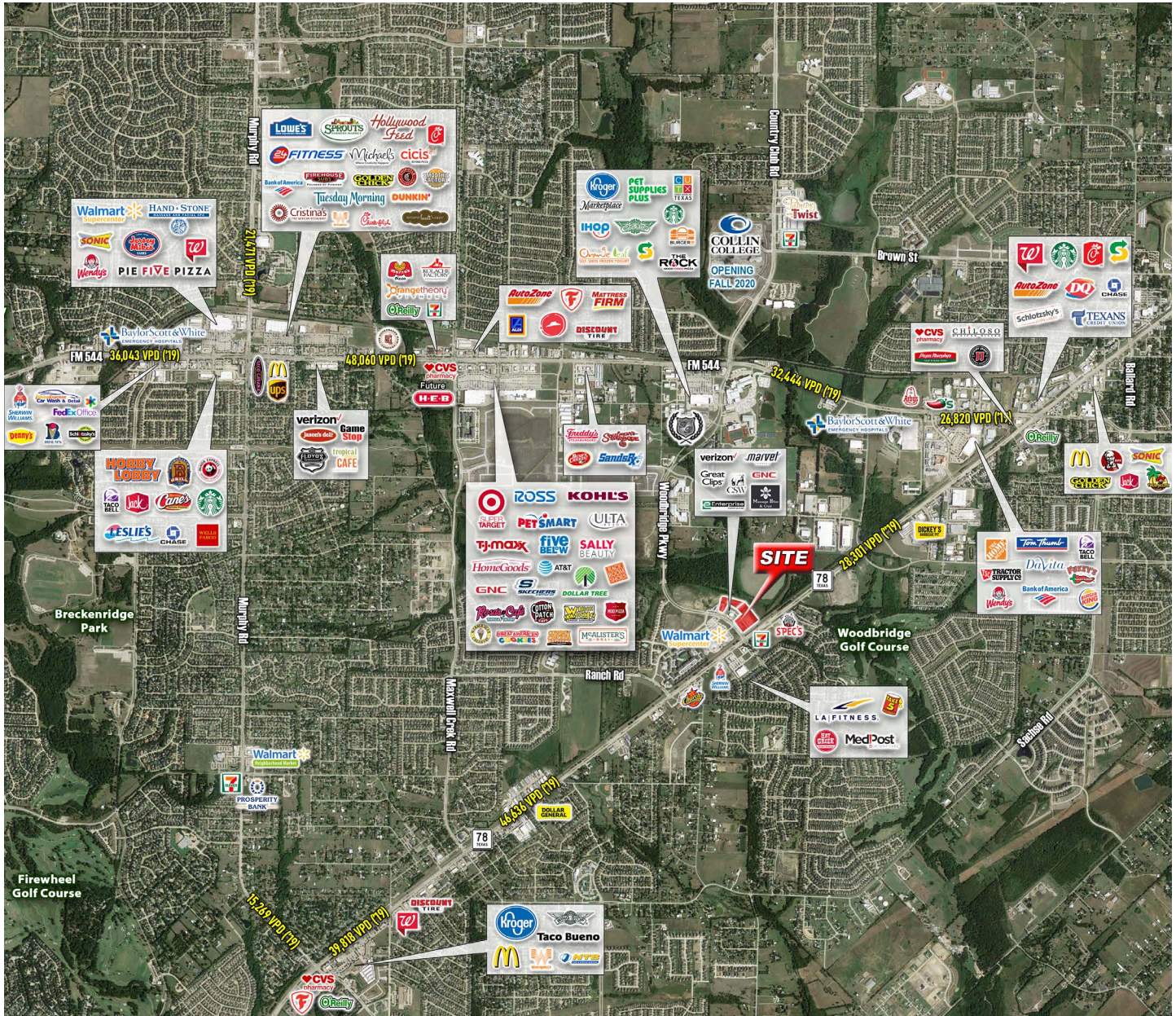




# The Haines Company

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



Offered by:

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



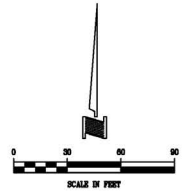


# The Haines Company

20' SANITARY SEWER EASEMENT  
DOCUMENT NO. 20121026001367140  
D.R.C.C.T.

N56°37'05"E  
24.98'

REMAINDER OF  
WOODBIDGE PROPERTIES LLC  
VOLUME 5065, PAGE 4376  
DOCUMENT NO. 2001-0160813  
D.R.C.C.T.



Offered by:

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



# The Haines Company



## LOCATION

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

## HIGHLIGHTS

- Available for Purchase or Build to Suit
- Excellent visibility at a signalized intersection
- Easy access with multiple curb cuts
- Directly across from Walmart Supercenter
- Located at the main entrance to Woodbridge, a master planned community priced from the \$270's to \$480's
- High traffic area
- Call for Pricing

## AVAILABLE

0.8032 AC & 1.073 AC Lots  
5.694 Acre Hard Corner Lot

## AREA RETAILERS



## DEMOGRAPHICS

	1-mile	3-miles	5-miles
2020 Population	9,796	81,436	185,495
2025 Proj. Population	10,993	91,446	207,431
Average HH Income	\$121,656	\$117,992	\$125,181
Median Home Value	\$295,491	\$286,722	\$292,559

Offered by:

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214-368-5858



REMAINDER OF  
WOODBIDGE PROPERTIES LLC  
VOLUME 5085, PAGE 4376  
DOCUMENT NO. 2001-0160813  
D.R.C.C.T.

APPROXIMATE LOCATION OF  
THE ANNUAL CHARGE FLOOD ZONE

27 SANITARY SEWER EASEMENT  
DOCUMENT NO. 201210200130140  
D.R.C.C.T.

N56°37'05"E  
24.98'

S79°44'35"E 144.16'

S79°44'35"E 188.69'

S75°37'20"E 308.53'

W66°57'00"E 378.03'

33,786 SQ. FT.  
0.776 ACRES

N42°55'47"E 263.15'

46,438 SQ. FT.  
1.066 ACRES

46,720 SQ. FT.  
1.073 ACRES

35,846 SQ. FT.  
0.823 ACRES

DRAINAGE EASEMENT  
DOCUMENT NO. 201110200118840  
DOCUMENT NO. 201110200118850  
DOCUMENT NO. 201110200130700  
D.R.C.C.T.

N81°01'38"W 163.72'

N42°55'47"E 263.15'

46,438 SQ. FT.  
1.066 ACRES

46,720 SQ. FT.  
1.073 ACRES

35,846 SQ. FT.  
0.823 ACRES

$\Delta=4'37'15"$   
 $R=1050.00'$   
 $T=45.42'$   
 $L=90.79'$   
Chord=N78°32'58"W 90.76'

$\Delta=8'48'33"$   
 $R=1050.00'$   
 $T=80.88'$   
 $L=161.43'$   
Chord=N71°40'04"W 161.28'

$\Delta=5'42'01"$   
 $R=1050.00'$   
 $T=52.27'$   
 $L=104.46'$   
Chord=N64°24'48"W 104.42'

$\Delta=9'48'20"$   
 $R=1300.00'$   
 $T=111.70'$   
 $L=222.86'$   
Chord=N59°39'08"W 222.59'

LOT 1, BLOCK A

LOT 3, BLOCK A

WOODBIDGE COMMONS - PHASE THREE  
CONVEYANCE PLAT  
CABINET 2014, PAGE 257  
DOCUMENT NO. 20140529010001620  
M.R.C.C.T.

LOT 2, BLOCK A

LOT 1, BLOCK 1  
WOODBIDGE COMMONS PHASE TWO  
CABINET 2011, PAGE 332  
DOCUMENT NO. 2011102010002280  
M.R.C.C.T.

WOODBIDGE PARKWAY  
(100' RIGHT-OF-WAY)

**BOUNDARY EXHIBIT**  
46,438 SQUARE FEET OR 1.066 ACRES  
RICHARD NEWMAN SURVEY, ABSTRACT NO. 660  
CITY OF SACHSE, COLLIN COUNTY, TEXAS

**J. VOLK  
consulting**  
608 Central Parkway East, Suite 300  
Ft. Worth, Texas 76104  
972.263.2100 TXPLS Registration No. 1598283



# 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