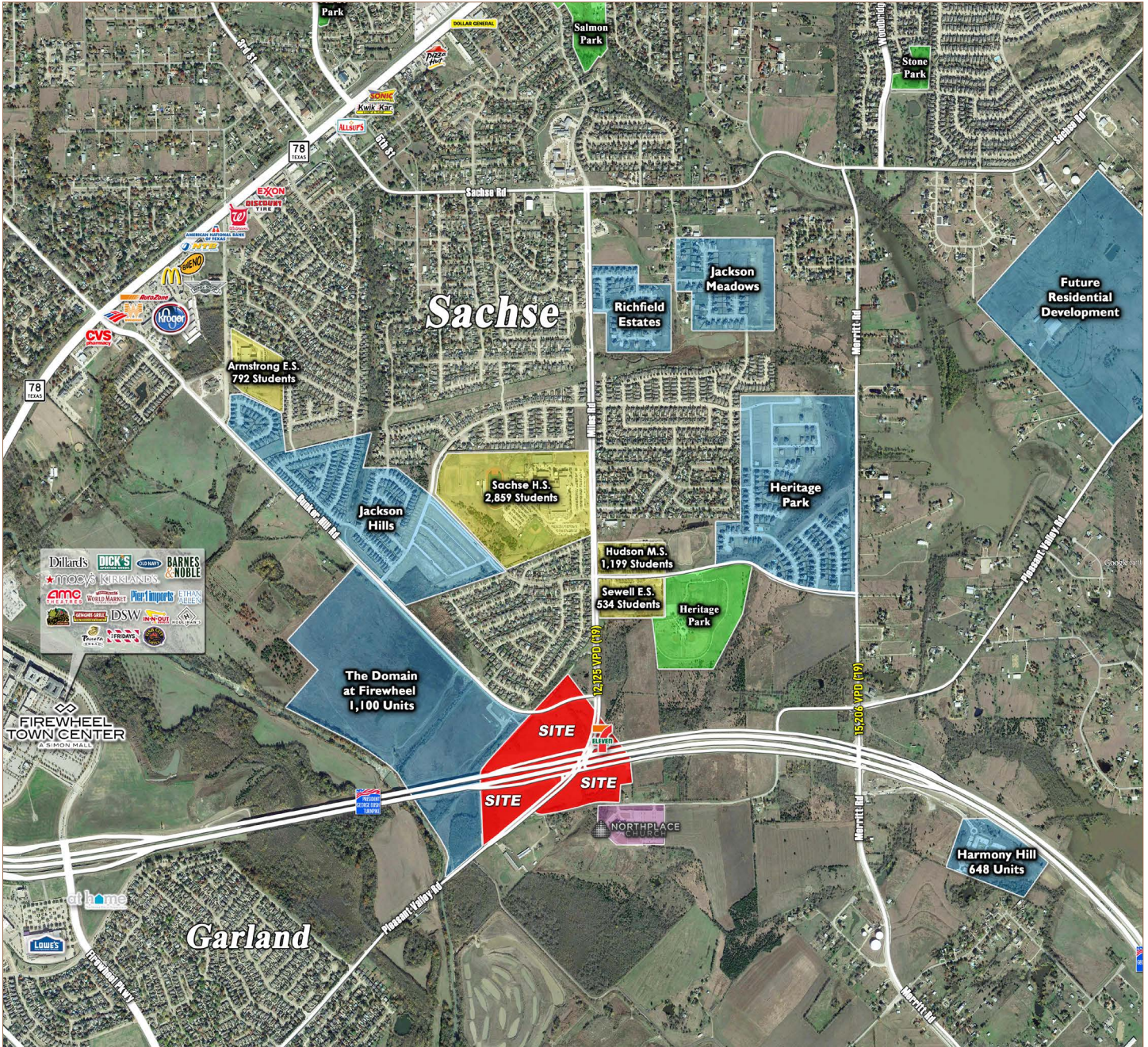




The Haines Company

Retail Development Opportunity in Sachse, Texas An Exclusive Offering



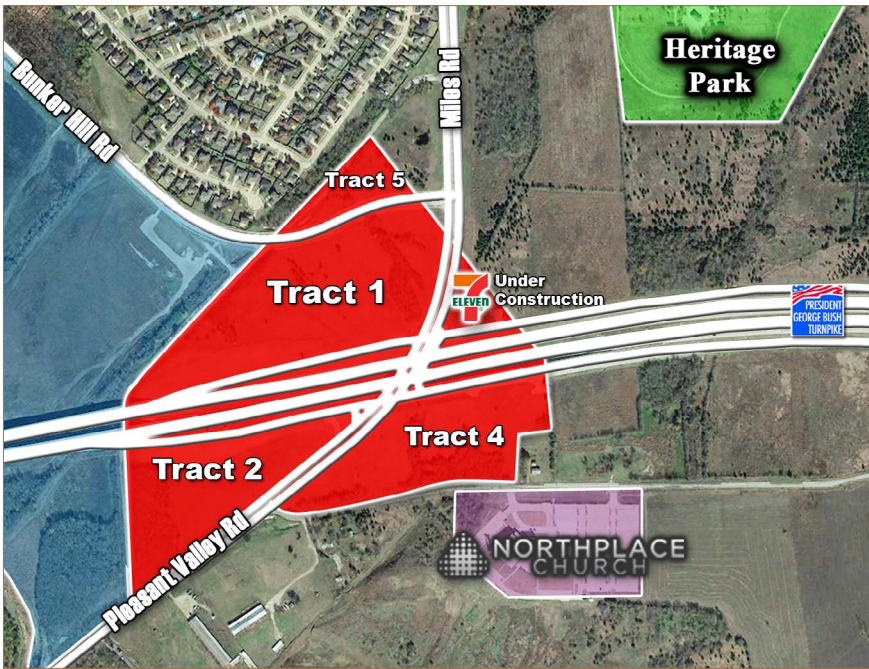
5430 Glen Lakes Dr # 280
Dallas, Texas 75231

info@hainescompany.com
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The Haines Company

Retail Development Opportunity in Sachse, Texas An Exclusive Offering



Size: **Tract 1**
15.034 Acres
654,879 SF

Amenities: Sewer in Old Miles Rd

Zoning: Commercial 2 (C-2),
as defined by Sachse
Overlay District

Price: Subject to Location
and Use

Tract 2
7.889 Acres
343,661 SF

none

Commercial 2 (C-2),
as defined by Sachse
Overlay District

Subject to Location
and Use

Tract 3
1.508 Acres
65,702 SF

SOLD

Tract 4
11.03 Acres
480,466.80 SF

Two curb cuts on
northern boundary

Commercial 2 (C-2),
as defined by Sachse
Overlay District

Subject to Location
and Use

Tract 5
2.782 Acres
121,186 SF

Sewer in Old Miles Rd

Falls into the Sachse
Overlay District
Transition section

Subject to Location
and Use

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The Haines Company

Retail Development Opportunity in Sachse, Texas An Exclusive Offering at PGBT & Miles Rd

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,830	50,347	151,589
2010 Total Population	3,337	67,002	203,576
2019 Total Population	4,828	77,994	237,139
2019 Group Quarters	0	113	613
2024 Total Population	5,336	84,522	257,591
2019-2024 Annual Rate	2.02%	1.62%	1.67%
2019 Total Daytime Population	2,953	53,328	182,045
Workers	589	16,199	64,951
Residents	2,364	37,129	117,094
Household Summary			
2000 Households	533	15,976	48,875
2000 Average Household Size	3.43	3.14	3.09
2010 Households	993	21,531	65,697
2010 Average Household Size	3.36	3.11	3.09
2019 Households	1,444	24,650	75,410
2019 Average Household Size	3.34	3.16	3.14
2024 Households	1,579	26,475	81,514
2024 Average Household Size	3.38	3.19	3.15
2019-2024 Annual Rate	1.80%	1.44%	1.57%
2010 Families	831	17,887	52,876
2010 Average Family Size	3.68	3.42	3.46
2019 Families	1,222	20,618	60,914
2019 Average Family Size	3.64	3.46	3.51
2024 Families	1,340	22,213	65,915
2024 Average Family Size	3.68	3.49	3.53
2019-2024 Annual Rate	1.86%	1.50%	1.59%
Median Household Income			
2019	\$92,975	\$85,927	\$79,934
2024	\$101,495	\$96,141	\$88,861
Median Home Value			
2019	\$259,307	\$233,322	\$225,627
2024	\$289,161	\$264,084	\$254,634
Per Capita Income			
2019	\$34,072	\$32,925	\$32,040
2024	\$37,543	\$37,083	\$36,127
Median Age			
2010	34.6	35.4	34.7
2019	35.3	36.5	35.7
2024	37.0	37.3	36.1
2019 Population 25+ by Educational Attainment			
Total	3,182	52,000	155,080
Less than 9th Grade	8.1%	5.6%	6.8%
9th - 12th Grade, No Diploma	6.6%	6.8%	6.9%
High School Graduate	19.0%	21.0%	19.4%
GED/Alternative Credential	2.3%	2.8%	3.1%
Some College, No Degree	22.0%	23.5%	22.0%
Associate Degree	11.1%	9.2%	8.4%
Bachelor's Degree	22.4%	21.3%	22.3%
Graduate/Professional Degree	8.5%	9.9%	11.2%

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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.

Haines Real Estate Holdings LLC, d/b/a The Haines Company	9005463	info@hainescompany.com	214-368-5858
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edward T. Haines Jr.	315421	terry@hainescompany.com	214-368-5858
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David C. Haines	662767	david@hainescompany.com	214-368-5858
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date