# For Sale Sachse Ranch DISCOUNT Estates 12,793 Homes SITE **Shepherds Glen** 10,528 Homes

SEQ SH 78 & Ben Davis Rd 3.42 Acres Sachse, TX

> 5440 Shepherds Glen Dr Sachse, TX 75048



## Hunington

**Hunington Properties, Inc.** 

501 W President George Bush Hwy., Suite #150, Richardson, TX 75080

214-689-3600

hpiproperties.com





### SEQ SH 78 & BEN DAVIS RD 3.42 ACRES SACHSE, TX

5440 Shepherds Glen Dr, Sachse, TX 75048

Property Details	
Sale Price	\$2,089,766.00
Lot Size	3.42 Acres
Price PSF	\$14.00 PSF
Zoning	C2 General Commercial
Utilities	To The Site
Detention	On-Site Detention Pond Required



### **Property Highlights**

- Given its strategic location and commercial significance, Sachse Land presents opportunities for future development and growth in Sachse.
  This may include the expansion of existing businesses, the addition of new amenities, and the development of residential and commercial properties.
- Adjacent to Hwy 78 with high traffic vehicle count of 53,419 vpd

8	Demographics		
	Population (2025)	2 mi 37,526 3 mi 78,070 5 mi 261,819	
	Average HHI	2 mi \$178,974 3 mi \$168,449 5 mi \$145,037	
-	Traffic Counts	Hwy 78 - 53,419 vpd Ben Davis Rd 2,033 vpd	



#### **Matthew Kivnani**

Vice President | Brokerage matthew@hpiproperties.com (469)604.8681

### **Hunington Properties, Inc.**

501 W President George Bush Hwy., Suite #150 • Richardson, Texas 75080 214-689-3600

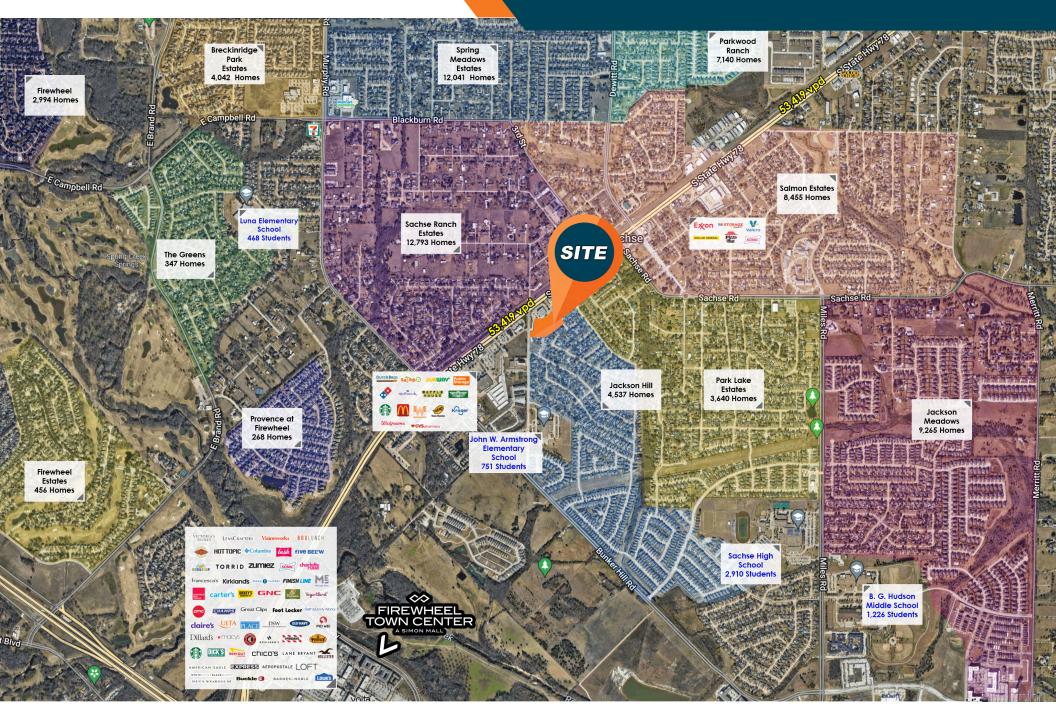
### hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.













SURVEY PLAT Burns Surveying, LLC FIRM REGISTRATION NO. 10194366 BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 5810 HIGHWAY 78 , in the city of SACHSE, Texas Being Lot 2, Block A of BEN DAVIS CROSSING ADDITION, an Addition to the City of Sachse, Dallas County, Texas, according to the map or plat thereof recorded in Clerk's File No. 200503521722, Map Records, Dallas County, Texas. Tract II Non-Exclusive Easement Estate Easement rights created in Reciprocal Easement Agreement With Covenants, Conditions and Restrictions executed by and between Bank Site Acquisition Corporation and Walgreen Co., dated September 23, 2005, filed on September 26, 2005 and recorded under Clerk's File No. 200503521721, Real Property Records, Dallas County, Texas, and refiled under Clerk's File No. 200503522789, Real Property Records, Dallas County, Texas. STATE HIGHWAY NO. 78 MUTUAL ACCESS, AND UTILITY EASEMENT BEN DAVIS ROAD 00:01 DRAINAGE AND UTILITY EASEMENT CHURCH OF CHRIST ADDITION VOL. 9005, PG. 3164 BENCHMARK CITY BENCHMARK STATION NO. 2 : 527.22 ACCEPTED BY: Mohammal Saley PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS INST. NO. 200503521721, C.F. NO. 200503522789, VOL. 77062, PG. 2576 Lawyers Title The plot nerieon is true, correct, and accurate representation or the property as determined by survey, the lines and dimensions of said property being as indicated by the plot the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, se back from property lines the distance indicated, or visible and apparent easeme TITLE AND ABSTRACTING WORK FURNISHED BY LAWKERS TITLE 

Drawn by:



### **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:
  - 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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Matthew Kivnani	741535	matthew@hpiproperties.com	214.689.3600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlor	d Initials Date	