	62,785	190,826
Age 20+	9,826	56,666	172,766
Age 55+	3,712	20,913	61,758
Age 65+	2,016	10,699	31,988
Median Age	40.20	39.30	38.10
Avg Age	38.70	38.10	37.80
Avg Age	36.90	37.30	38.40
Education			
Some High School, No Diploma	698	2,780	15,004
High School Graduate	1,799	9,873	31,253
Some College, No Degree	2,223	14,977	46,106
Associate Degree	341	2,619	9,014
Bachelor's Degree	3,106	14,869	41,483
Advanced Degree	1,167	8,889	22,466
Employment			
Civilian Employed	7,169	41,886	127,951
Civilian Unemployed	399	2,150	5,699
Civilian Non-Labor Force	3,069	17,522	53,544
U.S. Armed Forces	0	0	15
Housing Value			
< \$100,000	88	507	2,086
\$100,000 - 200,000	227	854	5,910
\$200,000 - 300,000	945	5,664	18,781
\$300,000 - 400,000	653	6,196	13,363
\$400,000 - 500,000	992	4,125	9,398
\$500,000 - 1,000,000	457	2,558	6,169
\$1,000,000+	0	122	473

Demographic data © CoStar 2024

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



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.

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.

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Buyer/Tenant/Seller/Landlord Initials

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