

# LAND FOR LEASE

6103 Merritt Road, Sachse, TX 75048



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	38,071 SF
<b>LEASE RATE:</b>	\$6,900 per month (Ground)
<b>LOT SIZE:</b>	38,071 SF
<b>MARKET:</b>	Wylie / Sachse / Rowlett
<b>SUBMARKET:</b>	Sachse

## PROPERTY OVERVIEW

.0874 acres available for long term absolute net lease.

## PROPERTY HIGHLIGHTS

- This property is located next to the southwest corner of Merritt Road and George H.W. Bush Tollway. The property is in the city of Sachse and in close proximity to neighboring cities Rowlett, Wyle, and Garland. The property is located directly across the Tollway from a recently announced \$250,000,000 mixed use project (north side of Tollway). Long term development for the mixed use project anticipates extending the project to south side of the Tollway where the subject property is located.

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Richardson, TX 75080

**CLIFF BOGART, CCIM CRE**  
Managing Director  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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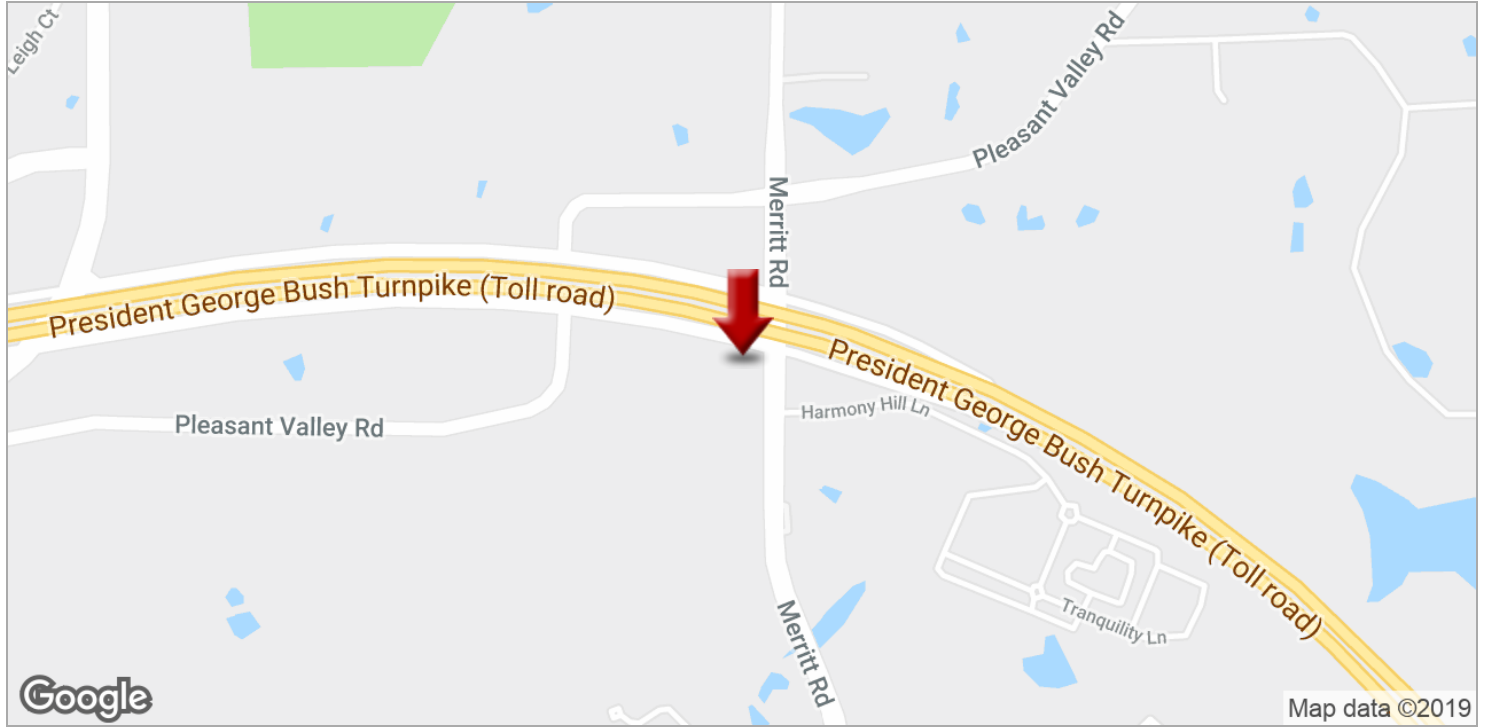
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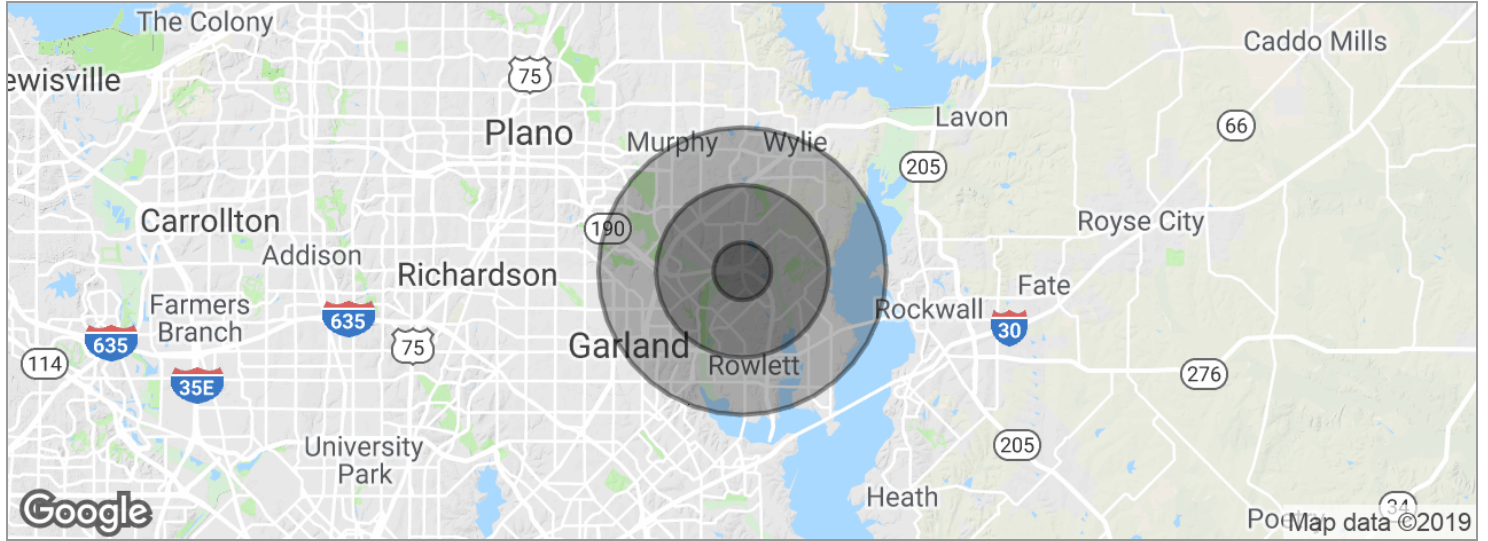
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,568	54,838	166,168
Median age	33.9	33.4	34.2
Median age (male)	32.7	32.5	33.4
Median age (Female)	34.2	33.8	34.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,778	17,289	53,184
# of persons per HH	3.1	3.2	3.1
Average HH income	\$93,696	\$89,221	\$86,859
Average house value		\$202,913	\$184,822

\* Demographic data derived from 2010 US Census

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