

# BUNKER HILL RETAIL CENTER

3115 Bunker Hill Rd, Sachse, TX, 75048



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

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**PROJECT SCOPE**

- Adjacent to The Station Development Master Planned Development
- Directly across the street from two newly constructed Multi-Family Developments (1000+ Units)
- Drive Thru Opportunities Available
- Approximately ±0.15 miles from President George Bush Turnpike
- Join Huckleberry's, Yoko Sushi & Thai, Sayfani Coffee, Sayfani Pizza, Keke's Japanese Bakery & More!

**TRAFFIC GENERATORS**



**AVAILABILITY**

**BUILDING 1:**

- Suite 101: 1,293 SF (drive thru available)
- Suite 104: 1,217 SF
- Suite 105: 1,502 SF
- Suite 108: 2,568 SF

**BUILDING 2 (Delivery Q2 2025)**

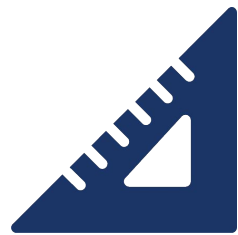
- ±1,200 SF to ±7,492 SF (drive thru available)

±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









**LEASE SIGNED** 

**AVAILABLE** 

 DOMAIN AT THE ONE FORTY  
299 UNITS

 RYE BUNKER HILL APARTMENTS  
356 UNITS

**COMPLETED 389  
MULTI-FAMILY UNITS**

**BUNKER HILL RD ± 7,000 VPD**

**MILES RD ± 13,000 VPD**



**AVAILABLE**  
7,492 SF



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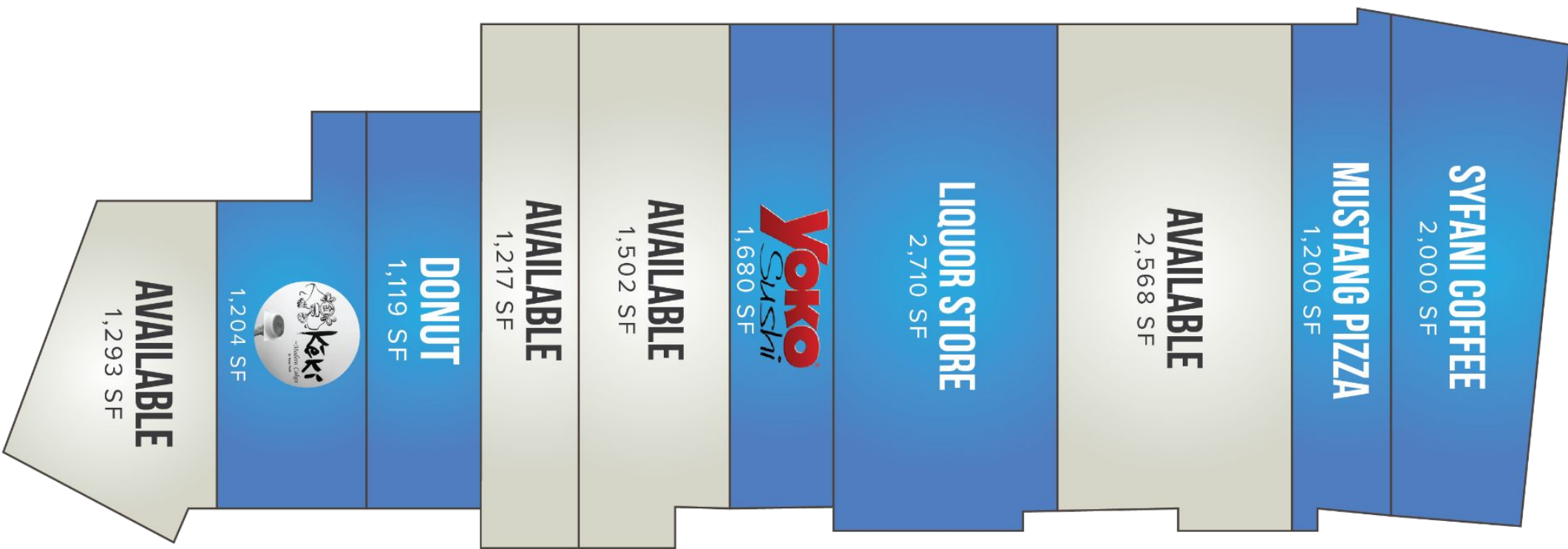
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PARKLAKE ESTATES

  
WILLOW LAKE RANCH NORTH

  
SACHSE HIGH SCHOOL  
2,807 STUDENTS

  
JACKSON MEADOWS

  
HUDSON MIDDLE  
1,198 STUDENTS

  
HERITAGE PARK

  
WILLOW LAKE RANCH

  
HUDSON CROSSING

  
SEWELL ELEMENTARY  
525 STUDENTS

**SUBJECT PROPERTY**

CIVITAS SENIOR LIVING  
189 UNITS

HERITAGE PARK

THE STATION  
225 LOTS  
800 UNITS

POTENTIAL  
FREE STANDING  
RESTAURANT

MULTI FAMILY  
PHASE II

TOWNHOMES  
290 UNITS

CHARTY'S CHRYSAL  
POND ESTATE

DOMAIN AT THE  
ONE FORTY  
299 UNITS

COMPLETED 389  
MULTI-FAMILY UNITS



RETAIL/  
COMMERCIAL

RETAIL/  
COMMERCIAL

RETAIL/  
COMMERCIAL

  
HUFFINES

4 ACRES

STONELAKE CAPITAL  
TECH WAREHOUSE  
8.75 ACRES  
100,000 SF  
±100 EMPLOYEES

DOLFEN  
INDUSTRIAL  
TECH WAREHOUSE  
9.9 ACRES  
100,000 SF  
±100 EMPLOYEES

**evolve**  
200,000 SF  
±350 EMPLOYEES

MILES RD ± 13,000 VPD

BUNKER HILL RD ± 7,000 VPD

GEORGE BUSH TPKE ± 91,000 VPD





STRIKE REEL

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

SUBJECT PROPERTY

GEORGE BUSH TPKE  
± 91,000 VPD

Walmart sam's club  
 Office DEPOT target Starbucks Red Robin  
 IHOP Chick-fil-¢ Michael's Cheddar's SCRATCH KITCHEN LIFETIME FITNESS  
 SONIC SMOOTHIE KING BURGER KING

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

Walmart Neighborhood Market  
 McDonald's Auto Zone

Tom Thumb ANYTIME FITNESS CVS pharmacy

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

GameStop CHASE CHIPOTLE MEXICAN GRILL McDonald's  
 Pizza Hut SHERWIN WILLIAMS CVS pharmacy SPROUTS FARMERS MARKET

CUBESMART self storage  
 Chevron QT ExtraSpace Storage

GARLAND

STATE HWY 78 ± 47,000 VPD

JACKSON MEADOWS  
HERITAGE PARK  
WILLOW LAKE RANCH

VALLEY CREEK



