

Pad Site Available @ The Shops of Sachse      Lot 7 Blk A—1.799 Acres  
SWQ Highway 78 and Country Club Drive, Sachse, TX 75048

### SACHSE, TEXAS

- Conveniently located just off of Highway 78 in Sachse Texas. Purchase a pad site surrounded by great retail users!
- The Shops at Sachse boasts iconic retailers such as Starbucks, 7-Eleven, Specs, Tropical Smoothie Café, Mo Bettah's Hawaiian Style Food, Jake's Burgers, Nail Salon, General Dentist, The Learning Experience and PetBar.

### PROPERTY DETAILS:

- **Gross Acreage:** 1.799 Acres (Lot 7 Block A)
- **Purchase Price:** \$1,100,000 (~ \$14.75 psf)
- **Type:** Fee Simple Pad Site
- **Utilities:** All utilities to site (water, sewer, storm)
- **Shared Detention:** Complete and installed
- **Traffic Counts:** 32,370 VPD (Highway 78)
- **Zoning:** C-2 General Commercial District
- **Allowed Uses:** Retail, Restaurant, Medical, Office, Studio (gymnastics/dance), Veterinarian, Auto Repair (minor), Church, School
- **Monument Signage:** 5 panels from two existing monument signs on Highway 78 will be conveyed as a limited common element with pad site purchase.

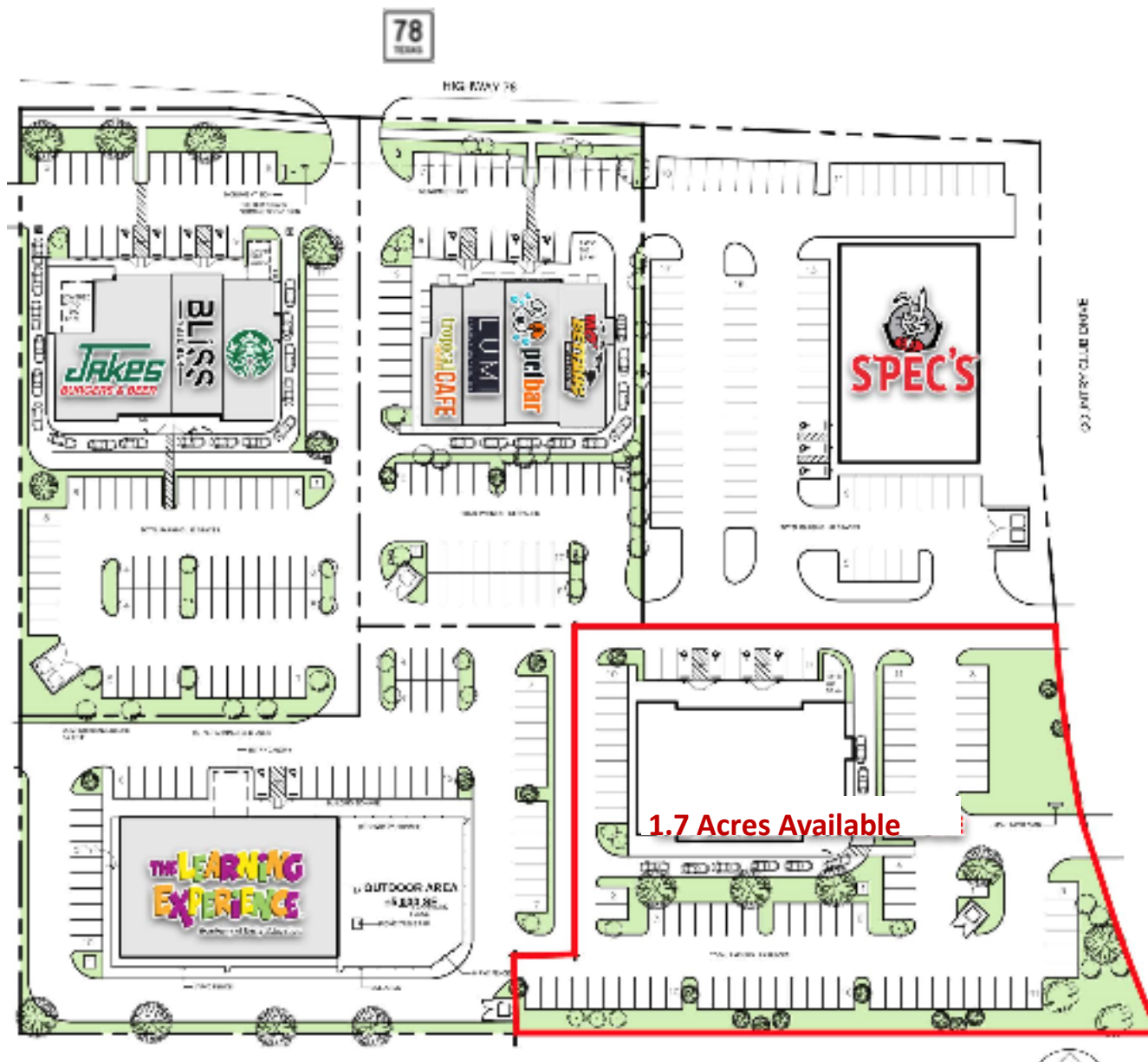


## LOCATION





## Site Plan - Pad Ready Site Available



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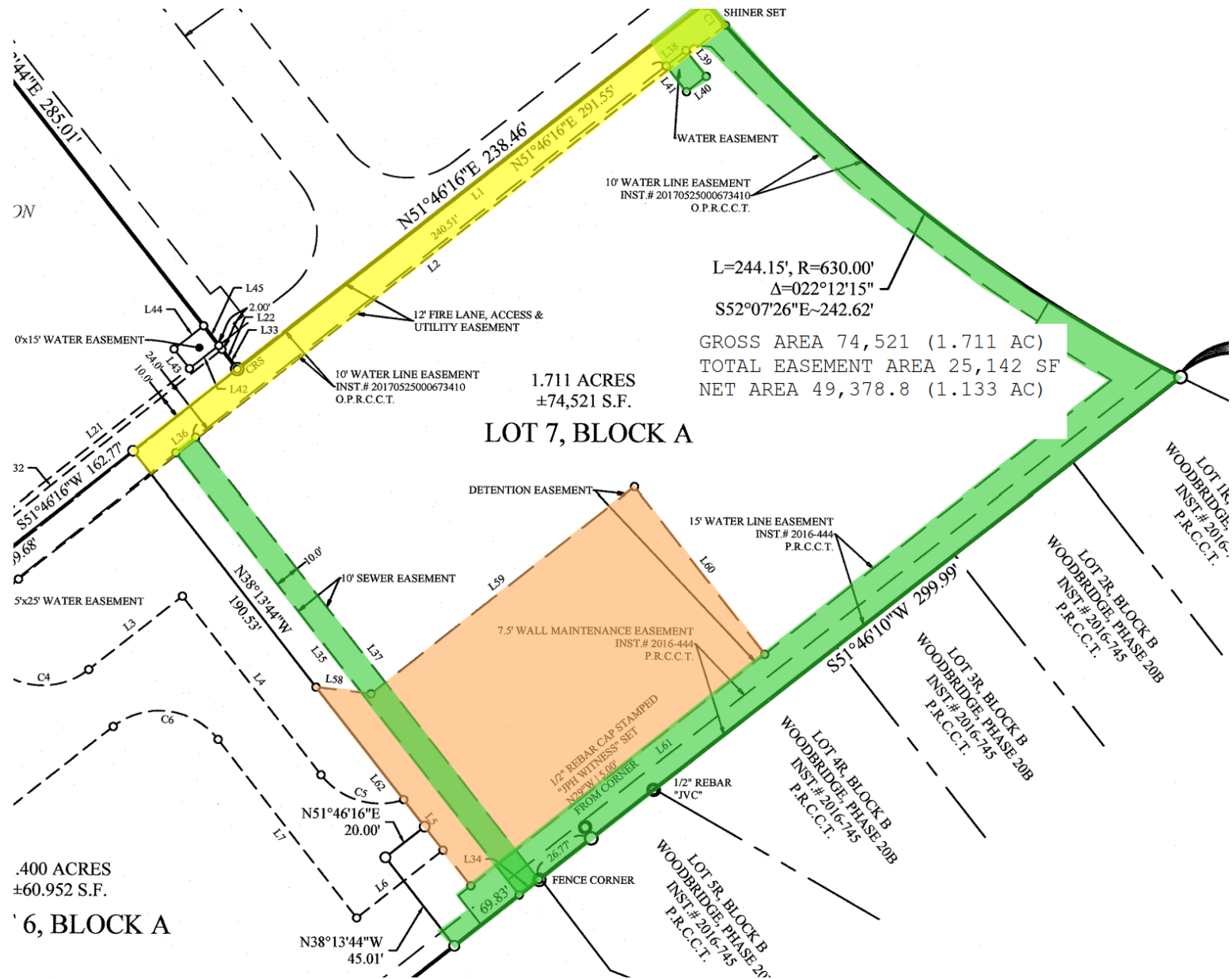




## SHOPS AT SACHSE BUILDINGS —EXISTING RETAIL



# LOT 7 - SF Calculations



# DEMOGRAPHICS

## Population

	2 mile	5 mile	10 mile
2010 Population	25,878	164,425	660,647
2023 Population	45,085	222,139	778,395
2028 Population Projection	48,361	233,801	804,623
Annual Growth 2010-2023	5.7%	2.7%	1.4%
Annual Growth 2023-2028	1.5%	1.0%	0.7%
Median Age	36.6	36.4	36.8
Bachelor's Degree or Higher	33%	38%	34%
U.S. Armed Forces	0	6	261

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$120,470	\$123,547	\$105,772
Median Household Income	\$106,728	\$105,327	\$84,637
< \$25,000	926	5,102	28,914
\$25,000 - 50,000	1,800	9,122	46,754
\$50,000 - 75,000	2,344	11,095	47,017
\$75,000 - 100,000	1,991	9,539	35,774
\$100,000 - 125,000	3,658	12,980	35,934
\$125,000 - 150,000	1,392	7,460	23,832
\$150,000 - 200,000	2,247	9,823	27,131
\$200,000+	1,733	10,127	27,594

## Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>7,520</b>	<b>879</b>	<b>9</b>	<b>35,896</b>	<b>4,346</b>	<b>8</b>	<b>251,891</b>	<b>27,827</b>	<b>9</b>
Trade Transportation & Utilit...	1,769	185	10	8,734	754	12	51,511	5,029	10
Information	251	23	11	1,531	91	17	14,890	705	21
Financial Activities	394	96	4	2,199	506	4	26,454	3,726	7
Professional & Business Se...	528	94	6	2,785	562	5	32,783	4,392	7
Education & Health Services	1,801	204	9	9,634	1,327	7	57,224	7,234	8
Leisure & Hospitality	1,252	110	11	7,008	474	15	40,079	2,914	14
Other Services	600	144	4	2,636	562	5	18,580	3,434	5
Public Administration	925	23	40	1,369	70	20	10,370	393	26
<b>Goods-Producing Industries</b>	<b>2,018</b>	<b>128</b>	<b>16</b>	<b>5,691</b>	<b>538</b>	<b>11</b>	<b>43,107</b>	<b>3,526</b>	<b>12</b>
Natural Resources & Mining	10	3	3	263	20	13	467	77	6
Construction	509	90	6	2,728	385	7	16,353	2,300	7
Manufacturing	1,499	35	43	2,700	133	20	26,287	1,149	23
<b>Total</b>	<b>9,538</b>	<b>1,007</b>	<b>9</b>	<b>41,587</b>	<b>4,884</b>	<b>9</b>	<b>294,998</b>	<b>31,353</b>	<b>9</b>



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Wynmark Commercial

11/2/2015



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Wynmark Commercial Real Estate Group, PLLC</b>	<b>9000664</b>	<b>Markp@wynmarkcommercial.com</b>	<b>(972) 897-0562</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Mark Pittman</b>	<b>0526290</b>	<b>Markp@wynmarkcommercial.com</b>	<b>(972) 897-0562</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mark Pittman</b>	<b>0526290</b>	<b>Markp@wynmarkcommercial.com</b>	<b>(972) 897-0562</b>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

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