

PARKSIDE VILLAGE RETAIL CENTER

4310 RANCH RD
SACHSE, TX 75048



OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	15,971 SF
Available SF:	15971 SF
Lot Size:	1.71 Acres
Number of Units:	1
Year Built:	2024
Zoning:	Commercial - Retail/Office
Market:	Sachse

PROPERTY OVERVIEW

Parkside Village Retail Center is a 16,000 SF neighborhood retail development coming soon to 4310 Ranch Road, in Sachse, Texas. Designed to serve one of Sachse's fastest-growing residential corridors, the project offers flexible suite sizes ideal for retail, restaurant, medical, wellness and professional office users. Strategically located next to Sachse City Park, the center benefits from consistent daily traffic generated by nearby neighborhoods, an elementary school, daycare facilities, recreational amenities and community events. With over 250 feet of frontage on Ranch Road, excellent visibility, ample parking and modern architecture, Parkside Village provides businesses with an outstanding opportunity to establish a presence in a thriving family-oriented community. Secure your location early and customize your space before construction is complete.

PROPERTY HIGHLIGHTS

- Restaurant (with Patio)
- Adjacent to Sachse City Park - Neighborhood Destination
- Retail/Professional office Users
- Medical/Wellness
- Average HH incomes exceeding \$175K within a 1 mile radius

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

PARKSIDE VILLAGE RETAIL CENTER

4310 RANCH RD
SACHSE, TX 75048



SITE

**RANCHVILLE
COMMERCIAL PROJECT**



Daycare



**Water
Playground**



**hse City
Park**

**Brand new
\$1 Million Playground**

**Linden
Apartments**

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

Najdi Rafaty

najdi@linc.realty

O: 214.267.9860

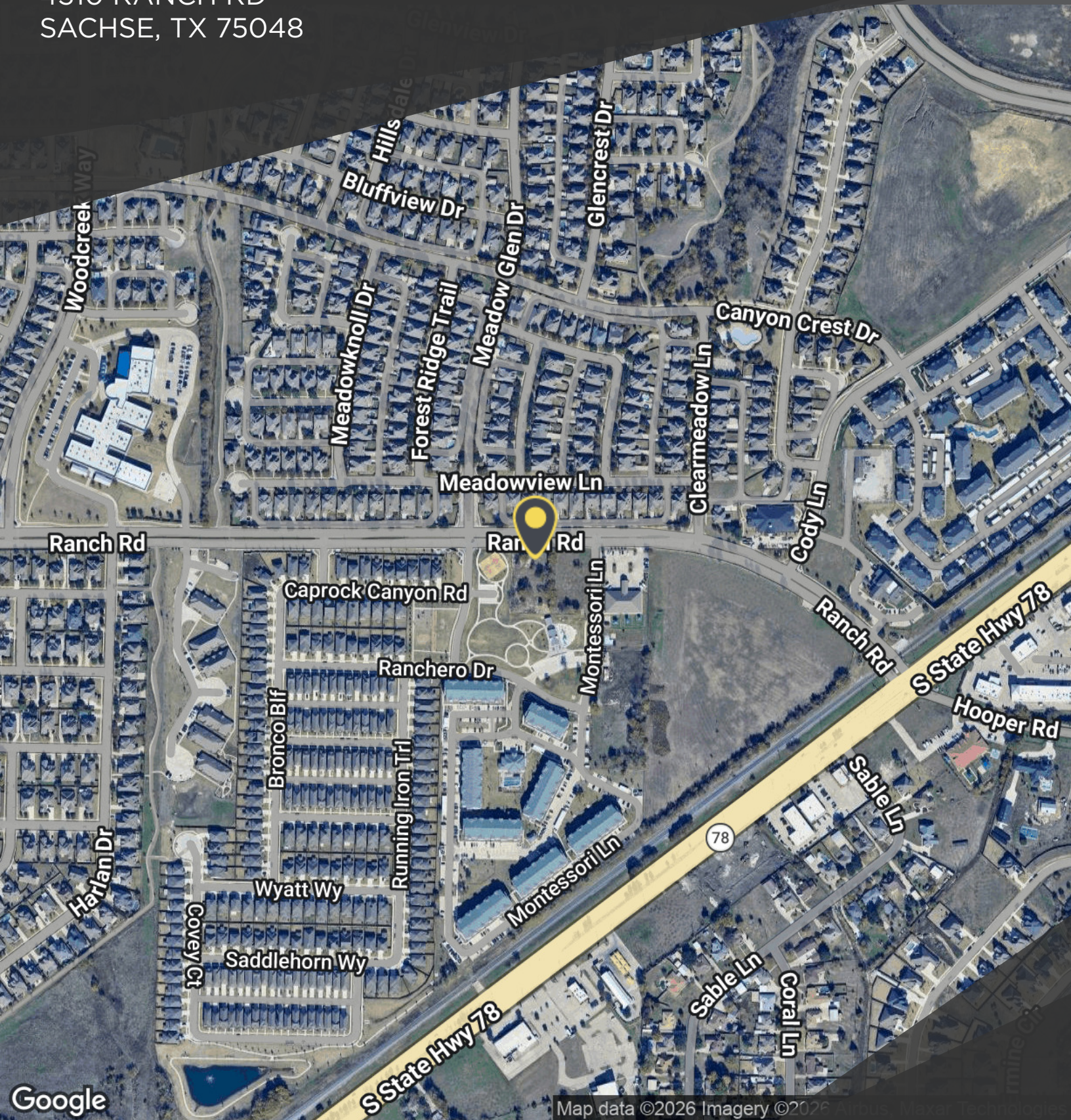
M: 310.735.7980

LINC.

COMMERCIAL REALTY

PARKSIDE VILLAGE RETAIL CENTER

4310 RANCH RD
SACHSE, TX 75048



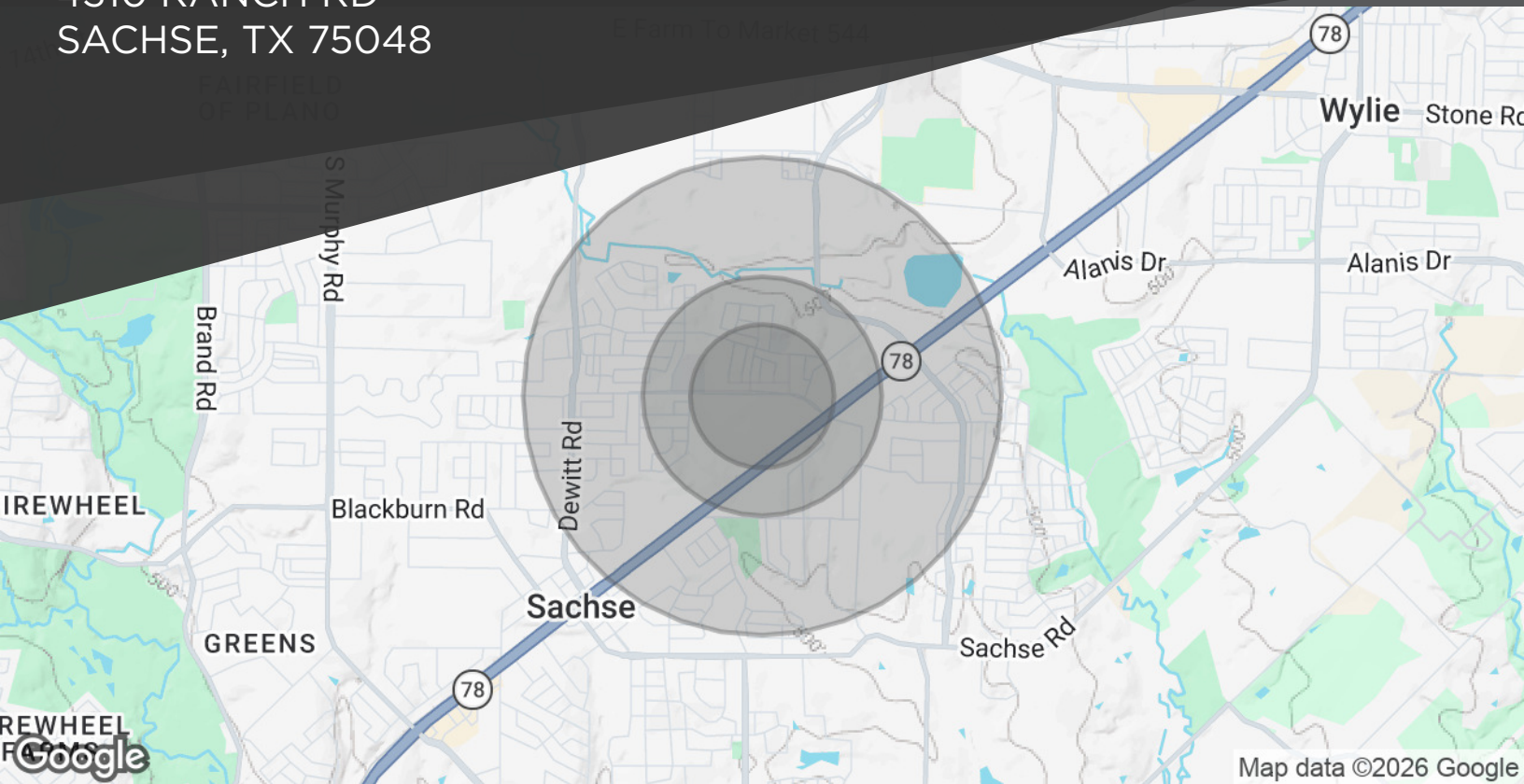
For more information or to schedule a tour, please contact:

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

LINC.
COMMERCIAL REALTY

PARKSIDE VILLAGE RETAIL CENTER

4310 RANCH RD
SACHSE, TX 75048



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,458	4,273	12,925
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	526	1,540	4,530
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$175,995	\$173,005	\$158,261
Average House Value	\$549,590	\$541,708	\$486,359

2020 American Community Survey (ACS)

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