

FOR SALE



# FREESTANDING INDUSTRIAL OPPORTUNITY

6531 Industrial Drive, Sachse, TX 75048



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# EXECUTIVE SUMMARY

Positioned in the heart of Sachse's established industrial corridor, this freestanding industrial asset offers a rare opportunity to acquire a highly functional automotive facility with flexible upside and exceptional financing terms.

The property is currently configured for a full-service collision center and is well-suited for an owner-user, operator expansion, or investor seeking strong yield in a high-growth DFW submarket. With seller financing available at below conventional market rates and up to 90% loan-to-value, this opportunity significantly reduces the barrier to entry while enhancing cash-on-cash returns.

The existing collision center infrastructure and equipment can be purchased separately, allowing a buyer to step into operations with minimal downtime or reposition the asset for alternative light industrial use.

This is a strategic play in one of the fastest-growing corridors in the northeastern DFW growth path.

## PROPERTY SUMMARY

Address	6531 Industrial Drive, Sachse, TX 75048
Size	0.54 AC
Year Built	1983
Property Type	Freestanding Industrial / Automotive Facility
Current Use	Full-Service Collision Center
Financing	Seller financing available up to 90% loan-to-value
Additional Opportunity	Existing collision center equipment available for separate purchase
Buyer Profile	Owner-user, operator expansion, private investor, or 1031 exchange buyer

## INVESTMENT HIGHLIGHTS



### Seller Financing Advantage

Up to 90% loan-to-value creates a rare low-cash-entry acquisition opportunity.



### Below-Market Debt

Favorable financing terms offer a meaningful advantage over conventional lending.



### Turnkey Potential

Existing collision center infrastructure supports a faster path to occupancy or operations.



### Equipment Upside

Available equipment package can further streamline a buyer's transition.



### Strong Demand Profile

Continued demand for small-bay industrial space supports long-term value.



### Flexible Exit Strategy

Suitable for automotive use or repositioning to alternative light industrial tenancy.



### Broad Buyer Appeal

An attractive opportunity for owner-users, investors, and 1031 exchange buyers.



### Growth Corridor Location

Positioned within a rapidly expanding northeast DFW submarket.











# NEARBY ESTABLISHMENTS

FREESTANDING INDUSTRIAL OPPORTUNITY  
SACHSE, TEXAS



29,747  
AADT (2024)

DOLLAR GENERAL



78  
TEXAS



78  
TEXAS



SUBJECT PROPERTY

# REGIONAL OVERVIEW

## FREESTANDING INDUSTRIAL OPPORTUNITY

SACHSE, TEXAS



# SACHSE, TEXAS

Sachse is a growing suburban city located in both Dallas and Collin counties, positioned within the northeastern portion of the Dallas-Fort Worth Metroplex. Known for its strong residential growth and strategic location along major transportation corridors, the city offers convenient access to nearby employment centers including Garland, Plano, Richardson, and downtown Dallas. Sachse benefits from proximity to key regional routes such as State Highway 78 (Lavon Drive) and the President George Bush Turnpike, providing efficient connectivity across North Texas and supporting continued commercial and industrial activity.

The community has experienced steady population growth driven by new residential developments, expanding retail centers, and access to high-quality school districts within Garland and Wylie ISD. Nearby destinations such as Firewheel Town Center and the broader Garland retail corridor provide a range of dining, shopping, and entertainment options that support both residents and businesses in the area. With its balance of suburban accessibility, workforce availability, and proximity to major logistics routes, Sachse continues to emerge as an attractive location for commercial and industrial investment within the Dallas-Fort Worth region.



FREESTANDING INDUSTRIAL OPPORTUNITY  
SACHSE, TEXAS

≈236,000  
Population (5-Mile Radius)

11.15%  
Projected Population Growth

\$98,000  
Median Household Income

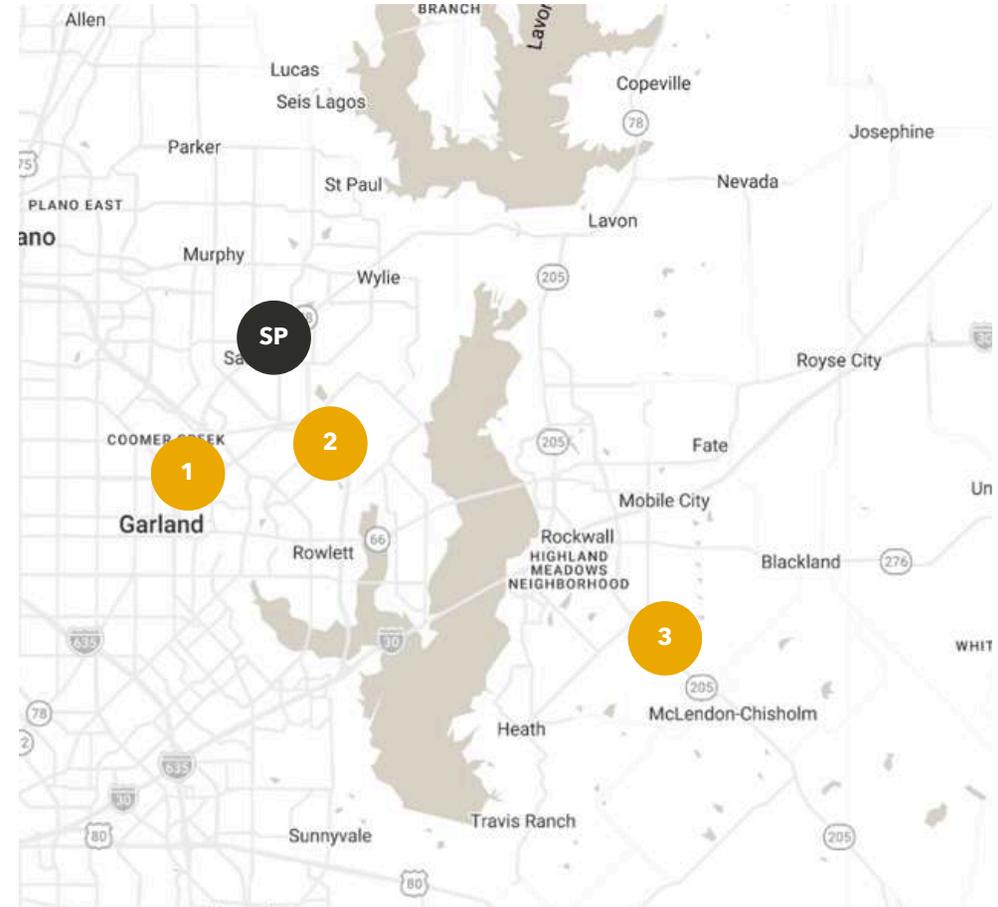
38.1  
Median Age



# DEMOGRAPHIC AND TRAFFIC COUNT

## FREESTANDING INDUSTRIAL OPPORTUNITY SACHSE, TEXAS

Category	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	13,403	78,183	236,008
<b>Age</b>			
Ages 0-14	2,657	15,200	45,645
Ages 15-24	1,829	11,446	34,435
Ages 25-54	5,242	30,598	90,320
Ages 55-64	1,679	10,233	29,693
Ages 65+	1,997	10,705	31,885
<b>Race</b>			
White	7,311	38,905	110,176
Black	1,597	10,337	34,318
American Indian / Alaska Native	57	273	1,041
Hawaiian / Pacific Island	10	68	176
Hispanic	1,989	11,314	48,266
Multi-Racial / Other	2,054	11,565	45,864
<b>Income</b>			
Median Income	\$115,965	\$114,651	\$98,273
< \$25,000	808	3,522	16,093
\$25,000-\$50,000	1,068	5,258	22,632
\$50,000-\$100,000	1,107	6,806	23,335
\$100,000-\$200,000	1,677	10,002	17,362
> \$200,000	929	4,630	11,081
<b>Housing</b>			
Total Units	4,533	25,952	80,249
Occupied	4,522	24,960	77,411
Owner Occupied	3,326	20,085	56,049
Renter Occupied	1,196	4,875	21,362
Vacant	11	992	2,838



No.	Roadway	Vehicles Per Day	Distance
1	SH-78 (Lavon Dr)	37,000 - 49,700 VPD	~1 mile
2	President George Bush Turnpike	100,000+ VPD	~3 miles
3	SH-205	~26,300 VPD	~5 miles

**Detroit's Custom & Collision**

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