

For Lease **2600 sqft**



4275 MILES RD, SACHSE, TX 75048

PROPERTY FEATURES

- ▶ Prime retail asset situated in Sachse, Texas, within the rapidly expanding North Dallas submarket.
- ▶ Strategically located with direct access and parallel positioning to Miles Road
- ▶ Close Proximity to The Station, a 170-acre Mixed-Use entertainment district with over 273 Single Family Homes, 800 Multifamily Apartments, 36-Acre park & Open Space & over 400,000 SF of Commercial and Retail space at completion
- ▶ Ranked as the 10th Safest City in Texas, coupled with a remarkable 65% population surge within a 1-mile radius since 2000 and average household incomes exceeding \$131,800 and \$137,500 in 1 and 3-mile radii respectively.

RETAIL
STRIP

1000 - 2600

SqFt (Coldshell condition)

\$30-32 PSF
(Base Rent)

NNN \$10 psf

TIA \$22 psf

Lease Term: **5 yrs**

Built-Out - 2019

CONTACT US



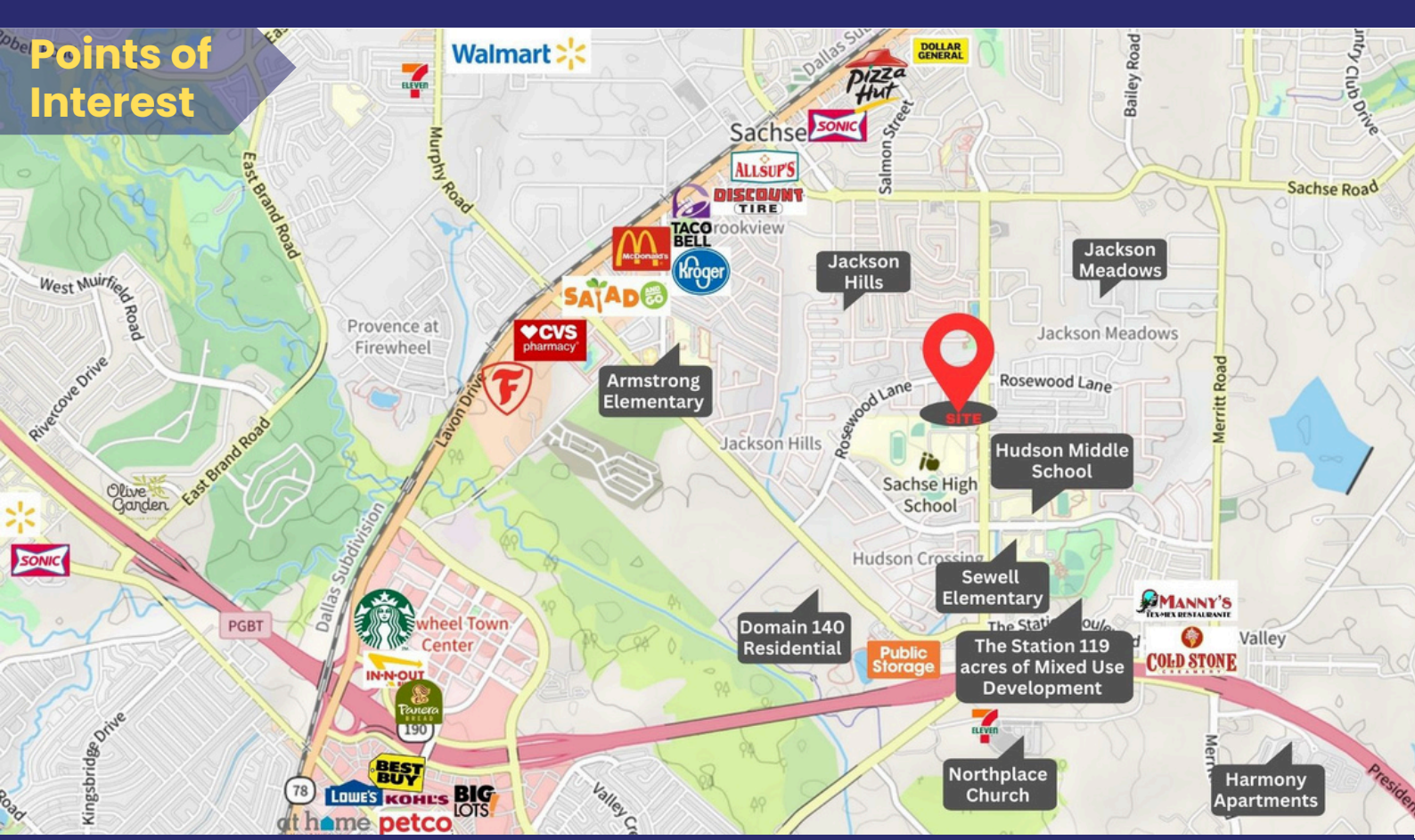
NAOMI FREEMAN

Realtor, Ready Real Estate

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Points of Interest

ZONE FEATURES

- 

Strategically located along Miles Road in Sachse, our retail property offers easy access to the President George Bush Turnpike, experiencing high traffic volumes exceeding 66,470 vehicles per day.
- 

Just a brief drive away, within 5 minutes, lies The Station, a vibrant 170-acre mixed-use hub.
- 

Conveniently located within a 15-minute radius from Lavon Lake and Lake Ray Hubbard, attracting a combined 1.6 million annual visitors, offering ample recreational opportunities for residents and visitors alike.
- 

Positioned in Sachse, a burgeoning Dallas-Fort Worth submarket, our retail space benefits from the area's remarkable growth, driven by top-tier schools, housing options, thriving employers, and excellent connectivity to major transportation routes.

CONSUMER SEGMENTATION:

Family Landscapes
Successful young families in their first homes

MEDIAN AGE: 36.6

ZONE DEMOGRAPHY

TX-75048	2022	2027
Total Population	29,452	31,396
Total Household Population	27,114	28,892
Average Household Income	\$127,530	\$150,418
Disposable income	\$100,605	

ZONE TRAFFIC COUNT

48,971	38,093	35,570	32,384	32,274
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts
Street: State Hwy 78 Cross: Murphy Rd Cross Dir: SW Dist: 0.15 miles	Street: State Hwy 78 Cross: 3rd St Cross Dir: NE Dist: 0.03 miles	Street: State Hwy 78 Cross: Sabie Ln Cross Dir: NE Dist: 0.09 miles	Street: State Hwy 78 Cross: Hooper Rd Cross Dir: SW Dist: 0.12 miles	Street: 7th St Cross: Hwy 78 Cross Dir: SE Dist: -
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
2009 ▲ 40,420 AADT	2020 ▲ 36,087 AADT	2004 ▲ 35,000 AADT	2013 ▲ 33,940 AADT	2009 ▲ 31,560 AADT
2004 ▲ 41,430 ADT	2019 ▲ 46,636 AADT		2009 ▲ 30,920 AADT	
	2018 ▲ 37,394 AADT		2004 ▲ 30,000 AADT	
	2016 ▲ 34,082 AADT		1997 ▲ 12,100 AADT	
	2015 ▲ 32,459 AADT			



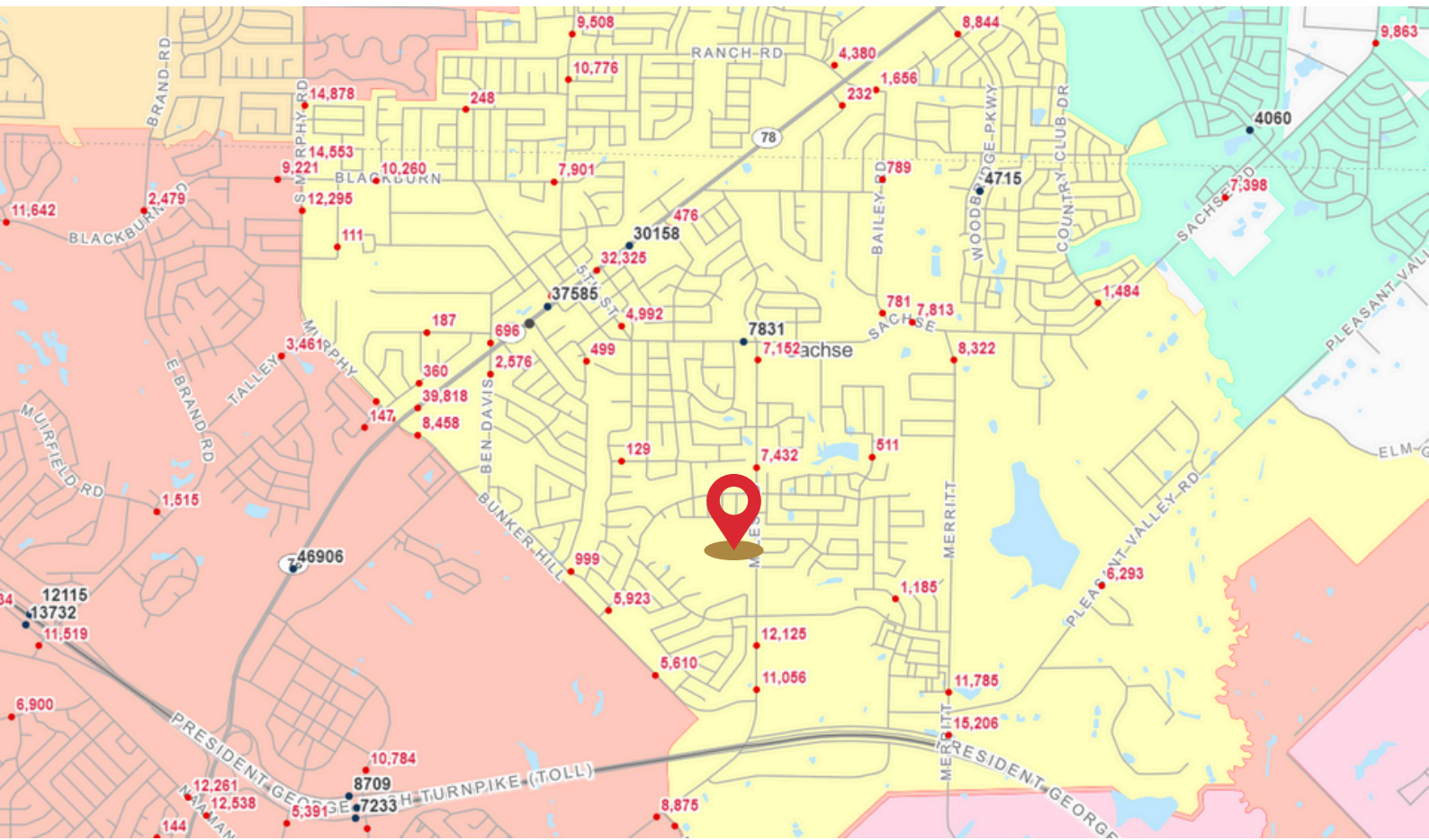
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Annual Average daily traffic- the total number of vehicles passing the site in a year divided by 365

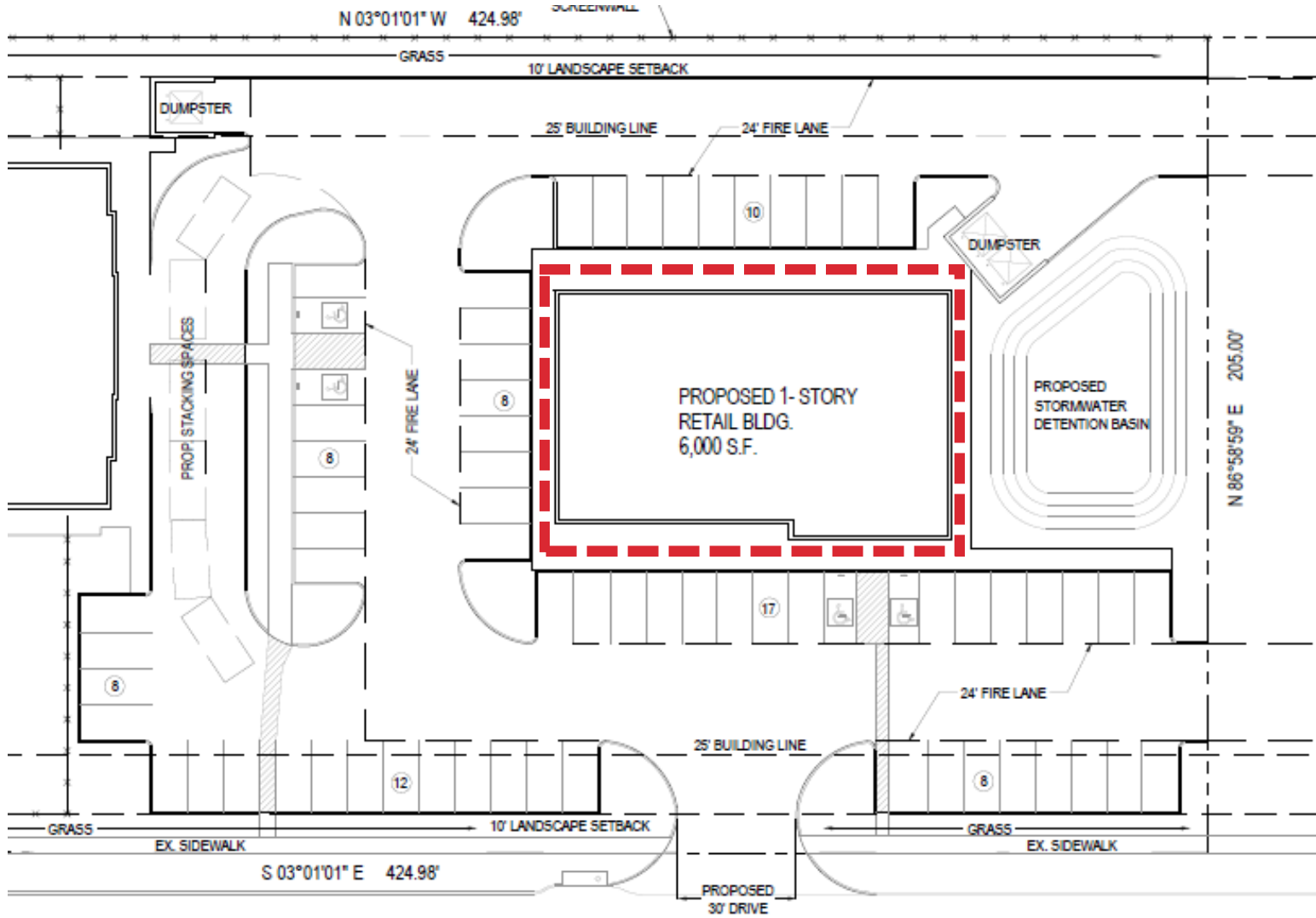
SATELLITE MAP SHOWING LOCATION OF RETAIL STRIP



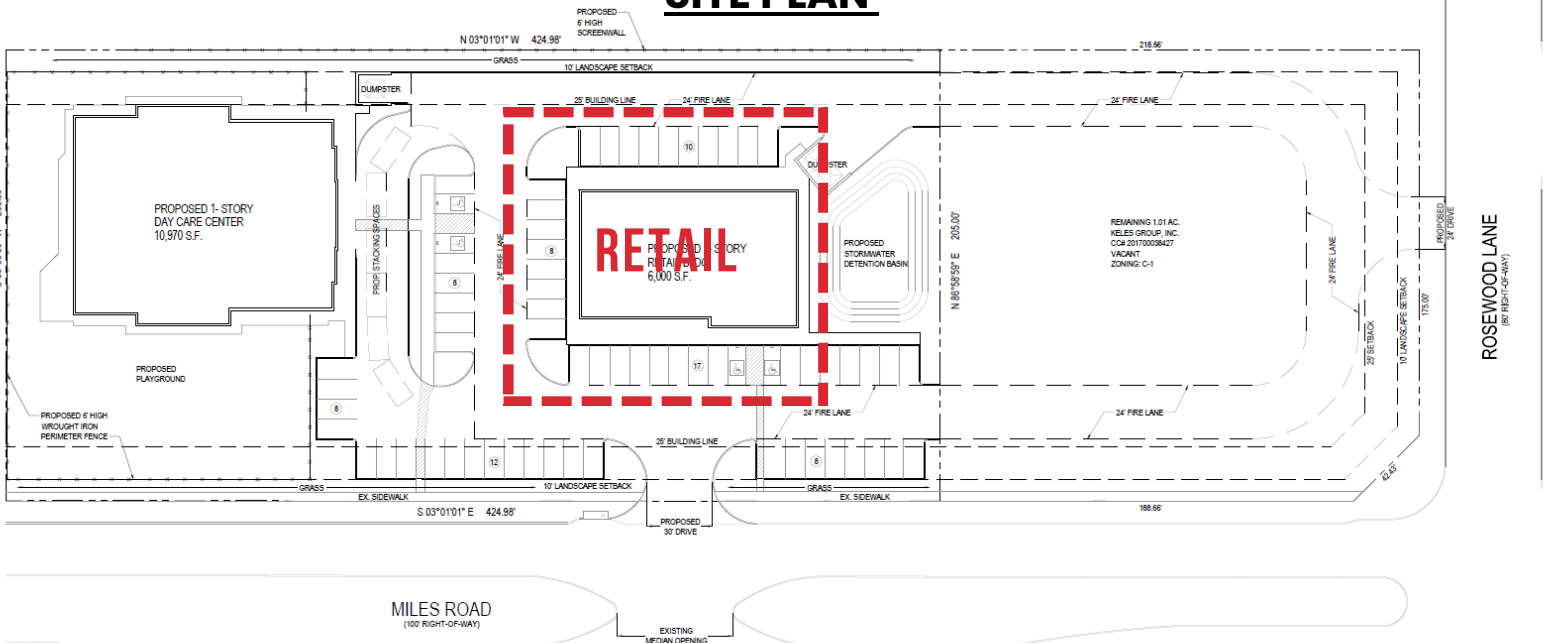
TRAFFIC COUNT MAP



RETAIL SITE PLAN



SITE PLAN



AERIAL SITE VIEW



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Sachse, TX 75048: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022
2027 (Projected)



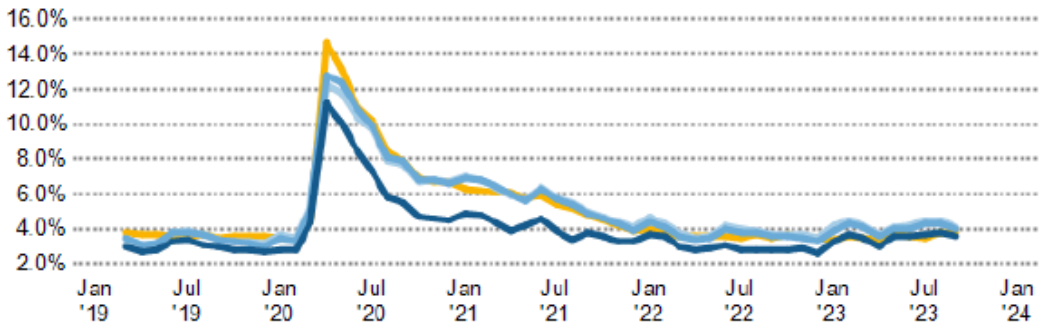
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

Sachse
Dallas County
Texas
USA

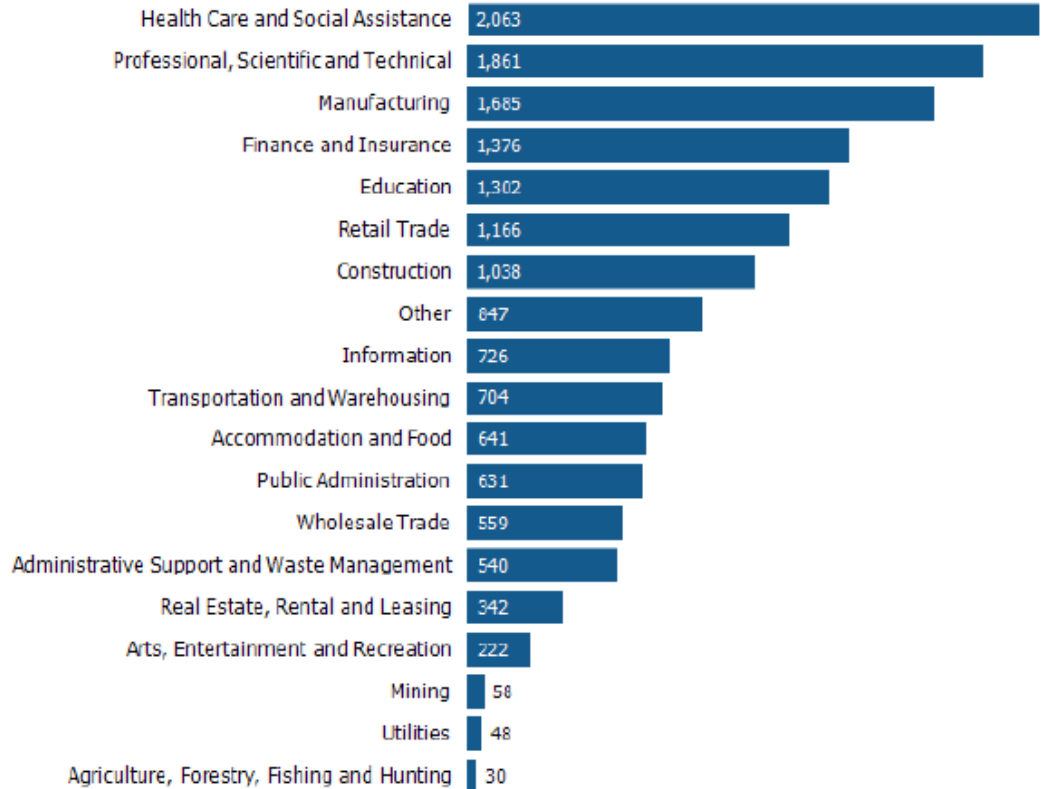


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Ready Real Estate, LLC</u>	<u>521646</u>	<u>von@readyrealestate.com</u>	<u>(817)569-8200</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

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