

## 53.76+/- ACRE DEVELOPMENT OPPORTUNITY

618 US Highway 80 E | Sunnyvale, TX

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**Vanguard Real Estate Advisors ("VREA")** has been exclusively retained by Ownership to offer developers and investors to purchase 53.76+/- acres (the "Site") located at 618 US Highway 80 E in Sunnyvale, TX. The Site has dual zoning, with 18.942+/- acres zoned Single Family (SF-3), which allows for single family on a minimum of 1-acre lots, and the remaining 34.82+/- acres zoned Highway Commercial, which accommodates a variety of commercial uses by right as well as light industrial uses through a special use permit (SUP). The Site is situated in a prime location with direct frontage on US Highway 80, a major east-to-west thoroughfare in the Dallas Metroplex. The Site is located approximately 5 miles north of Interstate 20 and 5 miles south of Interstate 30, providing excellent regional accessibility. Located just 15 miles east of Downtown Dallas, the Town of Sunnyvale has experienced a 9.1% increase in population over the past three years. This growth reflects Sunnyvale's ongoing development and the Town's appeal as a premier destination within the Dallas-Fort Worth Metroplex. **The Asking Price has recently been reduced by \$1,306,803 and is now only \$2.67 per square foot, offering an excellent opportunity to acquire a well-situated Site in a premier submarket within the Dallas-Fort Worth area.**

A 2% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

## INVESTMENT OVERVIEW <sup>(1)</sup>

Property	53.76+/- Acres
Location	618 US Highway 80 E, Sunnyvale, TX
Access	Via E US Highway 80
Utilities	Water: 12 inch water line along US Highway 80 Sewer: 8 inch sewer line to the Site.
Zoning	SF-3: 18.942+/- Acres Highway Commercial: 34.82+/- Acres
Appraisal District Property ID	65033050010120000, 65033050010220000
School District	Sunnyvale ISD

**(1)** Purchaser to confirm all information during due diligence

## PRICING

Asking Price	\$6,250,000
Asking Price Per Square Foot	\$2.67

## TAX INFORMATION

Taxing Entity	Tax Rate
Sunnyvale	0.453000
Sunnyvale ISD	1.186900
Dallas College	0.105595
Parkland Hospital	0.212000
Dallas County	0.215500
<b>Total Tax Rate</b>	<b>2.172995</b>



## DEMOGRAPHICS

### ESTIMATED POPULATION (2024)



**1-MILE** | 416  
**3-MILE** | 29,798  
**5-MILE** | 129,542

### MEDIAN HOUSEHOLD INCOME



**1-MILE** | \$189,308  
**3-MILE** | \$106,638  
**5-MILE** | \$89,672

### MEDIAN HOME VALUE



**1-MILE** | \$658,333  
**3-MILE** | \$328,049  
**5-MILE** | \$299,646



53.76+/- ACRES  
SUNNYVALE, TX





53.76+/- ACRES  
SUNNYVALE, TX



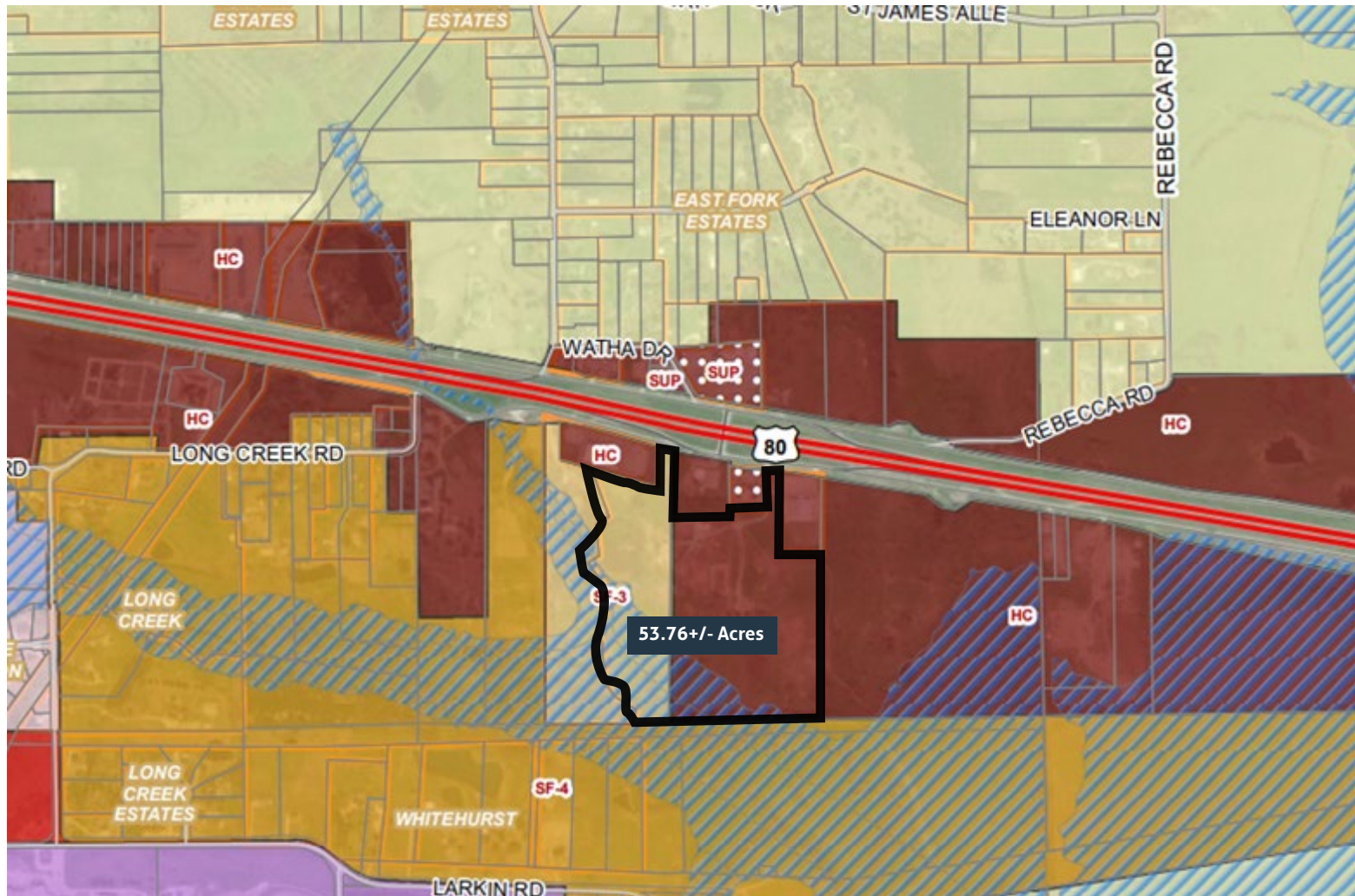


53.76+/- ACRES  
SUNNYVALE, TX



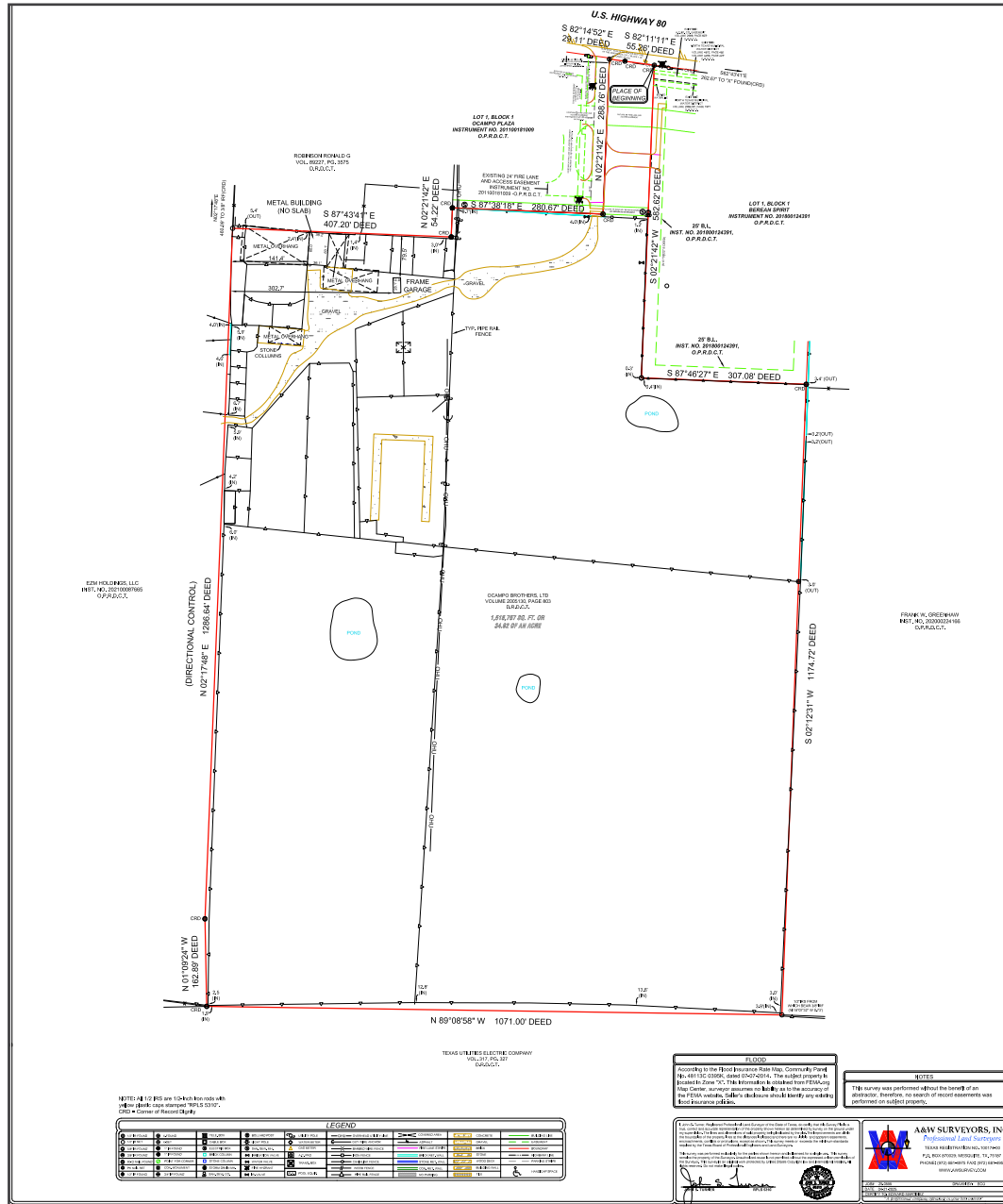


- Single Family - 3 (SF-3)
- Highway Commercial (HC)

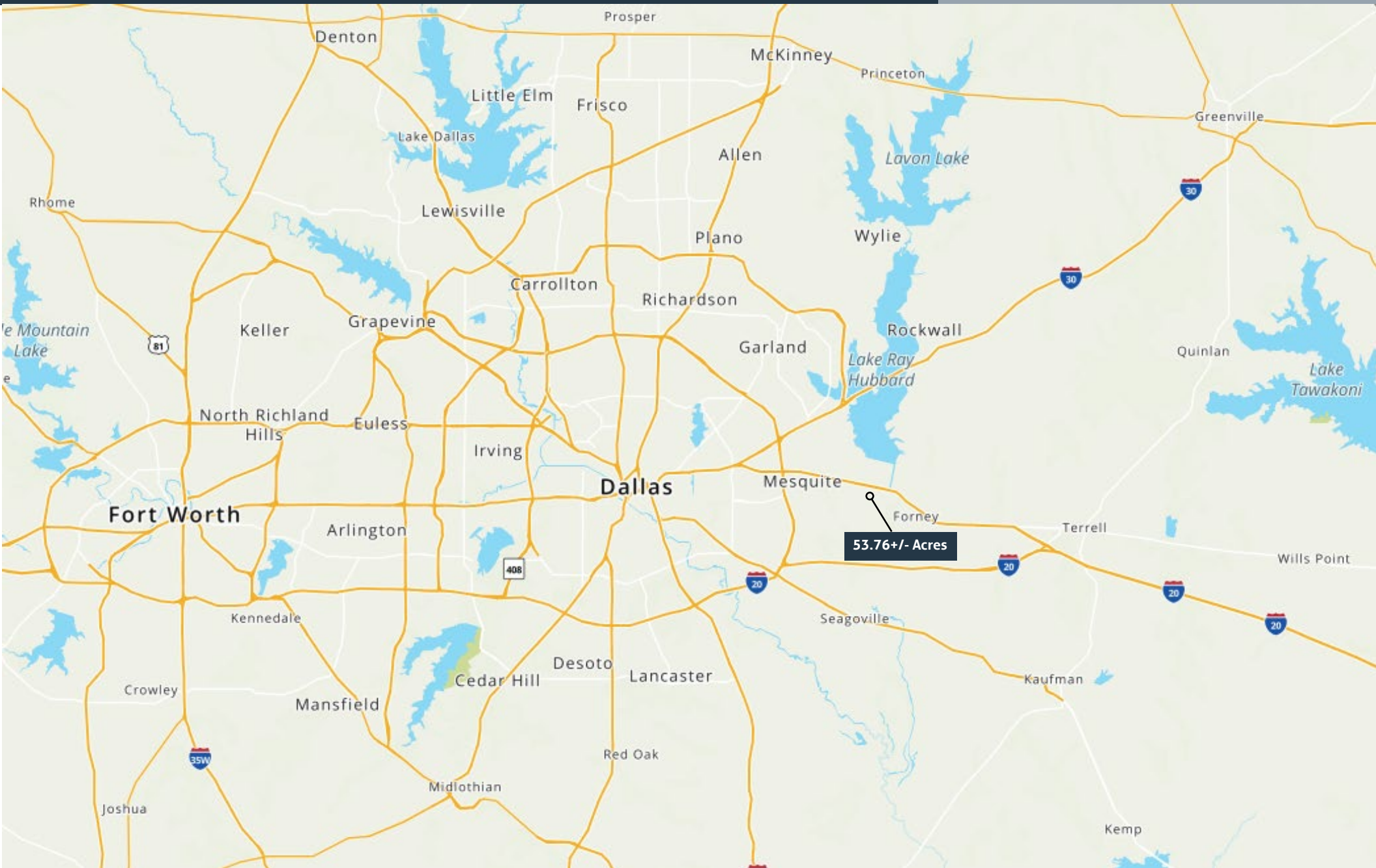


*\*Buyer to obtain new survey for western tract.*

53.76+/- ACRES  
SUNNYVALE, TX



53.76+/- ACRES  
SUNNYVALE, TX





## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is strategically located with direct frontage and two access points along US Highway 80, a major east-to-west thoroughfare in the Dallas Metroplex. The Site is also situated just 5 miles north of Interstate 20 and 5 miles south of Interstate 30, offering excellent regional connectivity.
- The Site benefits from proximity to a variety of restaurants including Chick-fil-A, Shorty's BBQ, and Starbucks. The Site is also located near several retailers including Walmart Supercenter, Tractor Supply, and QuikTrip.
- The area is home to a number of major distribution centers, including Barrett Distribution Center, Copeland Distribution Center, and GC Packaging.



### Zoning

- This offering consists of two parcels; one being 18.942+/- acres of Single Family-3, which permits single family with a minimum lot size of 1 acre, and the other 34.82+/- acres zoned Highway Commercial, which permits a wide variety of Commercial, Industrial, General Business, and Local Retail oriented uses.
- With its prime location on US Highway 80, the Site is well-positioned to meet the growing demand for new development in the Town of Sunnyvale.
- *Purchaser to verify zoning and uses allowed on the Site*



### Population and Demographics

- According to U.S. Census Bureau estimates, Sunnyvale's population increased by approximately 9.1%, from 7,781 in April 2020 to 8,486 in July 2023 .
- Sunnyvale has a median income of \$157,500 reflecting a strong economic base.
- The average unemployment rate in Dallas County is 3.8% which is a decrease from a year ago at 4.2% according to FRED.





## DFW HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, the total gross domestic product (GDP) for the Dallas-Fort Worth-Arlington metropolitan area (MSA) in 2023 was \$744 Billion. Recent surveys conducted by the Urban Land Institute have affirmed its stature, ranking it as the top market for real estate investment in 2025.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- The Dallas Fed expects there to be 225,000 new jobs to be added in 2025, further solidifying its position as a powerhouse in employment dynamics.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.
- In 2024, DFW continued to solidify its reputation as a leader in innovation and growth. Recent accolades include ranking #3 among the fastest-growing startup cities in the U.S. due to robust venture capital activity and innovation ecosystems.

Furthermore, DFW remains a key player in healthcare innovation, with the Medical Innovation District (MID) employing over 30,000 workers and housing cutting edge facilities for medical training and biotechnology advancements.



**GROSS METROPOLITAN  
PRODUCT**  
**\$744 Billion**



**DFW  
POPULATION GROWTH**  
**2.18% (2023-2024)**



**DFW ESTIMATED  
POPULATION**  
**8.1 Million**



*Dallas*



*Fort Worth*



## ECONOMIC OVERVIEW

DFW continues to hold the position as the fourth largest economy among Metropolitan Statistical Areas (MSAs) in the United States, including 24 fortune 500 companies. Truist reports showcase DFW's stellar performance, leading in year over year job growth rate as of April 2023 and securing the second highest overall job growth rate among major US Metros. DFW's population of 8.1 million ranks fourth nationally and is projected to exceed 10 million by 2030, surpassing Chicago as the third largest metro in the US. Recent accolades include ranking second in the country for Most Commercial Projects Underway, fourth for fastest growing economy in 2022, and sixth as the most innovative city in the world. DFW shines as a beacon of economic strength, growth, and innovation.

The Town of Sunnyvale boasts an impressive economic outlook with an economy that employs approximately 4,000 people across various industries such as health care, professional and technical services, finance & insurance, and real estate. Sunnyvale's ideal location as a luxury suburban area of DFW positions the town well for continued economic growth for the foreseeable future.



### DALLAS-FORT WORTH MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Wal-Mart	34,698
American Airlines	24,700
Bank of America	20,000
Texas Health Resources	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
AT&T	15,800
Lockheed Martin	14,126
JPMorgan Chase	13,500
UT Southwestern Medical Center	13,122





## AREA OVERVIEW

Sunnyvale is a thriving town on the edge of the Dallas-Fort Worth Metroplex, offering a blend of small-town charm and urban amenities. With a population of approximately 8,486, Sunnyvale has experienced strong population growth that is expected to continue. The Site is served by Sunnyvale ISD, which has a rank of "A" on Niche.com. Sunnyvale has an average household income of \$157,500, reflecting its exemplary economic base. Sunnyvale is located along Lake Ray Hubbard, attracting visitors year-round and driving economic growth. Its strategic location near major highways, including I-635, I-30 and US Highway 80, provide easy access to Downtown Dallas and Fort Worth, making it a prime location for both residents and businesses alike.



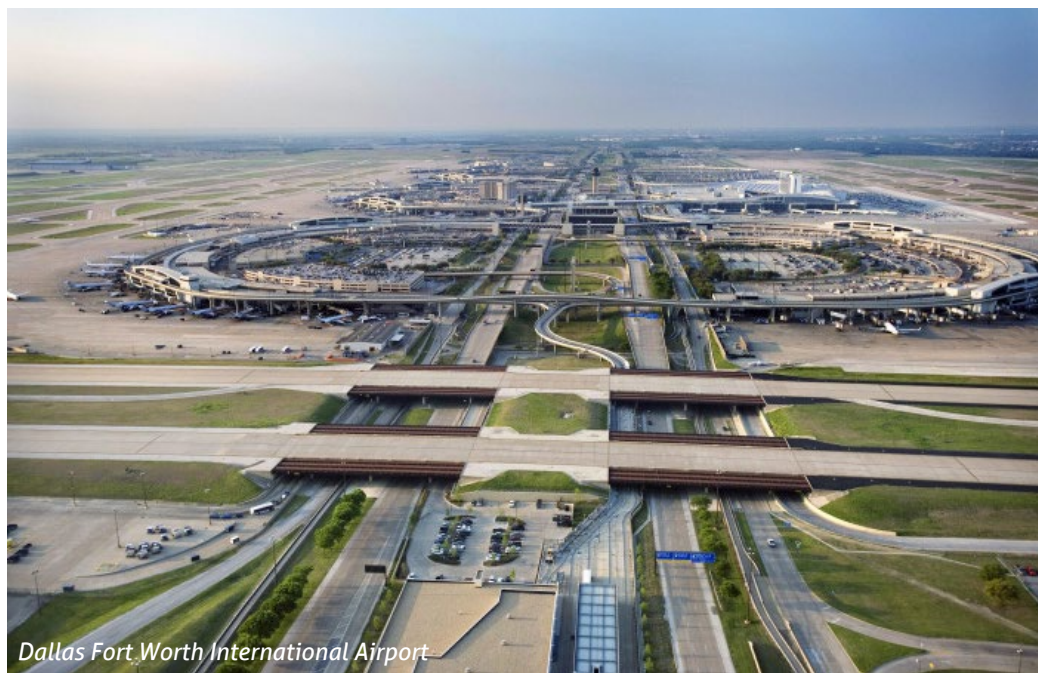
## TRANSPORTATION



**Air:** DFW International Airport, located approximately 30 miles northwest from the site, is the third busiest airport in the world by aircraft movement and the second busiest in the world by passenger traffic. The total estimated economic output of DFW Airport is \$37 Billion and it served over 82 million passengers in 2023. American Airlines corporate headquarters is in Fort Worth and its main operational hub is DFW Airport. Additionally, Love Field Airport is located 19 miles Northwest of the site.



**Highway:** The Site is located in the DFW Metroplex and has nearby access to several major thoroughfares. Located along US Highway 80, the site offers rapid access to Downtown Dallas via its connection to I-30. I-635 is located 5 miles west of the site, which partially encircles the DFW Metroplex, and has major junctions connecting to US Highway 75, I-35, and several other major highways.





## 2025 Q1 Market Statistics - Sunnyvale

**Median Price**  
**\$793,352**  
▲ 13.3% YoY

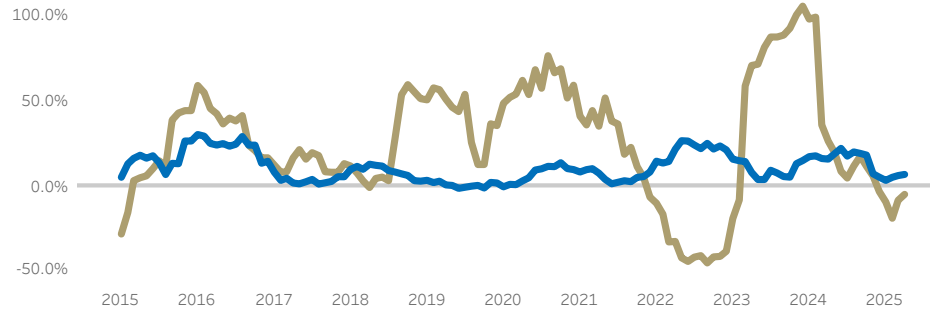
**Closed Sales**  
**20**  
▼ -4.8% YoY

**Active Listings**  
**44**  
▲ 158.8% YoY

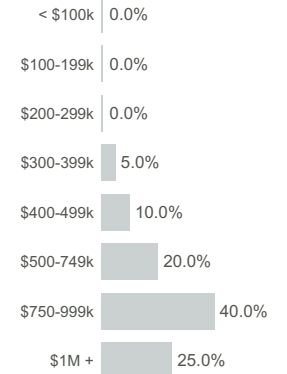
**Months Inventory**  
**6.5**  
▲ 4.5 YoY



### GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



### PRICE DISTRIBUTION



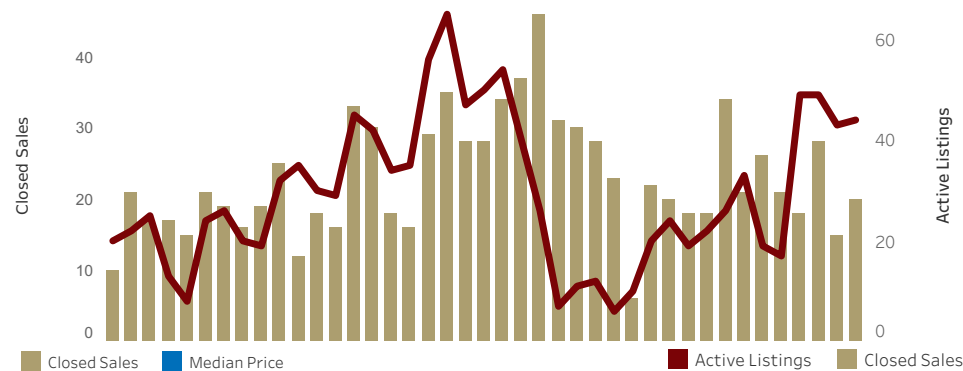
### TRANSACTION TIME STATS

**Days on Market**  
**103**  
19 days more than 2024 Q1

**Days to Close**  
**39**  
7 days more than 2024 Q1

**Total Days**  
**142**  
26 days more than 2024 Q1

### CLOSED SALES AND ACTIVE LISTINGS



### VALUATION STATS

**Median Price/Sq Ft**  
**\$223.95**  
▲ 5.0% YoY

**Median Home Size**  
**3,675 sq ft**

**Median Year Built**  
**2017**

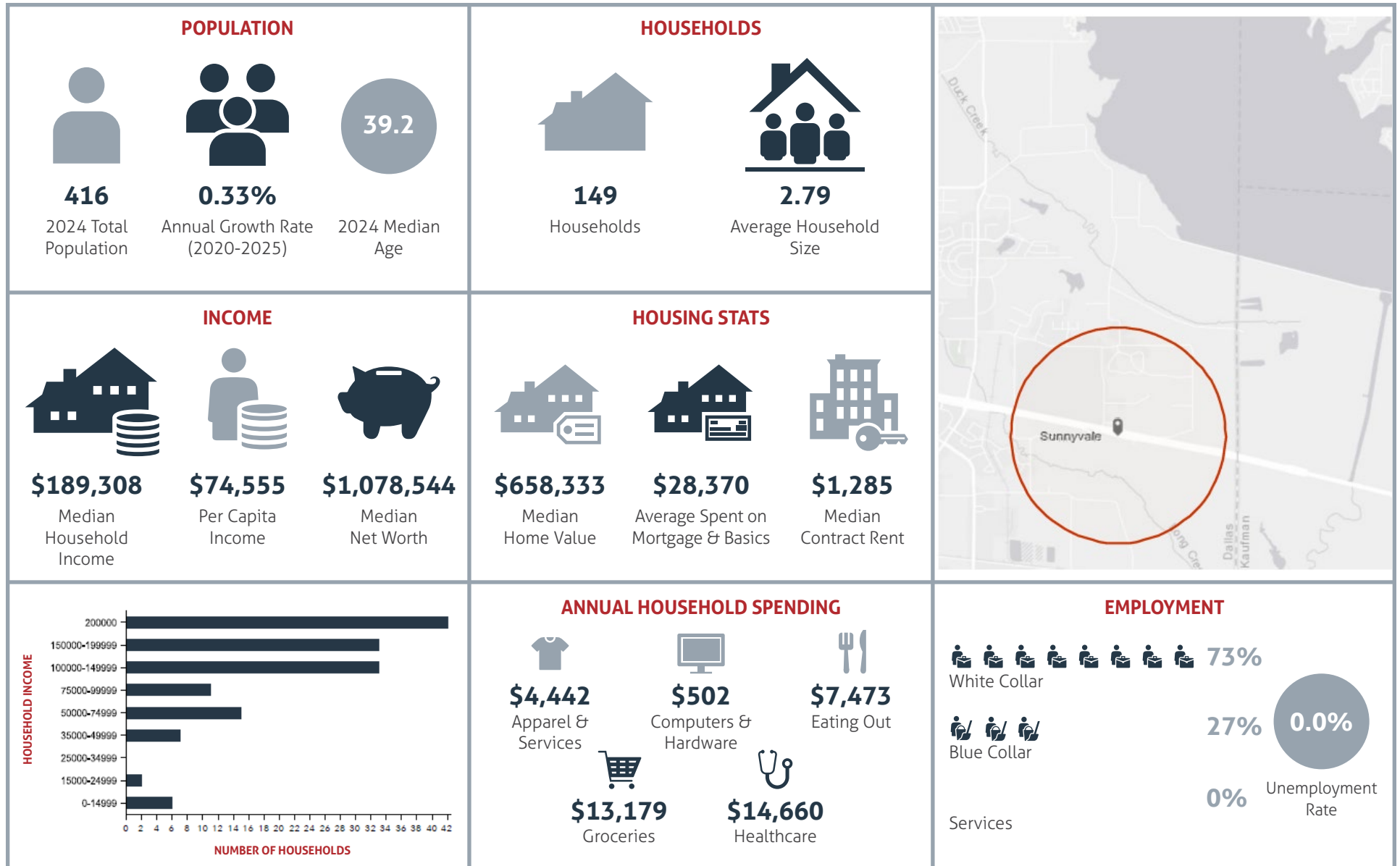
**Close/Original List**  
**91.7%**



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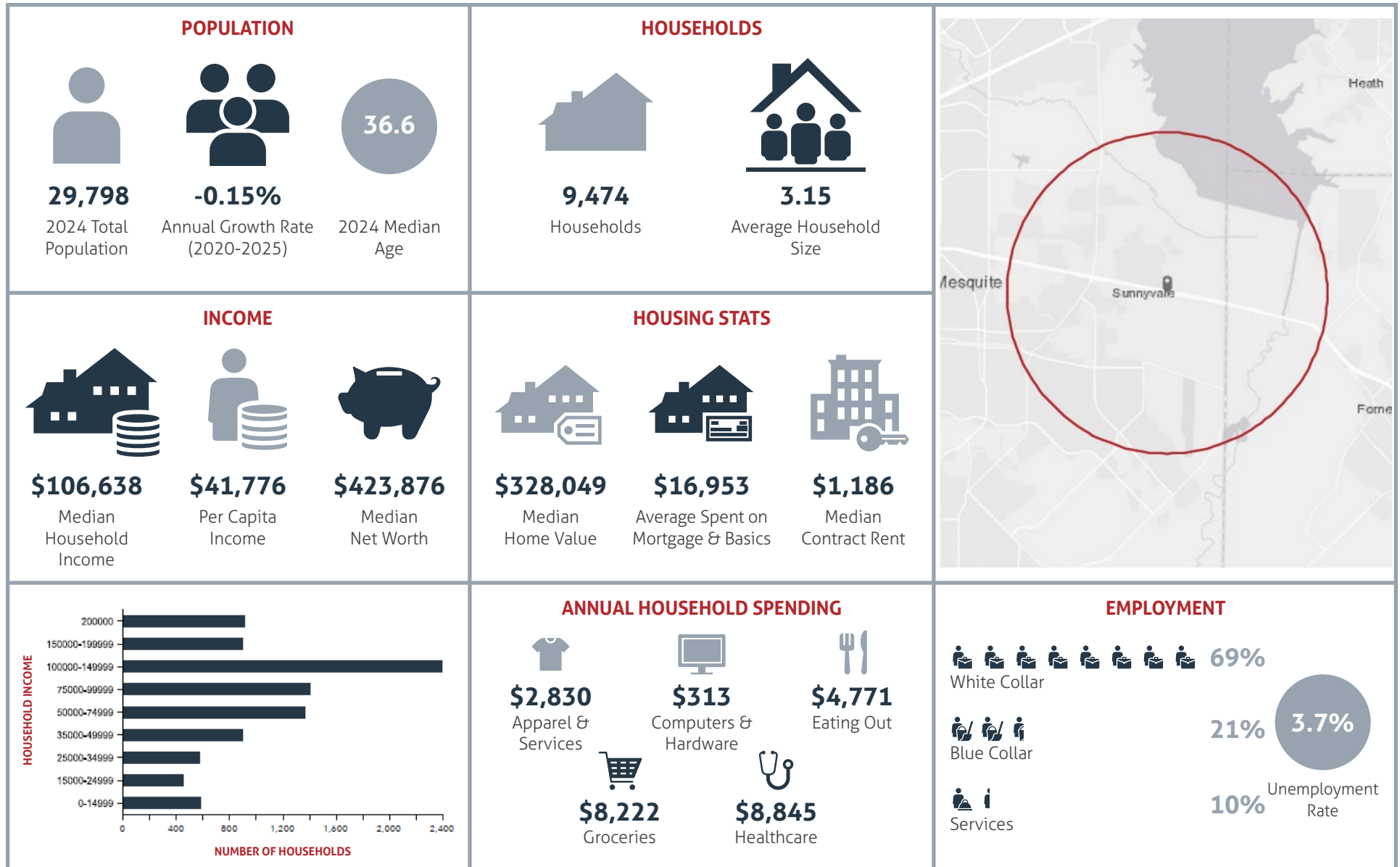


## DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



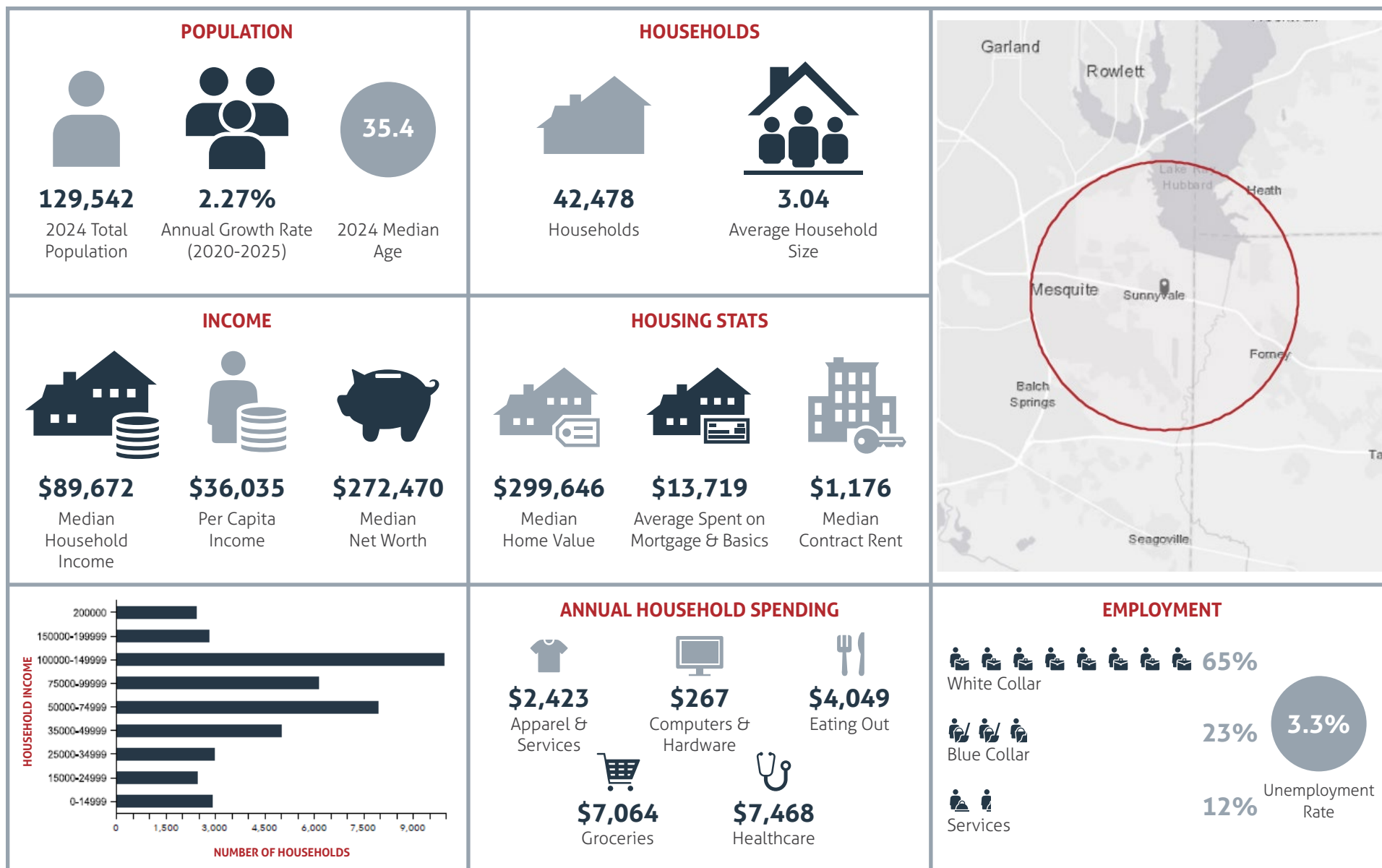


## DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS





## DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



## 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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