



For Sale



Land For Sale

SEC of Hwy 78 and Woodbridge Pkwy | Sachse, TX 75048



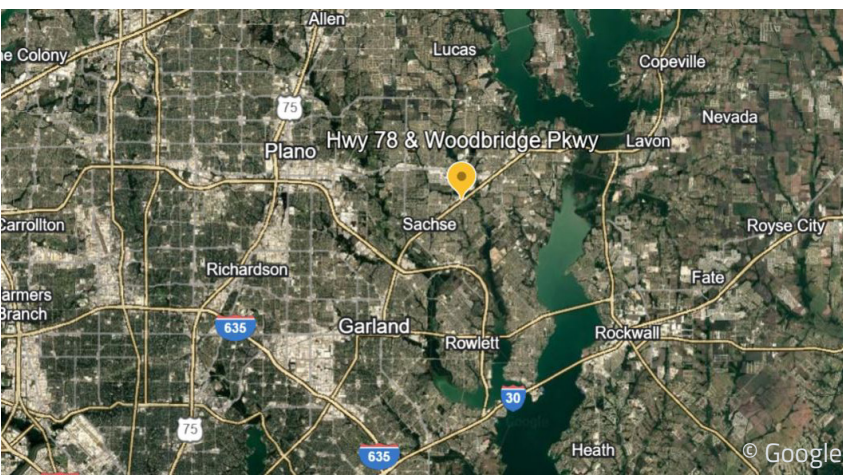
Property Highlights

- Land Area:** 3.471± acres
- Zoning:** C2 - PD 10
- Price:** \$2,110,895

Additional Details: This commercial site is ready for retail development or a church. Excellent visibility on State Highway 78 at the entrance to Woodbridge Parkway. The site is the last undeveloped piece on this corner.

The development is anchored by LA Fitness with Hat Creek Burder, Take 5 Oil Change and CareNow Urgent Care filling out the development.

Please call Broker for more information on the development.



Contact Information



John Muzyka
 Church Real Estate Professional
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 o: 972 424-2000
 JohnM@churchrealty.com

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VICINITY MAP

LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "X" (UNLESS OTHERWISE NOTED)
- CONTROL MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- FOAM --- FIBER OPTIC CABLE MARKER
- GMK --- GAS PIPELINE MARKER
- TW --- TELEPHONE MARKER
- TS --- TRAFFIC SIGN
- UCM --- UNDERGROUND CABLE MARKER
- EB --- ELECTRIC BOX
- FB --- FIRE HYDRANT
- QV --- SOFT WIRE ANCHOR
- ICV --- IRRIGATION CONTROL VALVE
- LP --- LIGHT POLE
- PP --- POWER POLE
- TED --- TELEPHONE pedestal
- WM --- WATER METER
- WV --- WATER VALVE
- SMH --- SANITARY SEWER MANHOLE
- SMH --- STORM MANHOLE
- WMH --- WATER MANHOLE
- TRANS --- TRANSFORMER
- OE --- OVERHEAD ELECTRIC LINE
- CON --- CONCRETE
- APPROXIMATE LOCATION
- TENANT'S AREA OF CONTROL FOR MEMORANDUM OF LEASE

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE, DIRECTED BY CONTROL ESTABLISHED THROUGH CONTIGUOUS TRACT HAVING A BEARING AND DISTANCE OF 201777.6, 565.52'
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNDEVELOPED) AS SHOWN AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 480802033A, DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.
3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE OF HIS 20080801 EFFECTIVE DATE APRIL 25, 2023 AND ISSUED JUNE 14, 2023. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PRObing, EXCAVATION OR CORRECTION WAS PERFORMED FOR THIS SURVEY.
5. TRENDS SHOWN HEREON ARE GRAPHIC ONLY AND MAY VARY BETWEEN MEASURED LOCATIONS.
6. THE ADJACENT TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIVE ACCURACY OF THE BOUNDARY MONUMENTATION.
7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE SURVEYOR'S USE OR REUSE OF THIS SURVEY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNAUTHORIZED USE WILL MAKE SURVEYOR BEARER OF ANY DAMAGES INCURRED.
8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON IMPLICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE (EVEN EXPRESSED BY IMPLIED), AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY NOTICED HEREON.
9. SUBJECT PROPERTY APPEARS TO DIRECTLY ABUT AND HAVE ACCESS TO WOODBRIDGE PARKWAY. A PUBLIC RIGHT-OF-WAY UNDER THE SUBJECT PROPERTY DOES APPEAR TO ABUT A PUBLIC RIGHT-OF-WAY IN SUMMIT TRAIL LANE. SURVEYOR FOUND NO EVIDENCE OF DIRECT ACCESS FROM SUBJECT PROPERTY TO THE ADJACENT PARCELS OF SAID RIGHT-OF-WAY.
10. IN THE COURSE OF THIS SURVEY NO EVIDENCE OF DRAIN WORKING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WAS OBSERVED. NO EVIDENCE OF INFORMATION REGARDING PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES WAS RECEIVED, AND NO EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SLUMP OR SIMILAR LANDUSE WAS OBSERVED.

SCHEDULE B NOTES:

101. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 201502250003040, DEED RECORDS, COLLIN COUNTY, TEXAS, (SUBJECT TO)

102. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED ACCESS EASEMENT RECORDED IN DOCUMENT NO. 201502250003040, DEED RECORDS, COLLIN COUNTY, TEXAS, AS AFFIRMED BY CERTIFICATE OF CORRECTION IN DOCUMENT NO. 201502250003040, DEED RECORDS, COLLIN COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

103. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS INCULCATED BY THE DOCUMENT ENTITLED MEMORANDUM OF LEASE RECORDED IN DOCUMENT NOS. 201502250003040 AND 201502250003050, DEED RECORDS, COLLIN COUNTY, TEXAS. (SUBJECT TO)

104. EASEMENTS AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN DOCUMENT TO CITY OF SACHSE, RECORDED IN DOCUMENT NO. 201504100044940, DEED RECORDS, COLLIN COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

105. MATTERS CONTAIN IN THAT CERTAIN DOCUMENT ENTITLED AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT NO. 201502250003040, DEED RECORDS, COLLIN COUNTY, TEXAS AS AFFIRMED BY SUPPLEMENT TO AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT NO. 201504100044940, DEED RECORDS, COLLIN COUNTY, TEXAS. (SUBJECT TO)

ZONING NOTE:

PER CITY ORDINANCE NO. 1443, THE CURRENT ZONING IS DEFINED AS C1 - NEIGHBORHOOD SHOPPING DISTRICT.

CHANGES REQUIRE ONE (1) SPACE FOR EACH FOUR (4) SEATS IN THE MAIN SANCTUARY. THIS PARKING RATIO RELATES ONLY TO THE MAIN SANCTUARY. IF THERE ARE ADDITIONAL USES SUCH AS A SEPARATE OFFICE FACILITY, THIS WOULD BE AN ADDITIONAL PARKING RATIO REQUIREMENT.

LEGAL DESCRIPTION:

TRACT 1:
BEING A tract of land situated in the RICHARD D. NEWMAN SURVEY, ABSTRACT NO. 660, CITY OF SACHSE, COLLIN COUNTY, TEXAS and being part of that tract of land described in Deed to Woodbridge Properties, LLC, as recorded in Document No. 97-033074, Deed Records, Collin County, Texas and being more particularly described as follows:
BEGINNING at an "X" found in concrete in the southwest line of Woodbridge Parkway, a 100 foot right-of-way, in the east corner of Lot 4, Block A of WOODBRIDGE GATE ADDITION, on Addition to the City of Sachse, Collin County, Texas according to the plat thereof recorded in Document No. 20150825010003040 (Book 2015, Page 484), Map Records, Collin County, Texas;
THENCE South 38 degrees 16 minutes 15 seconds East, with said southwest line, a distance of 418.81 feet to a 5/8 inch iron rod found at the intersection of said southwest line with the northwest line of Summit Trail Lane, a variable width right-of-way;
THENCE South 38 degrees 16 minutes 15 seconds East, with said southwest line, a distance of 418.81 feet to a 5/8 inch iron rod found at the intersection of said southwest line with the northwest line of Summit Trail Lane, a variable width right-of-way;
THENCE Southwesterly, with said northwest line, the following three (3) courses and distances:
South 51 degrees 43 minutes 45 seconds West, leaving said southwest line, a distance of 68.03 feet to a 5/8 inch iron rod found for corner;
South 38 degrees 21 minutes 29 seconds West, a distance of 64.86 feet to a 5/8 inch iron rod with a red plastic cap found for corner;
South 51 degrees 43 minutes 45 seconds West, a distance of 224.09 feet to a 5/8 inch iron rod with a red plastic cap stamped "W04" found for the east corner of Lot 1, Block A of WOODBRIDGE GATE ADDITION, on Addition to the City of Sachse, Collin County, Texas according to the plat thereof recorded in Document No. 20150825010003040 (Book 2015, Page 484), Map Records, Collin County, Texas;
THENCE Northwesterly, with the northwest line of said Lot 1, the following three (3) courses and distances:
North 38 degrees 17 minutes 47 seconds West, leaving said southwest line, a distance of 228.65 feet to an "X" found in concrete for corner;
North 51 degrees 42 minutes 13 seconds East, a distance of 29.00 feet to an "X" found in concrete for corner;
North 38 degrees 17 minutes 47 seconds West, a distance of 123.00 feet to an "X" found in concrete in the southwest line of Lot 3, Block A of WOODBRIDGE GATE ADDITION, on Addition to the City of Sachse, Collin County, Texas according to the plat thereof recorded in Document No. 20150825010003040 (Book 2015, Page 484), Map Records, Collin County, Texas, for an interior corner of said Lot 1;
THENCE North 42 degrees 42 minutes 13 seconds East, leaving said southwest line, a distance of 236.42 feet to the POINT OF BEGINNING and containing 3.471 acres of land, more or less.

TRACT 2:
Non-Exclusive Easement Estate as created in that certain Reciprocal Easement Agreement and Declaration of Covenants, Conditions and Restrictions dated March 12, 2015, by and between Woodbridge Properties, LLC, a Texas limited liability company and Woodbridge Properties, LLC, a Texas limited liability company, filed on March 12, 2015 and recorded in Document No. 201502250003040, Deed Records, Collin County, Texas.

SURVEYOR'S CERTIFICATE:

I, RYAN S. RETHNOLDS, SURVEYOR, TEXAS, WOODBRIDGE PROPERTIES, LLC, TITLE PARTNERS LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made substantially in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2001, and include Items 1-4, 6-9, 12-17 of Item 9 thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that, in my professional opinion, on a best survey in the State with the Multiple Professional Accuracy of this survey does not exceed that which is specified therein.

3/23/23

RYAN S. RETHNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: APRIL 21, 2023

SCALE: 1" = 40'

PUN: 2124

SHEET 1 OF 1

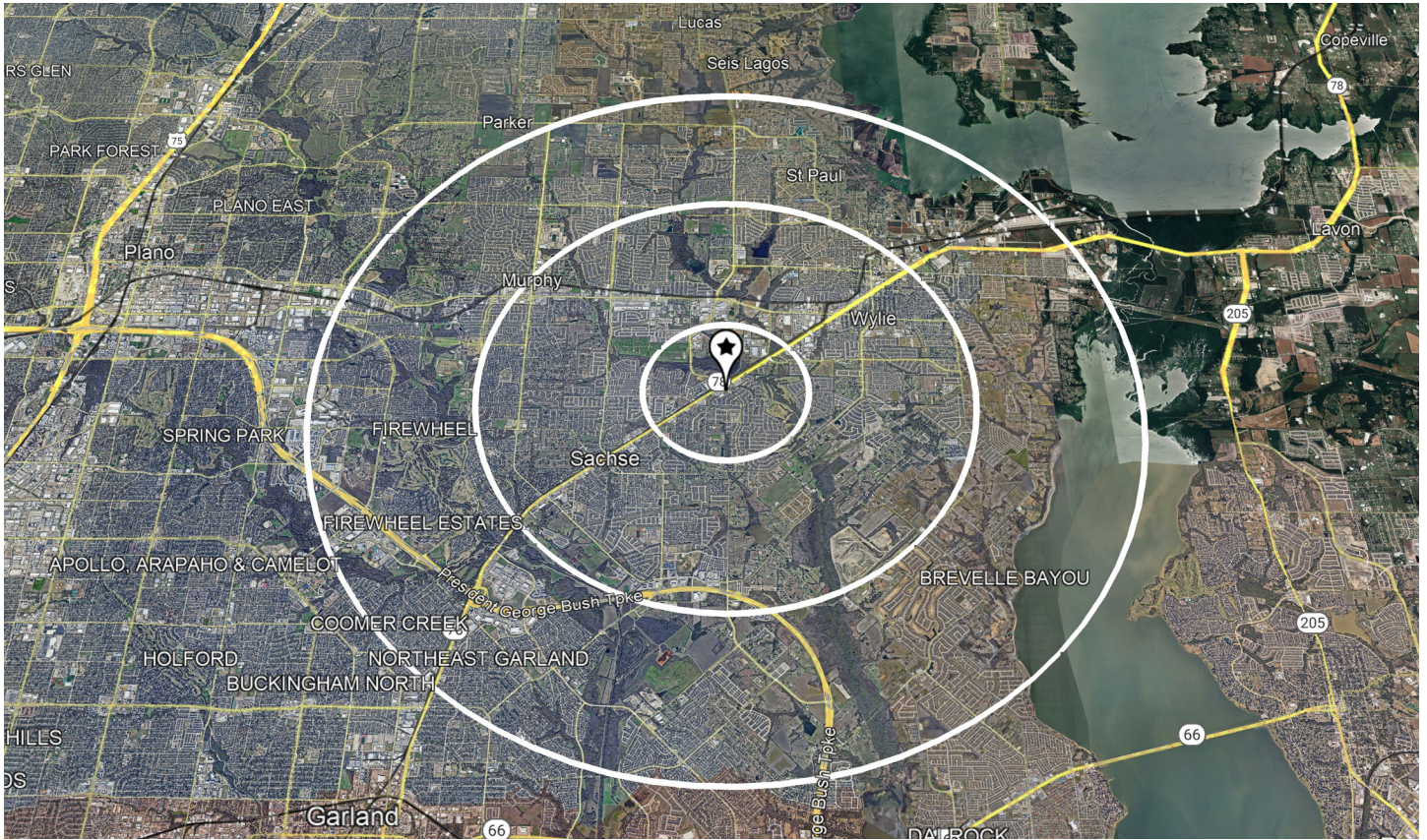
JOHNSON VOLK CONSULTING
PROFESSIONAL ENGINEER LICENSE NO. 12332 (S) (S)

ALTA/NSPS LAND TITLE SURVEY
3.471 ACRES
RICHARD NEWMAN SURVEY, ABSTRACT NO. 660
CITY OF SACHSE, COLLIN COUNTY, TEXAS



Land For Sale

SEC of Hwy 78 and Woodbridge | Sachse, TX 75048



	1 Mile	3 Mile	5 Mile
Population:			
2029 Projection	12,160	97,132	224,961
2024 Estimate	10,419	83,877	197,915
2020 Census	9,308	77,518	187,253
Households:			
2029 Projection	4,112	30,810	71,510
2024 Estimate	3,509	26,602	63,110
2020 Census	3,131	24,762	60,124
Income:			
2024 Average Household Income	\$140,925	\$131,228	\$131,512
2024 Median Household Income	\$117,533	\$109,904	\$108,243