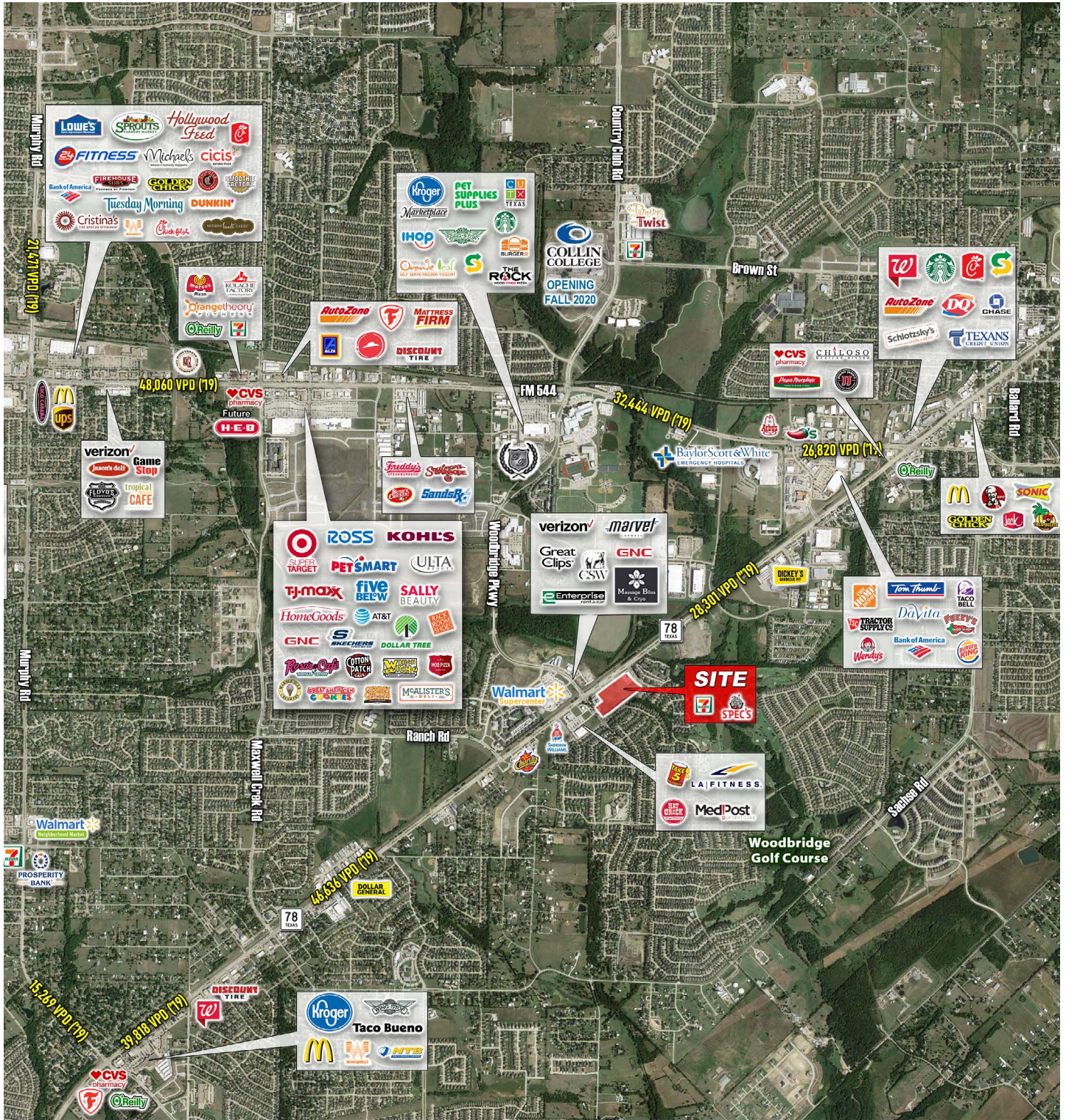




# The Haines Company



Offered by:

**The Haines Company**  
info@hainescompany.com  
214-368-5858







# The Haines Company



## LOCATION

Northeast Corner of Hwy 78 & Woodbridge Pkwy  
Sachse, Texas 75048

## HIGHLIGHTS

- Strategic position in a strong growth corridor
- Excellent visibility and access at a signalized intersection
- Close to Walmart Supercenter, LA Fitness and located at the main entrance to Woodbridge, a master planned community priced from \$270s to \$480s
- High traffic area with exposure to 45,000+ VPD
- Call for Pricing

## AVAILABLE

5 Sites Remaining:

Lot 1: 39,671 SF    Lot 2: 35,963 SF  
 Lot 3: 69,367 SF    Lot 4: 104,228 SF    Lot 5: 234,607 SF

## AREA RETAILERS



## DEMOGRAPHICS

	1-mile	3-miles	5-miles
2020 Population	7,830	51,581	185,149
2025 Proj. Population	8,859	91,745	206,171
Average HH Income	\$120,409	\$117,109	\$125,335
Median Home Value	\$279,916	\$284,851	\$291,418

Developed by:

**McClure Partners**

[jmcclore@mcclureusa.com](mailto:jmcclore@mcclureusa.com)

972-633-3722

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# The Haines Company

## Retail Development Opportunity in Sachse, Texas An Exclusive Offering

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	2,391	28,909	70,016
2010 Total Population	6,521	62,086	142,661
2020 Total Population	7,830	81,581	185,149
2020 Group Quarters	0	50	280
2025 Total Population	8,859	91,745	206,171
2020-2025 Annual Rate	2.50%	2.38%	2.17%
2020 Total Daytime Population	6,864	72,562	160,778
Workers	3,045	29,758	64,480
Residents	3,819	42,804	96,298
<b>Household Summary</b>			
2000 Households	864	9,573	22,992
2000 Average Household Size	2.77	3.01	3.04
2010 Households	2,317	19,912	45,346
2010 Average Household Size	2.81	3.12	3.14
2020 Households	2,785	25,719	57,742
2020 Average Household Size	2.81	3.17	3.20
2025 Households	3,152	28,750	63,858
2025 Average Household Size	2.81	3.19	3.22
2020-2025 Annual Rate	2.51%	2.25%	2.03%
2010 Families	1,847	16,668	38,049
2010 Average Family Size	3.18	3.42	3.45
2020 Families	2,181	21,435	48,301
2020 Average Family Size	3.22	3.49	3.52
2025 Families	2,455	23,898	53,311
2025 Average Family Size	3.23	3.51	3.55
2020-2025 Annual Rate	2.40%	2.20%	1.99%
<b>Median Household Income</b>			
2020	\$103,607	\$102,493	\$103,242
2025	\$108,111	\$106,450	\$108,160
<b>Median Home Value</b>			
2020	\$279,916	\$284,851	\$291,418
2025	\$303,147	\$314,746	\$322,211
<b>Per Capita Income</b>			
2020	\$41,514	\$36,967	\$39,187
2025	\$44,960	\$40,166	\$42,863
<b>Median Age</b>			
2010	33.7	33.6	34.4
2020	35.1	34.9	35.6
2025	33.6	34.3	35.3
<b>2020 Population 25+ by Educational Attainment</b>			
Total	4,993	51,746	118,579
Less than 9th Grade	1.6%	3.1%	3.2%
9th - 12th Grade, No Diploma	5.6%	4.4%	4.1%
High School Graduate	19.3%	18.8%	17.4%
GED/Alternative Credential	2.7%	3.2%	2.6%
Some College, No Degree	21.1%	21.3%	20.4%
Associate Degree	9.7%	9.3%	8.7%
Bachelor's Degree	29.7%	26.5%	28.2%
Graduate/Professional Degree	10.2%	13.4%	15.2%

5430 Glen Lakes Dr # 280  
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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