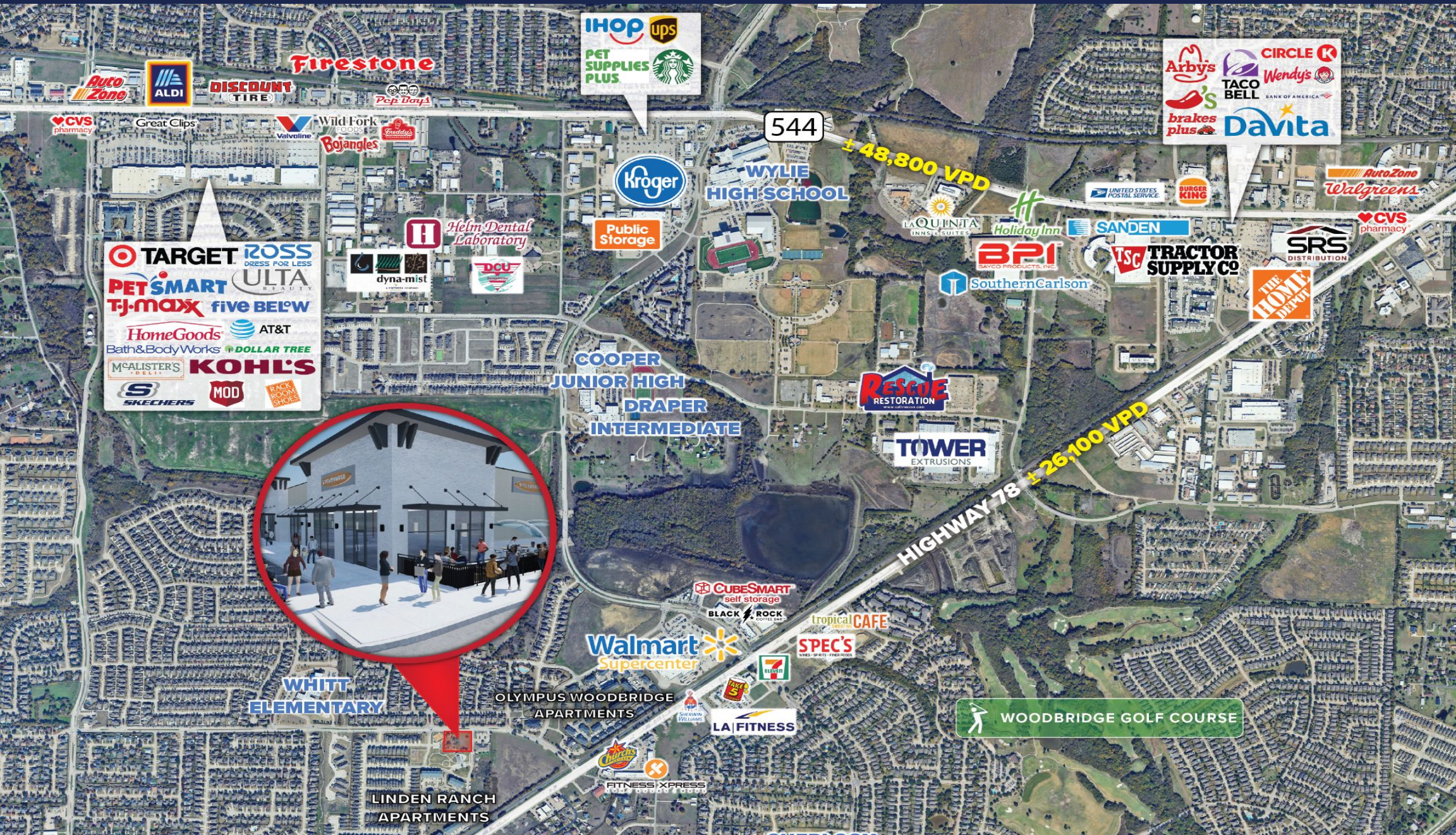


PROPOSED RETAIL DEVELOPMENT

4310 Ranch Rd, Sachse, TX, 75048

INTERACTIVE
MARKETING PACKAGE



WILLIAM CARR

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william.carr@matthews.com

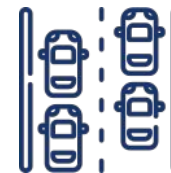
BAYLOR WORMAN

DIR: (214) 600-5525 | MOB: (214) 227-2729
License No. 784561 (TX)
baylorworman@matthews.com



PROJECT SCOPE

- 1,200 to 15,390 SF Available
- Estimated Delivery: Q4 2025
- TI packages available (subject to deal terms and tenant financials)
- Walking distance to Whit Elementary School & Sachse City Park
- Ranch Road frontage with direct access both east & west bound
- Close proximity to Woodbridge Golf Club, Walmart Supercenter, & The Station mixed-use entertainment district



**1,200 to 15,390 SF
AVAILABLE**

±36,000 VPD (State Highway 78)
±14,500 VPD (Ranch Road)

DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	2-MILE	3-MILE	5-MILE
Five-Year Projection	41,616	88,143	225,770
Current Year Estimate	38,899	81,080	208,392
2020 Census	37,698	77,799	203,960
Growth Current Year-Five-Year	6.99%	8.71%	8.34%
Growth 2020-Current Year	3.19%	4.22%	2.17%
HOUSEHOLDS	2-MILE	3-MILE	5-MILE
Five-Year Projection	13,727	28,710	76,684
Current Year Estimate	12,646	25,999	69,863
2020 Census	12,050	24,561	66,336
Growth Current Year-Five-Year	8.55%	10.43%	9.76%
Growth 2020-Current Year	4.95%	5.85%	5.32%
INCOME	2-MILE	3-MILE	5-MILE
Average Household Income	\$169,073	\$157,244	\$150,079

AREA RETAILERS



**Proposed Retail Development
For Lease**

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

4310 RANCH RD
Sachse, TX, 75048



**MEDIAN
CUT**

**MEDIAN
CUT**

RANCH RD

MONTESSORI LN

**2 SAND
VOLLEYBALL
COURTS**

PATIO AREA

AVAILABLE

**\$1 MILLION
PLAYGROUND PROJECT**

**WATER
PLAYGROUND**

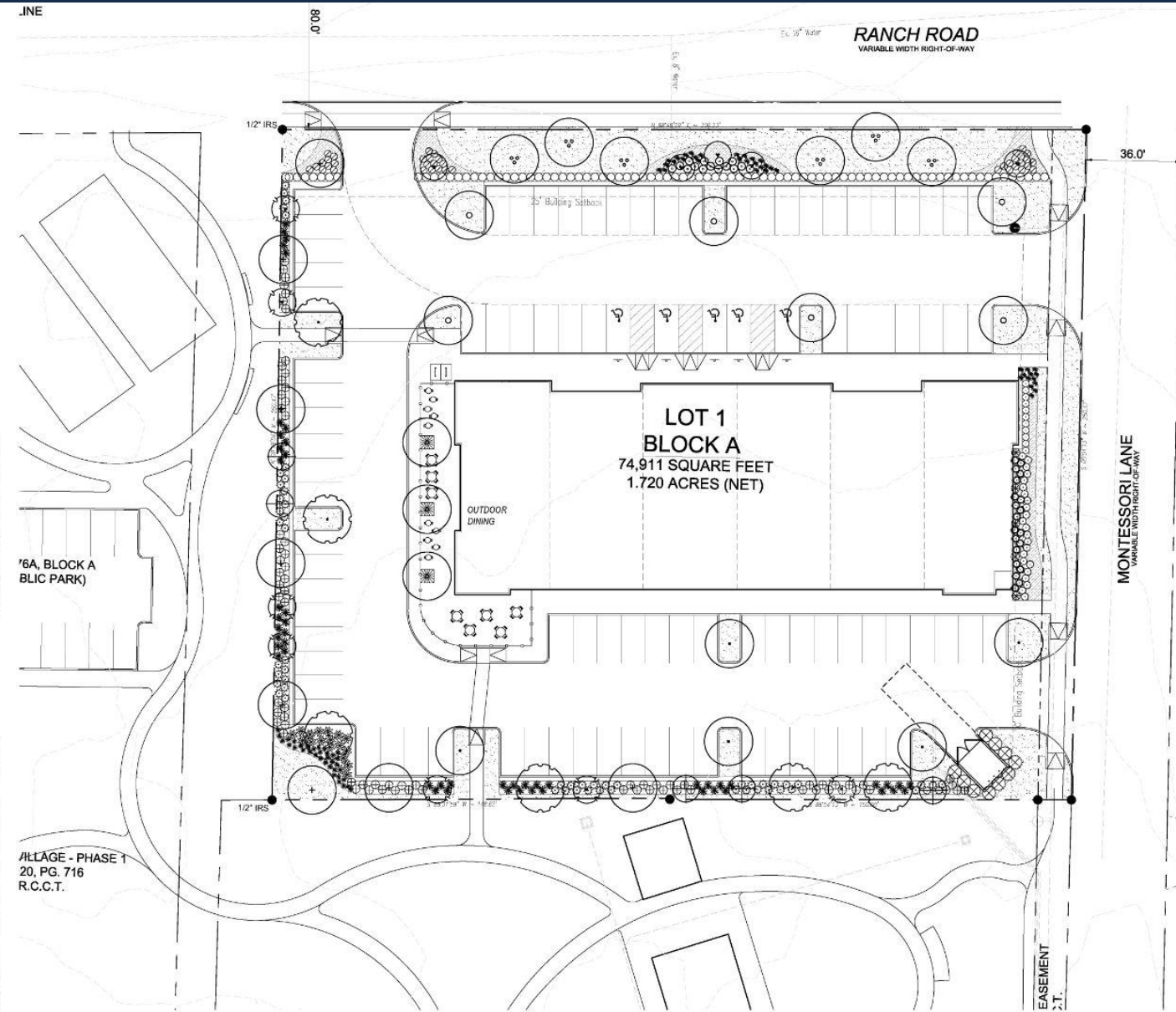
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- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and verify location of any conflicts. Contractor shall excavate and seal when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be assembled by steeling. No steel to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 - All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.
- MAINTENANCE NOTES**
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
 - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, weeding, aerating and other such activities common to landscape maintenance.
 - All landscape areas shall be kept free of trash, litter, weeds and other such material or debris not part of the plan.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 - All plant material which dies shall be replaced with plant material of equal or better value.
 - Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GRAPHIC PLANT LEGEND

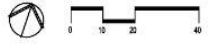
- BALD CYPRESS 3" CAL.
- CEDAR ELM 3" CAL.
- LIVE OAK 3" CAL.
- RED OAK 3" CAL.
- SAVANNAH HOLLY 3" CAL.
- CHINESE PISTACHE 3" CAL.
- DESERT WILLOW
- POSSUMHAW HOLLY
- VITEX
- NELLIE R. STEVENS HOLLY
- DWARF BURFORD HOLLY
- DWARF TEXAS SAGE
- BLUE VASE JUNIPER
- DWARF ABELIA 'ROSE CREEK'
- KNOCKOUT ROSE
- SEEP MUHLY
- INDIAN HAWTHORNE
- DWARF YAUPON HOLLY
- DWARF SPIREA
- GIANT LIRIOPE
- LITTLE BUNNY GRASS
- RED BARBERRY
- PURPLE WINTERCREEPER
- LAWN, SOLID SOD

LANDSCAPE TABULATIONS

SCENE NUMBER	Requirements	Planted
RANCH ROAD (30x2311)	(1) canopy tree, 3" cal. (5) canopy trees, 2" cal. (5) small trees, 2" cal.	(1) canopy tree, 3" cal. (5) trees, 2" cal. (5) small trees, 2" cal.
LAUGHLIN LANE (351x5514)	(5) canopy trees, 3" cal. (5) small trees, 2" cal.	(5) canopy trees, 3" cal. (5) small trees, 2" cal.
PARKING LOT (85 spaces)	Requirements: (1) tree, 3" cal. per every eight (8) spaces and every 12 spaces.	(1) canopy tree, 3" cal. (15) trees, 3" cal.
PARKING LOT SCREENING	Required: 3' H. screen	Planted: 3' H. screen
INCOMPATIBILITY BUFFER	Requirements: (1) canopy tree, 3" cal. tree 50' L.F. necessary screen wall	(1) canopy tree, 3" cal. (5) small trees, 2" cal.
West Property Line (250'x11)	(5) canopy trees, 3" cal.	(5) trees, 3" cal. (5) small trees, 2" cal.
South Property Line (298'x211)	(5) canopy trees, 3" cal.	(5) trees, 3" cal. (5) small trees, 2" cal.



01 CONCEPT LANDSCAPE PLAN
SCALE: 1" = 20'-0"



ZONING CONCEPT PLAN
RANCH ROAD RETAIL
IN THE CITY OF SACHSE, COLLIN COUNTY, TEXAS
XXXXXSURVY ABSTRACT NO. XXXX
74,911 Sq. Ft./1.72 Acres (Gross)
XXX Sq. Ft./XXX Acres (Net)

PROGRESS SET -
FOR REVIEW ONLY
11 DEC 2024

These documents are
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION.
They were prepared by,
or under the supervision of,

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landscape architects, inc.
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Dallas, Texas 75230
Tel: 214.311.0322

ENGINEER / SURVEYOR
Spors Engineering, Inc.
785 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
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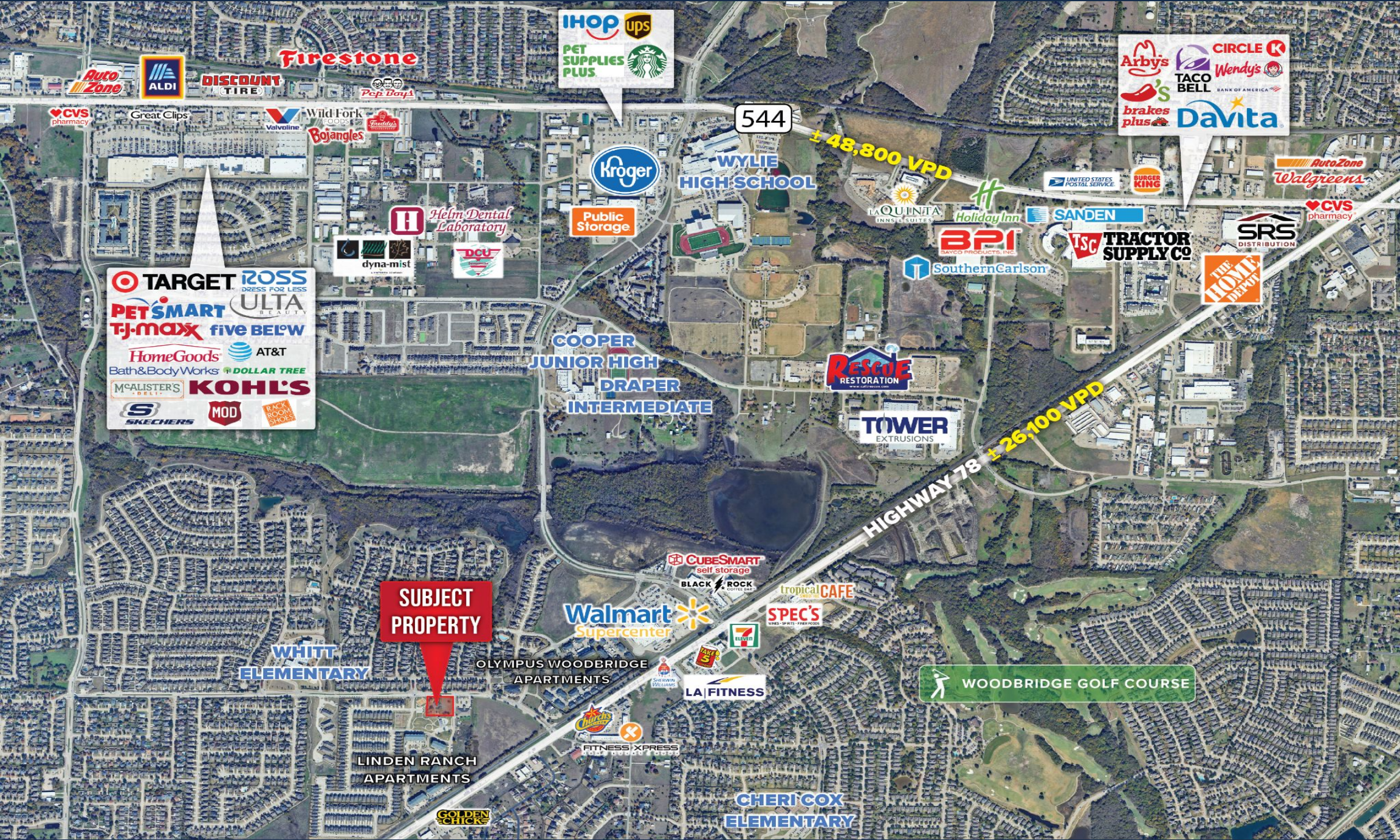
OWNER / APPLICANT
TWCARE LLC
7714 Cowley Court
Sachse, TX 75048
Telephone: (469) 585-9975
Contact: Dan Spors



**Proposed Retail Development
For Lease**

MATTHEWS™
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4310 RANCH RD
Sachse, TX, 75048



SUBJECT PROPERTY

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SACHSE, TX

Sachse, Texas, is a growing city located in both Dallas and Collin counties, known for its suburban charm and close-knit community. Founded in 1886, Sachse offers a blend of historical significance and modern amenities. The city is conveniently situated just northeast of Dallas, making it an attractive location for families and professionals who want the benefits of suburban living with easy access to the metropolitan area. With its tree-lined streets, parks, and recreational facilities, Sachse provides a family-friendly environment that encourages outdoor activities and community engagement.

In recent years, Sachse has experienced significant growth, driven by new residential developments and a thriving local economy. The city's strategic location near major highways, including the President George Bush Turnpike, has spurred commercial growth and attracted businesses, further enhancing its appeal. Sachse is also home to highly rated schools within the Garland Independent School District and Wylie Independent School District, making it a desirable location for families.

Despite its growth, Sachse retains a small-town feel with regular community events like the Sachse Fallfest and annual Christmas Parade. Residents take pride in maintaining a welcoming and supportive atmosphere, where neighbors look out for one another. The city's blend of modern conveniences and traditional values makes Sachse a unique and appealing place to live in the Dallas-Fort Worth metroplex.



208,392
**SACHSE
POPULATION**



\$150,079
**AVG HOUSEHOLD
INCOME IN TRADE AREA**





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.

11-2-2015



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, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **4310 Ranch 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.