

HEARTH POINTE CENTER SACHSE

7200 STATE HWY 78
SACHSE, TX 75048



OFFERING SUMMARY

| | |
|----------------|----------------------------------|
| Lease Rate: | \$35.00 - \$37.00 SF/yr (NNN) |
| Building Size: | 14,256 SF |
| Available SF: | 1,200 - 8,390 SF |
| Lot Size: | 1.556 Acres |
| 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
- 8390 SF available
- High traffic location on Hwy 78
- Excellent visibility
- Shell to be delivered April of 2025

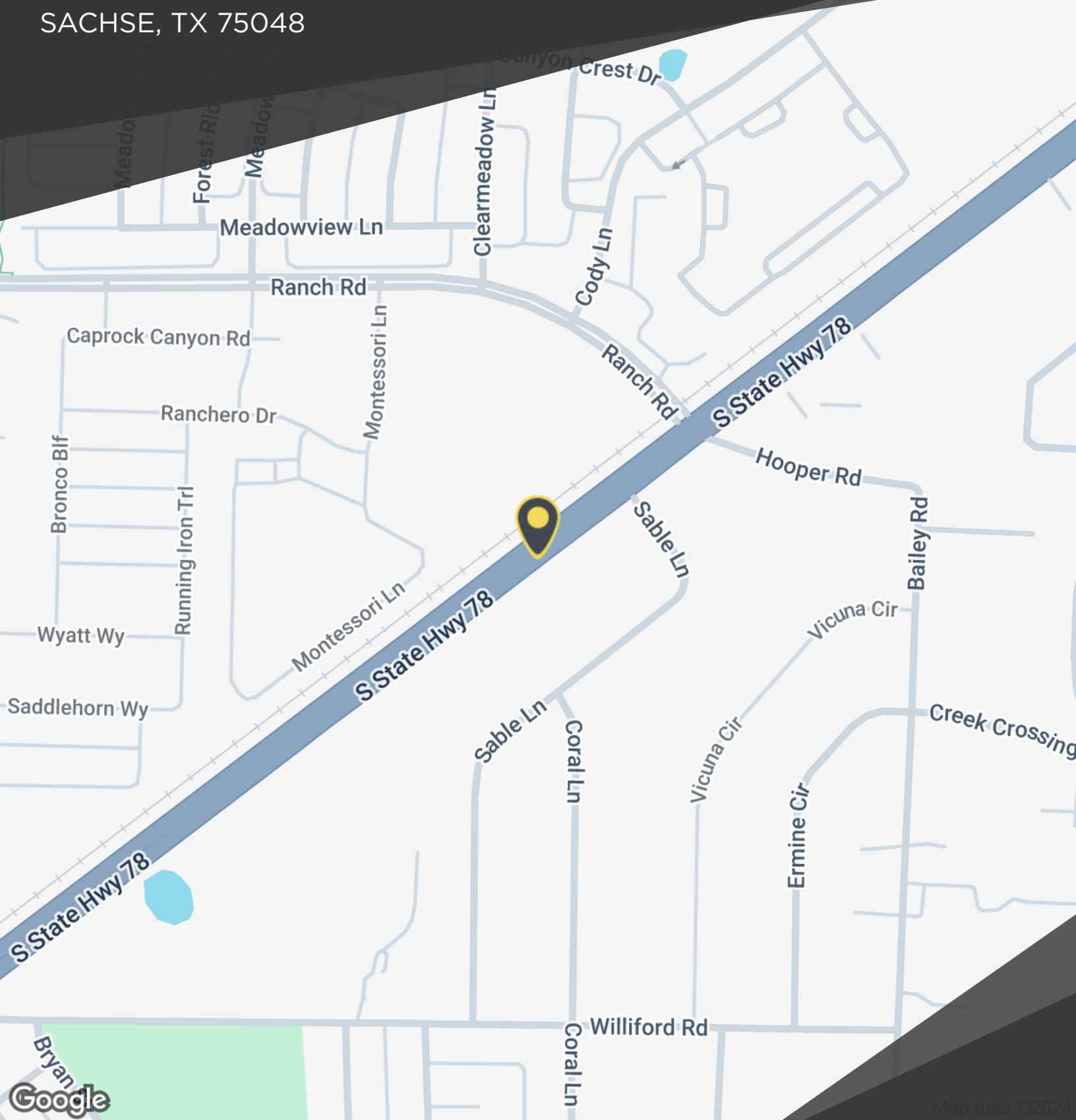
For more information or to schedule a tour, please contact:

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

LINC.
COMMERCIAL REALTY

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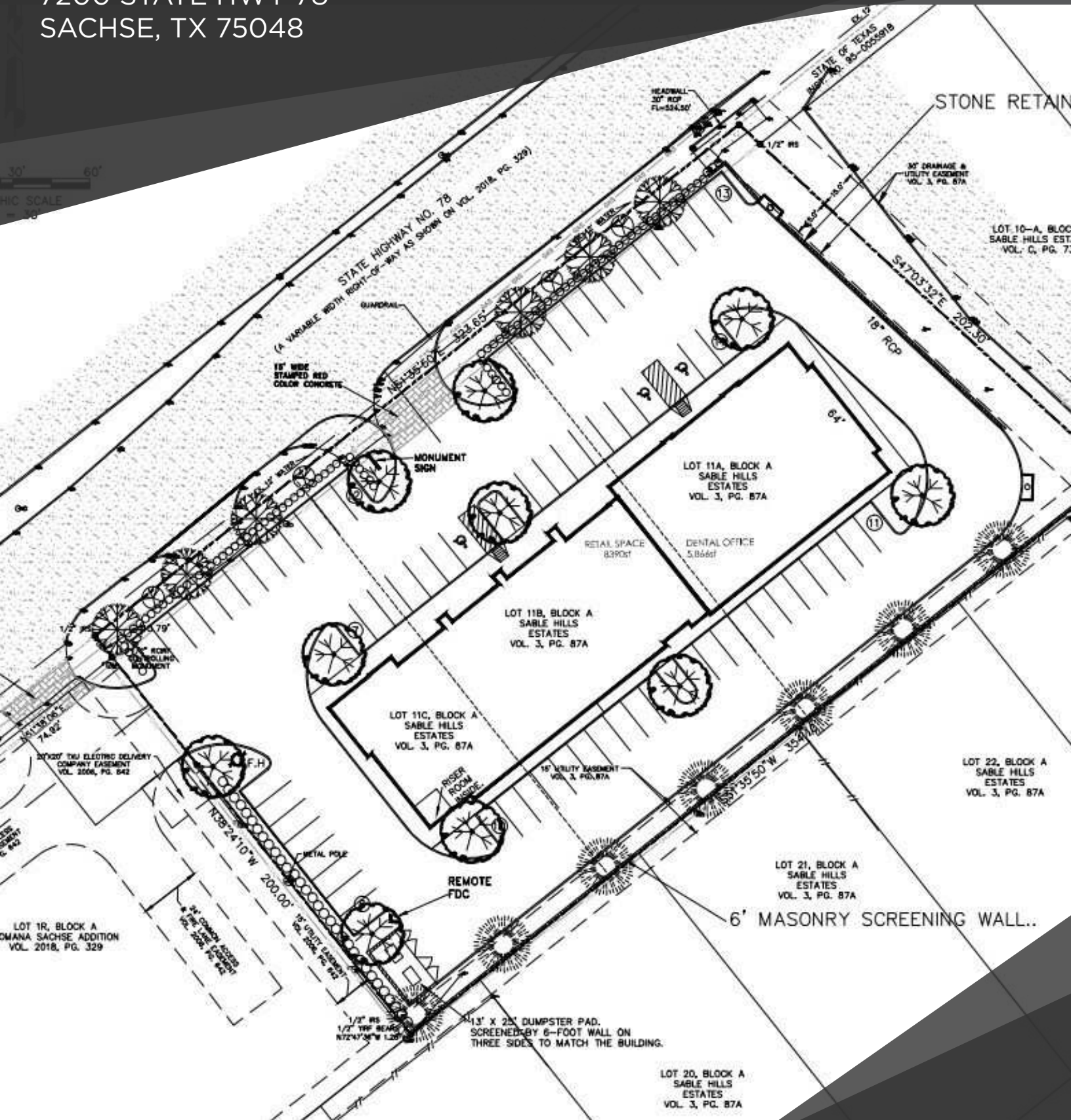
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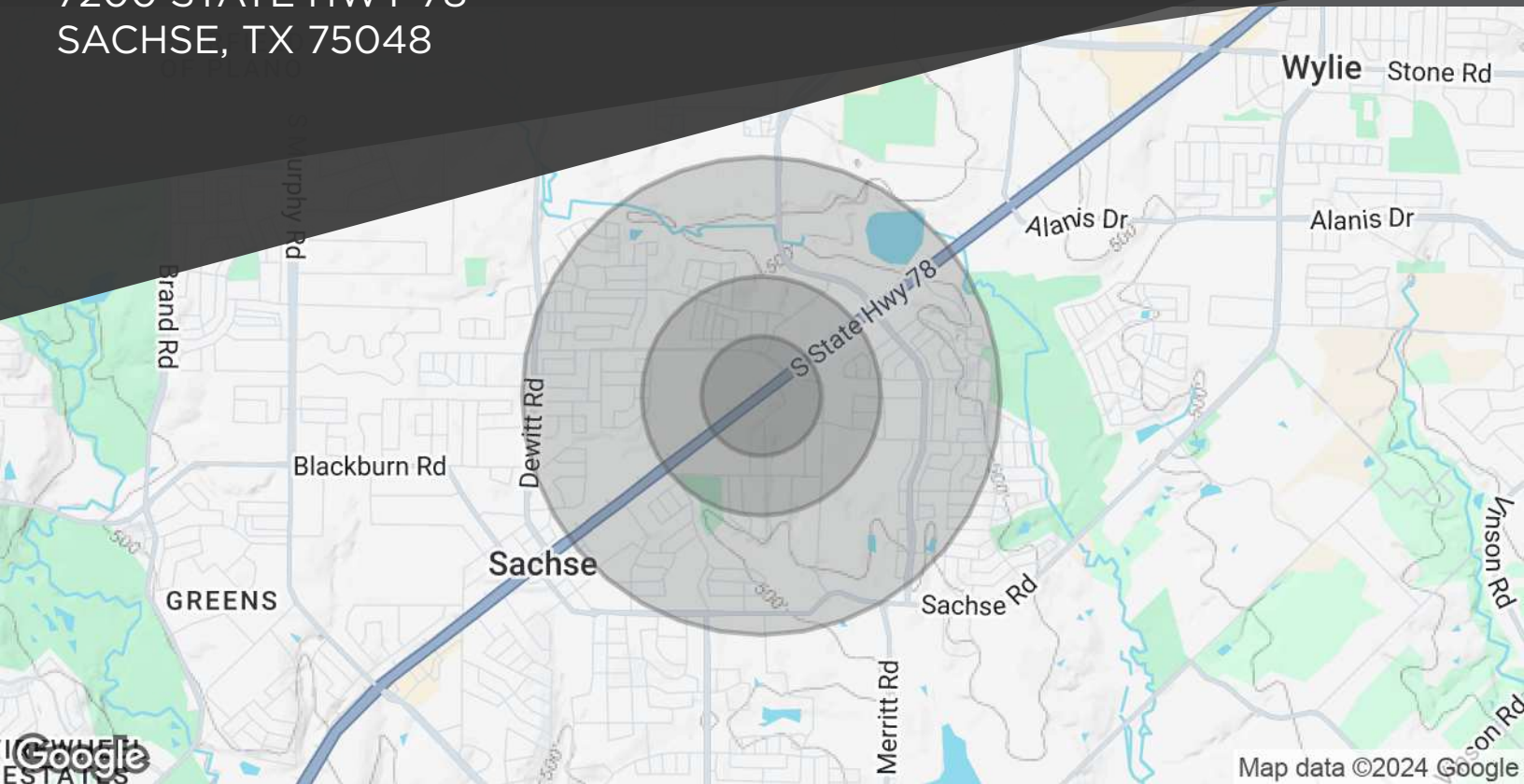
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 480 | 2,079 | 8,365 |
| Average Age | 40.4 | 40.1 | 40.5 |
| Average Age (Male) | 41.1 | 40.7 | 41.6 |
| Average Age (Female) | 40.7 | 41.8 | 41.6 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 203 | 837 | 3,273 |
| # of Persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH Income | \$110,237 | \$105,119 | \$111,128 |
| Average House Value | \$297,553 | \$278,669 | \$282,065 |

2020 American Community Survey (ACS)

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Map data
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