

# HEARTH POINTE CENTER SACHSE

7200 STATE HWY 78  
SACHSE, TX 75048



## OFFERING SUMMARY

Lease Rate:	\$32.00 - 34.00 SF/yr (NNN)
Building Size:	14,256 SF
Available SF:	8,390 SF
Lot Size:	1.556 Acres
Year Built:	2024
Market:	DFW
Submarket:	Sachse/Wylie/Garland

## PROPERTY OVERVIEW

Hearth Pointe Center Sachse is strategically positioned on State Highway 78, which is the heart of the growing economy of Sachse, Texas. Surrounding this development, you will find residential single family and multifamily developments. Located in a high growth, high traffic area with close proximity to larger surrounding cities.

## PROPERTY HIGHLIGHTS

- Total building size 14,256 SF
- 8390 SF available
- High traffic location on Hwy 78
- Excellent visibility
- Shell to be delivered October of 2024

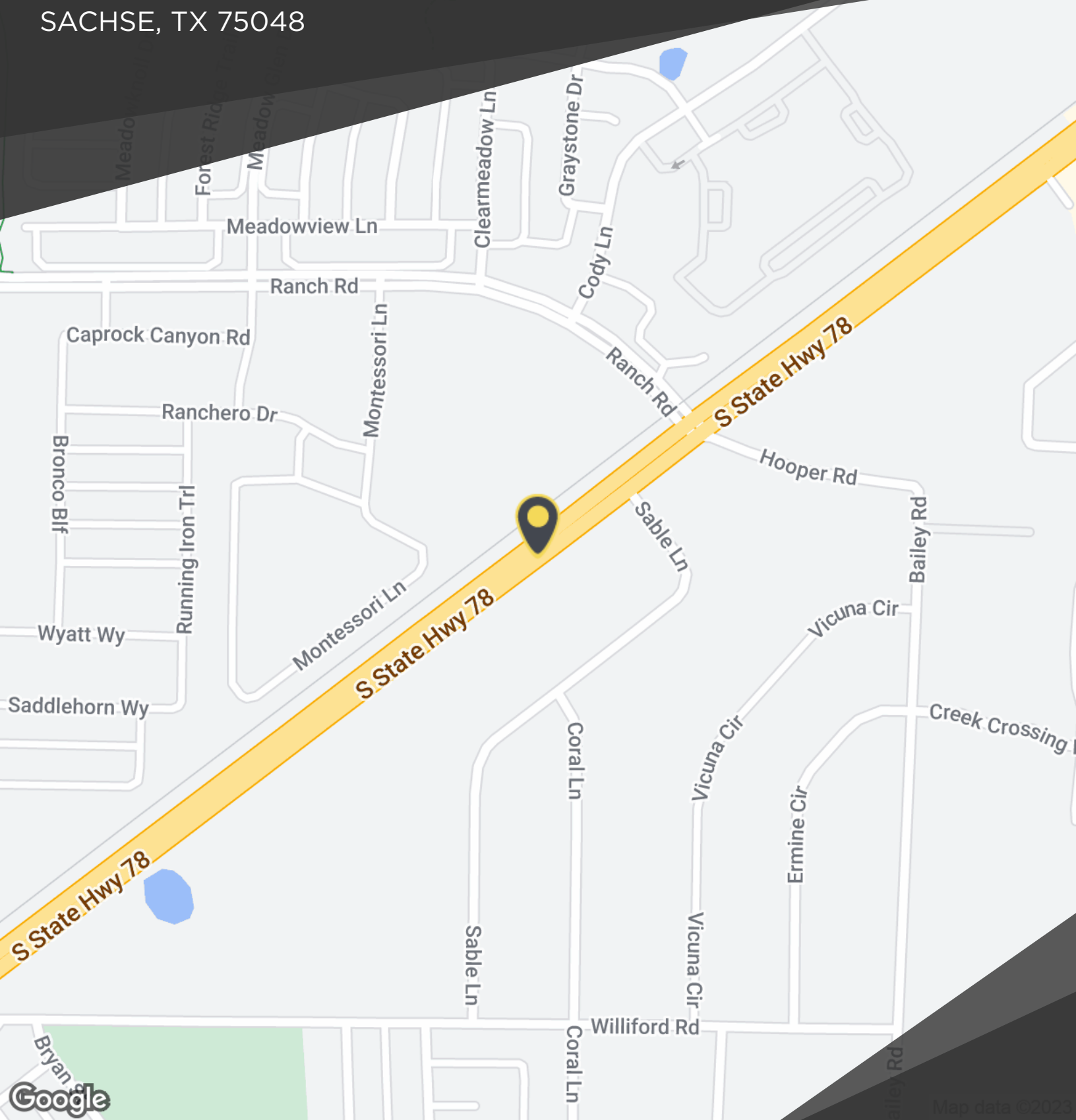
For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980

**LINC.**  
COMMERCIAL REALTY

# HEARTH POINTE CENTER SACHSE

7200 STATE HWY 78  
SACHSE, TX 75048



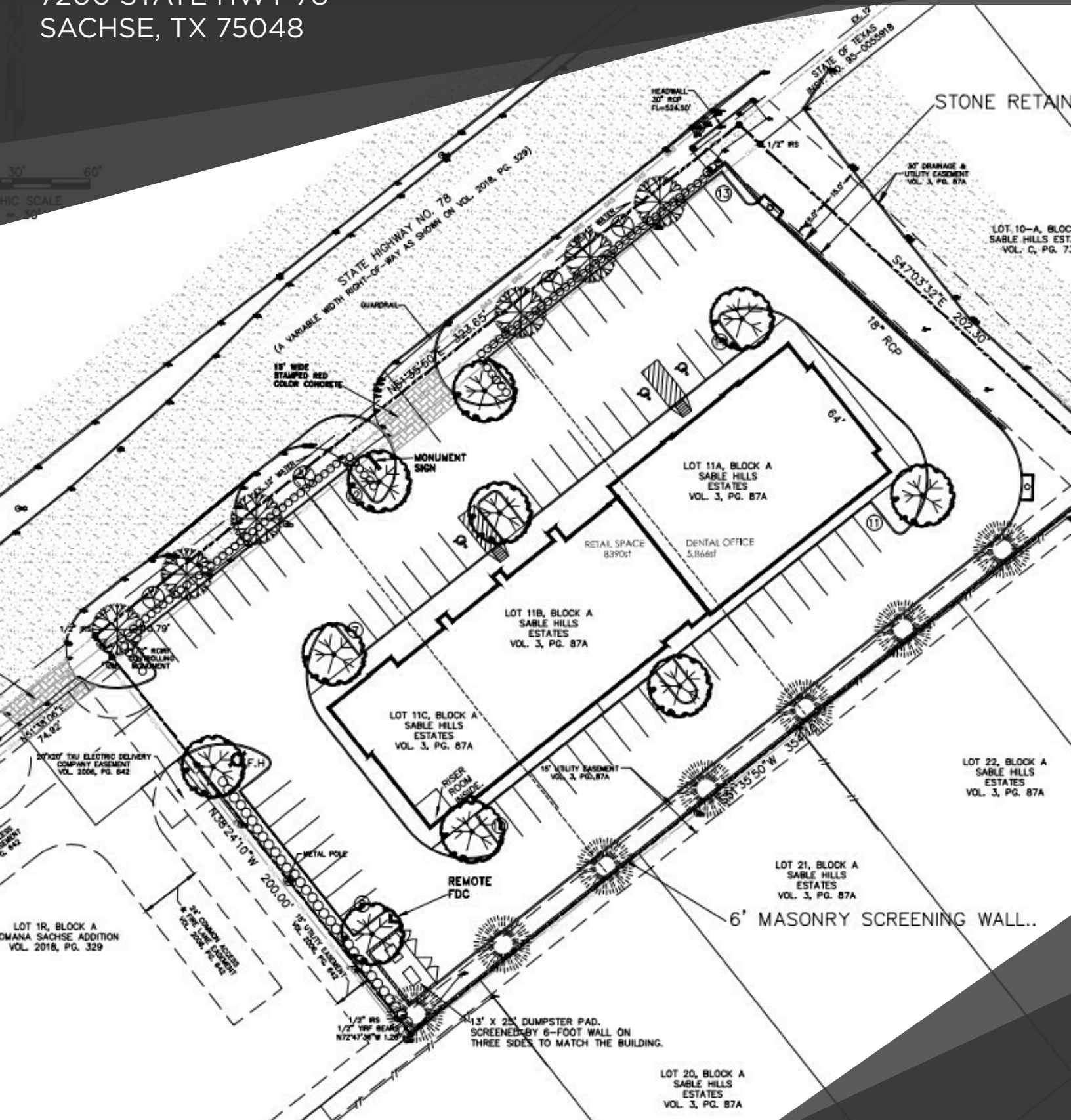
For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980

**LINC.**  
COMMERCIAL REALTY

# HEARTH POINTE CENTER SACHSE

7200 STATE HWY 78  
SACHSE, TX 75048



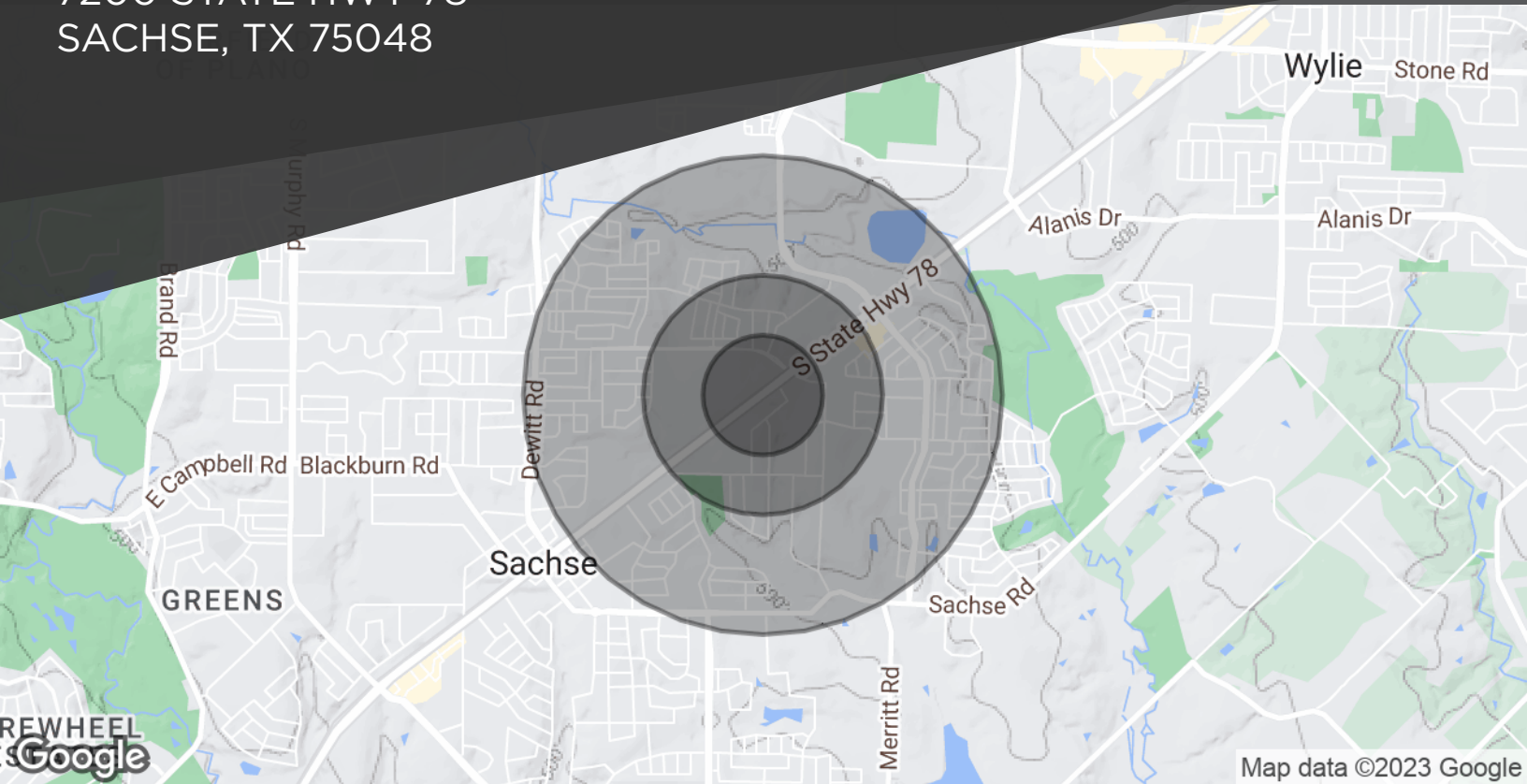
For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980



# HEARTH POINTE CENTER SACHSE

7200 STATE HWY 78  
SACHSE, TX 75048



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	480	2,079	8,365
Average Age	40.4	40.1	40.5
Average Age (Male)	41.1	40.7	41.6
Average Age (Female)	40.7	41.8	41.6

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	203	837	3,273
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$110,237	\$105,119	\$111,128
Average House Value	\$297,553	\$278,669	\$282,065

\* Demographic data derived from 2020 ACS - US Census

For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980

**LINC.**  
COMMERCIAL REALTY

# HEARTH POINTE CENTER SACHSE

7200 STATE HWY 78  
SACHSE, TX 75048



For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980

**LINC.**  
COMMERCIAL REALTY