

# BUNKER HILL RETAIL CENTER

3800 Miles Rd, Sachse, TX, 75048



*Rendering*



**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES

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**PROJECT SCOPE**

- New Construction Retail adjacent to The Station in Sachse
- Directly across the street from two newly constructed Multi-Family Buildings (400+ Units)
- Drive Thru Opportunity Available
- Approximately ±0.5 miles North of President George Bush Turnpike
- Join Badass Coffee, Huckleberry's, Pelican Liquor, & More!



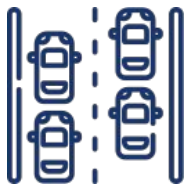
BUILDING 1 (Delivery June 2024)

**±1,200 SF - ±7,100 SF**

BUILDING 2 (Delivery Q3 2024)

**±1,200 SF - ±5,700 SF**

**Est. NN \$9.00 PSF**



**±7,000 VPD** (Bunker Hill Rd)

**±13,000 VPD** (Miles Rd)

**DEMOGRAPHICS**

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,663	91,087	272,402
Current Year Estimate	6,962	81,730	243,791
2020 Census	6,730	80,674	238,902
Growth Current Year-Five-Year	10.07%	11.45%	11.74%
Growth 2020-Current Year	3.44%	1.31%	2.05%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,246	29,135	90,154
Current Year Estimate	2,064	26,266	80,408
2020 Census	2,060	26,013	78,468
Growth Current Year-Five-Year	8.81%	10.92%	12.12%
Growth 2020-Current Year	0.22%	0.98%	2.47%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$226,218	\$149,285	\$133,338

*Rendering*



*Rendering*



*Rendering*



*Rendering*





BLDG	TENANT	SPACE
1	AVAILABLE	5,800 SF
1	PELICAN LIQUOR	2,500 SF
1	SK THREADING	1,200 SF
1	AVAILABLE	7,100 SF
2	HUCKLEBERRY'S	3,000 SF
2	AVAILABLE	5,700 SF
2	BADASS COFFEE	1,800 SF

AVAILABLE 

OCCUPIED 



**BUNKER HILL RD ± 7,000 VPD**

**MILES RD ± 13,000 VPD**





JACKSON MEADOWS



HERITAGE PARK

SACHSE HIGH SCHOOL  
2,807 STUDENTS



HUDSON HILLS

MILES RD ± 13,000 VPD

HUDSON MIDDLE  
1,198 STUDENTS

SEWELL ELEMENTARY  
525 STUDENTS

WILLOW LAKE RANCH

HUDSON CROSSING

CIVITAS SENIOR LIVING

HERITAGE PARK

THE STATION APARTMENTS  
300 UNITS

THE STATION  
165 LOTS

**SUBJECT PROPERTY**



Medical City  
Sachse  
A Campus of Medical City Plano



RETAIL/  
RESTAURANT  
LINZ @ THE STATION  
APARTMENTS  
300 UNITS

DOMAIN AT THE ONE FORTY  
299 UNITS

BUNKER HILL RD ± 7,000 VPD

GEORGE BUSH TPKE ± 91,000 VPD



HUFFINES





STRIKE REEL

**DICK'S** SPORTING GOODS ★ **macy's** **Dillard's** **Bath & Body Works**  
**BARNES & NOBLE**  
**CHAMPS** SPORTS **Starbucks** **CHIPOTLE** MEXICAN GRILL **Bank of America** **IN-N-OUT** BURGER  
**AMC** **GameStop** **ULTA** BEAUTY **OLD NAVY** **Panera** BREAD®  
**MEN'S WEARHOUSE**®

**SUBJECT PROPERTY**



**GEORGE BUSH TPKE**  
± 91,000 VPD

**Walmart** **sam's club**  
**Office DEPOT** **Target** **Starbucks** **Red Robin** GOURMET BURGERS AND BEERS  
**IHOP** **target** **Cheddar's** **LIFETIME FITNESS** SCRATCH KITCHEN  
**Chick-fil-℥** **SONIC** SMOOTHIE KING **BURGER KING**  
**Michaels**

**Walmart** Neighborhood Market  
**McDonald's** **Auto Zone**

**CUBE SMART** self storage  
**Chevron** **QT**  
**ExtraSpace Storage**

**GARLAND**

**STATE HWY 78** ± 47,000 VPD

**BIG LOTS!** **LOWE'S** **THE HOME DEPOT**  
**KOHL'S** **WELLS FARGO**  
**petco** **HOBBY LOBBY** **BEST BUY**

**Medical City** Sachse A Campus of Medical City Plano  
**MANNY'S** TEX-MEX RESTAURANTE  
**COLD STONE** CREAMERY **THE BRASS TAP** CRAFT BEER BAR **POLARIS DENTISTRY**

**Tom Thumb** **CVS** pharmacy®  
**ANYTIME FITNESS**

**Walgreens** **GameStop** **CHIPOTLE** MEXICAN GRILL **McDonald's**  
**CHASE** **PIZZA HUT** **SHERWIN WILLIAMS** **CVS** pharmacy® **SPROUTS** FARMERS MARKET

JACKSON MEADOWS  
HERITAGE PARK  
WILLOW LAKE RANCH

VALLEY CREEK



**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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)  
IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **3800 Miles Rd, Sachse, TX, 75048** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.