

TRINITY CENTER BUSINESS PARK

6406 STATE HIGHWAY 78
SACHSE, TEXAS 75048

- › ±12,012 SF multi-tenant small-bay industrial asset located in Sachse, Texas
- › 100% occupied by eight tenants across nine suites - seven tenants on NNN leases and one on a modified gross lease - with a WALT of 23 months
- › 7.0% in-place cap rate with 5.6% average annual contractual tenant rent increases
- › 8.6% Year-5 pro forma cap rate driven by contractual rent increases and market leasing assumptions for near-term lease expirations
- › Fenced outside storage, grade-level loading, and an average suite size of ±1,335 SF
- › Masonry construction with approximately 10% office and 90% warehouse finish -out and 12' to 15' clear height
- › Infill Sachse location on S State Hwy 78 just north of President George Bush Turnpike
- › Submarket vacancy of 4.9%, forecasted average annual rent growth of 2.72%, and zero projected net new supply through 2030 (CoStar)
- › \$165,900+ average household income and \$457,900+ median home value within a two-mile radius (CoStar)



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com

**DOWNTOWN
DALLAS**

ROWLETT

Population: 66,148
Average Household Income: \$127,635
Median Home Value: \$370,262

GARLAND

Population: 250,334
Average Household Income: \$95,348
Median Home Value: \$287,246

RICHARDSON

Population: 119,669
Average Household Income: \$131,546
Median Home Value: \$445,040

SACHSE

Population: 34,221
Average Household Income: \$184,868
Median Home Value: \$441,000

**78
TEXAS**

**TRINITY CENTER
BUSINESS PARK**

**ACCESS
EASEMENT**

SALMON ST

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EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY
INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

Trinity Center Business Park (the “Property”) is a ±12,012-square-foot, multi-tenant small-bay industrial asset located in Sachse, Texas. The Property consists of nine suites that are 100% occupied by eight tenants. Seven tenants are on NNN leases, and one is on a modified gross lease, with a Weighted Average Lease Term (WALT) of 23 months.

The Property is offered at an attractive 7.0% in-place cap rate with a Year-5 pro forma cap rate of 8.6%. Submarket vacancy is just 4.9% and rents are forecasted to grow an average of 2.72% annually through 2030 (CoStar).

The building is masonry construction and is configured for small-bay tenants, with an average suite size of ±1,335 square feet, 12’ to 15’ clear height, grade-level loading, and approximately 10% office and 90% warehouse finish-out. The Property includes a rare fenced outside storage area. This configuration accommodates light industrial and service-oriented tenants who serve the surrounding high-income households.

The Property is located on S State Hwy 78 immediately north of President George Bush Turnpike (PGBT). The infill location provides access to PGBT and onward connectivity to Central Expressway (US 75), I-635 and I-30, and to the balance of the Dallas–Fort Worth Metroplex. Within a two-mile radius, average household income exceeds \$165,900 and median home value exceeds \$457,900 (CoStar).

Overall, Trinity Center Business Park offers a stabilized, income-producing small-bay industrial asset in an infill Sachse location, with in-place cash flow, predominantly NNN lease structures and contractual rent growth.





INVESTMENT HIGHLIGHTS



Attractive In-Place Yield: 7.0% in-place cap rate supported by 100% occupancy and predominantly NNN lease structures.



Contractual Rent Growth: 5.6% average annual contractual rent increases across in-place leases, with an 8.6% Year-5 pro forma cap rate reflecting those increases together with market leasing assumptions on expiring leases.



Diversified Tenancy & NNN Leases: Nine suites leased to eight tenants - seven on NNN leases and one on a modified gross lease - with a WALT of 23 months.



Fenced Outside Storage & Grade-Level Loading: Rare fenced outside storage with grade-level loading and 100% fire-sprinklered.



Ideal Small-Bay Configuration: Masonry construction with an average suite size of $\pm 1,335$ SF, 12' to 15' clear height, and $\pm 10\%$ office and 90% warehouse finish-out.



Infill Sachse Location: Located on S State Hwy 78 immediately north of President George Bush Turnpike, with access to US 75, I-635 and I-30.



Strong Submarket Fundamentals: 4.9% submarket vacancy, forecasted average annual rent growth of 2.72%, and zero projected net new supply through 2030 (CoStar).



Affluent Demographics: Average household income above \$165,900 and median home value over \$457,900 within a two-mile radius (CoStar).

TRINITY CENTER
BUSINESS PARK

PROPERTY OVERVIEW

PROPERTY AT A GLANCE
BUILDING DESIGN & CONSTRUCTION
SUITE INFRASTRUCTURE SPECIFICATIONS
SITE PLAN
AERIALS





PROPERTY AT A GLANCE



ADDRESS
6406 State Highway 78, Sachse, TX 75048



YEAR BUILT
2010



LAND AREA
±0.87 Acres



NET RENTABLE AREA
±12,012 Square Feet



PERCENT FINISHED
±10% Office
±90% Warehouse



PARKING
37 Surface Spaces



PERCENT LEASED
100.00%



CLEAR HEIGHT
12-15 Feet



APN
480042600A2R20000

BUILDING DESIGN & CONSTRUCTION

ACCESS	The Property has one point of access on State Highway 78.	TENANT FINISHES	Varies by tenant. Standard finishes consist of commercial steel stud walls, commercial-grade doors, and carpet or tile flooring. Ceilings consist of acoustical tile with varying styles of lighting.
FAÇADE DESCRIPTION	Masonry & Steel	UTILITIES	Electricity – Various Water & Sewer – City of Sachse Fiber/Telephone – Various
FOUNDATION	Concrete slab	ZONING	PD-23
BAY DEPTH	45 Feet		
ROOF	Metal, installed 2010		
FIRE SPRINKLER	Yes		



SUITE INFRASTRUCTURE SPECIFICATIONS

SUITE201

SUITE203

SUITE204

SUITE205

SUITE205A



SIZE
924 SF

SIZE
924 SF

SIZE
924 SF

SIZE
924 SF

SIZE
924 SF



CLEAR HEIGHT
12' – 15'

CLEAR HEIGHT
12' – 15'

CLEAR HEIGHT
12' – 15'

CLEAR HEIGHT
12' – 15'

CLEAR HEIGHT
12' – 15'



LOADING DOORS
of Doors: 1
Grade-Level: 1 (10'x10')

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of Doors: 1
Grade-Level: 1 (10'x10')



OFFICE & RESTROOMS
In-Suite Office & Restrooms: No, but plumbing stubbed into suite

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In-Suite Office & Restrooms: No, but plumbing stubbed into suite

OFFICE & RESTROOMS
In-Suite Office & Restrooms: Restroom only

OFFICE & RESTROOMS
In-Suite Office & Restrooms: Yes

OFFICE & RESTROOMS
In-Suite Office & Restrooms: No, but plumbing stubbed into suite



HVAC
Warehouse HVAC: No

HVAC
Warehouse HVAC: No

HVAC
Warehouse HVAC: Yes

HVAC
Warehouse HVAC: No

HVAC
Warehouse HVAC: No

SUITE INFRASTRUCTURE SPECIFICATIONS

SUITE206

SUITE208

SUITE210

SUITE212



SIZE

1,848 SF

SIZE

1,848 SF

SIZE

1,848 SF

SIZE

1,848 SF



CLEAR HEIGHT

12' – 15'

CLEAR HEIGHT

12' – 15'

CLEAR HEIGHT

12' – 15'

CLEAR HEIGHT

12' – 15'



LOADING DOORS

of Doors: 2
Grade-Level: 2 (10'x10')

LOADING DOORS

of Doors: 2
Grade-Level: 2 (10'x10')

LOADING DOORS

of Doors: 2
Grade-Level: 2 (10'x10')

LOADING DOORS

of Doors: 1
Grade-Level: 1 (10'x10')



OFFICE & RESTROOMS

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HVAC

Warehouse HVAC: Yes

HVAC

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HVAC

Warehouse HVAC: No

HVAC

Warehouse HVAC: No

SITE PLAN

78
TEXAS

▲ Grade-Level
Roll-up Door

- | | | | | | | | | |
|-----|-----|-----|-----|------|-----|-----|-----|-----|
| 201 | 203 | 204 | 205 | 205A | 206 | 208 | 210 | 212 |
|-----|-----|-----|-----|------|-----|-----|-----|-----|

INDUSTRIAL
OUTSIDE
STORAGE

Fence

ACCESS EASEMENT

RICHARDSON

Population: 119,669
Average Household Income: \$131,546
Median Home Value: \$445,040

PLANO

Population: 292,023
Average Household Income: \$151,865
Median Home Value: \$499,723

MURPHY

Population: 21,425
Average Household Income: \$196,677
Median Home Value: \$573,140

SACHSE

Population: 34,221
Average Household Income: \$184,868
Median Home Value: \$441,000

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TEXAS

ACCESS
EASEMENT

TRINITY CENTER
BUSINESS PARK

SALMON ST

MURPHY

Population: 21,425

Average Household Income: \$196,677

Median Home Value: \$573,140

WYLIE

Population: 62,649

Average Household Income: \$157,488

Median Home Value: \$441,844

78

TEXAS

SACHSE

Population: 34,221

Average Household Income: \$184,868

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TRINITY CENTER
BUSINESS PARK

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ACCESS
EASEMENT

WYLIE
Population: 62,649
Average Household Income: \$157,488
Median Home Value: \$441,844

ROWLETT
Population: 66,148
Average Household Income: \$127,635
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TRINITY CENTER
BUSINESS PARK

SALMON ST

78
TEXAS

ACCESS
EASEMENT



TENANT OVERVIEW

LEASE PLAN
TENANT PROFILES

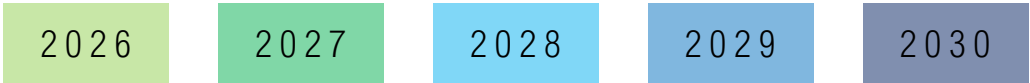




LEASE PLAN

201 924 SF GOLDEN GRAD CENTER	203 924 SF AVERY'S HEATING & AIR	204 924 SF M&G INDUSTRIAL SERVICES	205 924 SF PREFERRED PEST MANAGEMENT	205A 924 SF LEVEL 5 RETAIL CONSTRUCTION	206 1,848 SF RANCH AUTO	208 1,848 SF CLINICAL PRECISION	210 1,848 SF US BOOTHS TEXAS SALES	212 1,848 SF GOLDEN GRAD CENTER
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EXPIRATIONS



TENANT PROFILES



GOLDEN GRAD CENTER

WEBSITE	jostens.com
SQUARE FEET	2,772 SF
% OF PROJECT	23.08%
ANNUAL RENT STEPS	6.1 & 7.1%

Golden Grad Center is a local Jostens representative serving students, families, and area schools with graduation and recognition products. The business provides graduation regalia, announcements, class jewelry, yearbooks, and other school-related merchandise. The Sachse location serves school communities throughout the northeast Dallas–Fort Worth area.



AVERY'S HEATING & AIR

WEBSITE	averysheatingandair.com
SQUARE FEET	924 SF
% OF PROJECT	7.69%
ANNUAL RENT STEPS	None

Avery's Heating & Air is a locally established HVAC contractor serving residential and commercial customers throughout the Sachse area. The company provides heating and cooling installation, repair, maintenance, heat pump, and related HVAC services. Its Sachse operation supports customers throughout the surrounding northeast Dallas communities.

M&G INDUSTRIAL SERVICES

M&G INDUSTRIAL SERVICES

WEBSITE	N/A
SQUARE FEET	924 SF
% OF PROJECT	7.69%
ANNUAL RENT STEPS	None

M&G Industrial Services is an industrial service contractor supporting commercial and industrial facilities throughout North Texas. The company provides specialized installation, service, and repair work involving boilers and pressure-vessel systems. Its northeast DFW location provides convenient access to the region's established manufacturing and industrial customer base.



PREFERRED PEST MANAGEMENT

WEBSITE	preferredpestmanagement.org
SQUARE FEET	924 SF
% OF PROJECT	7.69%
ANNUAL RENT STEPS	3.4%

Preferred Pest Management is a North Texas pest-control company serving residential and commercial customers throughout the DFW area. The company provides general pest control, rodent removal and exclusion, termite treatment, mosquito control, and commercial pest-management services. Its Sachse office serves customers throughout Sachse and nearby North Texas communities.



TENANT PROFILES



RETAIL CONSTRUCTION INC.

LEVEL 5 RETAIL CONSTRUCTION

WEBSITE	level5retail.com
SQUARE FEET	924 SF
% OF PROJECT	7.69%
ANNUAL RENT STEPS	8.7%

Level 5 Retail Construction is a Texas-based commercial contractor specializing in high-end retail construction and renovation projects nationwide. The company provides retail tenant improvements, remodels, office renovations, and other commercial construction services. Its Sachse operation supports projects throughout Texas and markets across the country.



RANCH AUTO

WEBSITE	ranchauto.net
SQUARE FEET	1,848 SF
% OF PROJECT	15.38%
ANNUAL RENT STEPS	None

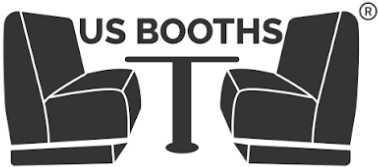
Ranch Auto is an automotive-focused business serving vehicle owners and enthusiasts from its Sachse location. The company operates within the automotive aftermarket and supports customers with specialty vehicle products and related automotive needs. Its Highway 78 location provides convenient access to customers throughout Sachse and the surrounding northeast DFW area.



CLINICAL PRECISION

WEBSITE	N/A
SQUARE FEET	1,848 SF
% OF PROJECT	15.38%
ANNUAL RENT STEPS	4.0%

Clinical Precision Inc. is a specialized information technology and data cabling company that is focused on the healthcare industry. Their core work is data cabling installation and systems set-up for medical offices and hospitals with clients across the country but heavily focused in the DFW market area.



US BOOTHS TEXAS SALES

WEBSITE	usbooths.com
SQUARE FEET	1,848 SF
% OF PROJECT	15.38%
ANNUAL RENT STEPS	5.7%

US Booths Texas Sales is part of a commercial seating company specializing in custom booth and banquette solutions for restaurants, hospitality groups, contractors, and other commercial users. The company provides design, manufacturing, delivery, installation, and reupholstery services. Its Texas operation supports customers and commercial projects throughout Texas and Southern markets.



FINANCIAL OVERVIEW

PRICING
RENT ROLL
OPERATING STATEMENT
CASH FLOW
UNDERWRITING ASSUMPTIONS



PRICING

PRICE	\$2,135,000	GROSS LEASABLE AREA	12,012 SF
PRO FORMA CAP RATE (YEAR-5)	8.6%	PRO FORMA NOI (YEAR-5)	\$183,761
CAP RATE	7.0%	NOI	\$149,447
AVERAGE RENT PER SF	\$12.95	PRICE PER SF	\$177.74



RENT ROLL

SUITE	TENANT	SF	% OF PROPERTY	LEASE TERM		ANNUAL BASE RENT		ESCALATIONS			LEASE TYPE	RENEWAL OPTIONS	TENANT SINCE	ASSIGNED MLA
				START	END	PSF	TOTAL	DATE	PSF	TOTAL				
201 & 212	Golden Grad Center	2,772	23.08%	6/1/2026	9/30/2029	\$12.24	\$33,930	10/1/2027	\$12.99	\$36,000	NNN	None	9/22/2021	\$14.50/SF NNN
								10/1/2028	\$13.91	\$38,553				
203	Avery's Heating & Air	924	7.69%	1/1/2026	12/31/2027	\$12.01	\$11,100				NNN	None	1/1/2026	\$14.50/SF NNN
204	M&G Industrial Services, LLC	924	7.69%	4/1/2026	3/31/2027	\$13.50	\$12,474				NNN	None	4/1/2026	\$14.50/SF NNN
205	Preferred Pest Management, LLC	924	7.69%	4/1/2026	3/31/2029	\$14.50	\$13,398	4/1/2028	\$15.00	\$13,860	NNN	None	4/1/2026	\$14.50/SF NNN
205A	Level 5 Retail Construction	924	7.69%	2/1/2026	1/31/2029	\$14.94	\$13,800	2/1/2028	\$16.23	\$15,000	NNN	None	2/1/2026	\$14.50/SF NNN
206	Ranch Auto	1,848	15.38%	10/1/2024	9/30/2027	\$13.31	\$24,600				Base Year	None	10/1/2022	\$14.50/SF NNN
208	Clinical Precision, Inc.	1,848	15.38%	8/1/2026	7/31/2028	\$13.50	\$24,948	8/1/2027	\$14.04	\$25,946	NNN	None	8/1/2026	\$14.50/SF NNN
210	US Booths Texas Sales, LLC	1,848	15.38%	4/28/2026	5/31/2028	\$11.50	\$21,252	6/1/2027	\$12.15	\$22,453	NNN	None	4/28/2026	\$14.50/ SF NNN
TOTAL		12,012	100.00%			\$12.95	\$155,502							
TOTAL OCCUPIED		12,012	100.00%											
VACANT		0	0.00%											
TOTAL RENTABLE		12,012	100.00%											

*Total Annual Rent is calculated on the future base rent of \$155,502 as of 4/1/2027. Seller shall credit Buyer the monthly rent differential on a pro rata basis at closing.

OPERATING STATEMENT

INCOME & EXPENSES	ACTUAL	\$/SF
INCOME		
Base Rent – Occupied Space	\$155,502	\$12.95
Base Rent – Vacant Space	\$0	\$0.00
GROSS POTENTIAL RENT	\$155,502	\$12.95
EXPENSE REIMBURSEMENTS		
Expense Reimbursements	\$54,507	\$4.54
TOTAL EXPENSE REIMBURSEMENTS	\$54,507	\$4.54
GROSS POTENTIAL INCOME	\$210,008	\$17.48
Vacancy Loss	\$0	\$0.00
EFFECTIVE GROSS INCOME	\$210,008	\$17.48
EXPENSES		
Real Estate Taxes	\$28,194	\$2.35
Insurance	\$9,397	\$0.78
Repairs and Maintenance	\$3,000	\$0.25
Fire & Life Safety	\$1,100	\$0.09
Landscaping	\$5,424	\$0.45
Utilities	\$2,160	\$0.18
Trash	\$2,886	\$0.24
Management Fee	\$8,400	\$0.70
TOTAL EXPENSES	\$60,562	\$5.04
NET OPERATING INCOME	\$149,447	\$12.44

*Expenses based on Seller’s 2026 operating budget



CASH FLOW	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
FOR THE YEARS ENDING	DEC-2027	DEC-2028	DEC-2029	DEC-2030	DEC-2031	DEC-2032	DEC-2033	DEC-2034	DEC-2035	DEC-2036	DEC-2037
RENTAL REVENUE											
Potential Base Rent	158,161	171,911	180,769	189,503	197,083	204,198	208,627	213,161	218,966	227,725	236,165
Absorption & Turnover Vacancy	-3,350	-5,750	-5,922	0	0	-3,883	-6,666	-6,866	0	0	-4,501
Scheduled Base Rent	154,812	166,161	174,847	189,503	197,083	200,315	201,961	206,295	218,966	227,725	231,664
TOTAL RENTAL REVENUE	154,812	166,161	174,847	189,503	197,083	200,315	201,961	206,295	218,966	227,725	231,664
OTHER TENANT REVENUE											
Total Expense Recoveries	59,568	60,791	62,764	67,269	69,366	69,907	70,849	72,905	77,953	80,383	81,019
TOTAL OTHER TENANT REVENUE	59,568	60,791	62,764	67,269	69,366	69,907	70,849	72,905	77,953	80,383	81,019
TOTAL TENANT REVENUE	214,380	226,952	237,610	256,772	266,449	270,222	272,811	279,201	296,919	308,107	312,682
POTENTIAL GROSS REVENUE	214,380	226,952	237,610	256,772	266,449	270,222	272,811	279,201	296,919	308,107	312,682
VACANCY & CREDIT LOSS											
Vacancy Allowance	-9,108	-8,813	-9,214	-12,839	-13,322	-11,469	-10,575	-10,821	-14,846	-15,405	-13,268
TOTAL VACANCY & CREDIT LOSS	-9,108	-8,813	-9,214	-12,839	-13,322	-11,469	-10,575	-10,821	-14,846	-15,405	-13,268
EFFECTIVE GROSS REVENUE	205,272	218,139	228,397	243,933	253,126	258,752	262,236	268,379	282,073	292,702	299,415
OPERATING EXPENSES											
Real Estate Taxes	28,194	29,040	29,911	30,808	31,733	32,685	33,665	34,675	35,715	36,787	37,890
Insurance	9,397	9,679	9,969	10,268	10,576	10,894	11,221	11,557	11,904	12,261	12,629
Repairs & Maintenance	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032
Fire & Life Safety	1,100	1,133	1,167	1,202	1,238	1,275	1,313	1,353	1,393	1,435	1,478
Landscaping	5,424	5,587	5,754	5,927	6,105	6,288	6,477	6,671	6,871	7,077	7,289
Utilities	2,160	2,225	2,292	2,360	2,431	2,504	2,579	2,657	2,736	2,818	2,903
Trash	2,886	2,973	3,062	3,154	3,248	3,346	3,446	3,549	3,656	3,766	3,879
Management Fee	8,575	9,078	9,504	10,271	10,658	10,809	10,912	11,168	11,877	12,324	12,507
TOTAL OPERATING EXPENSES	60,736	62,804	64,842	67,269	69,366	71,278	73,195	75,319	77,953	80,383	82,607
NET OPERATING INCOME	144,536	155,335	163,555	176,664	183,761	187,474	189,040	193,060	204,120	212,319	216,808



UNDERWRITING ASSUMPTIONS

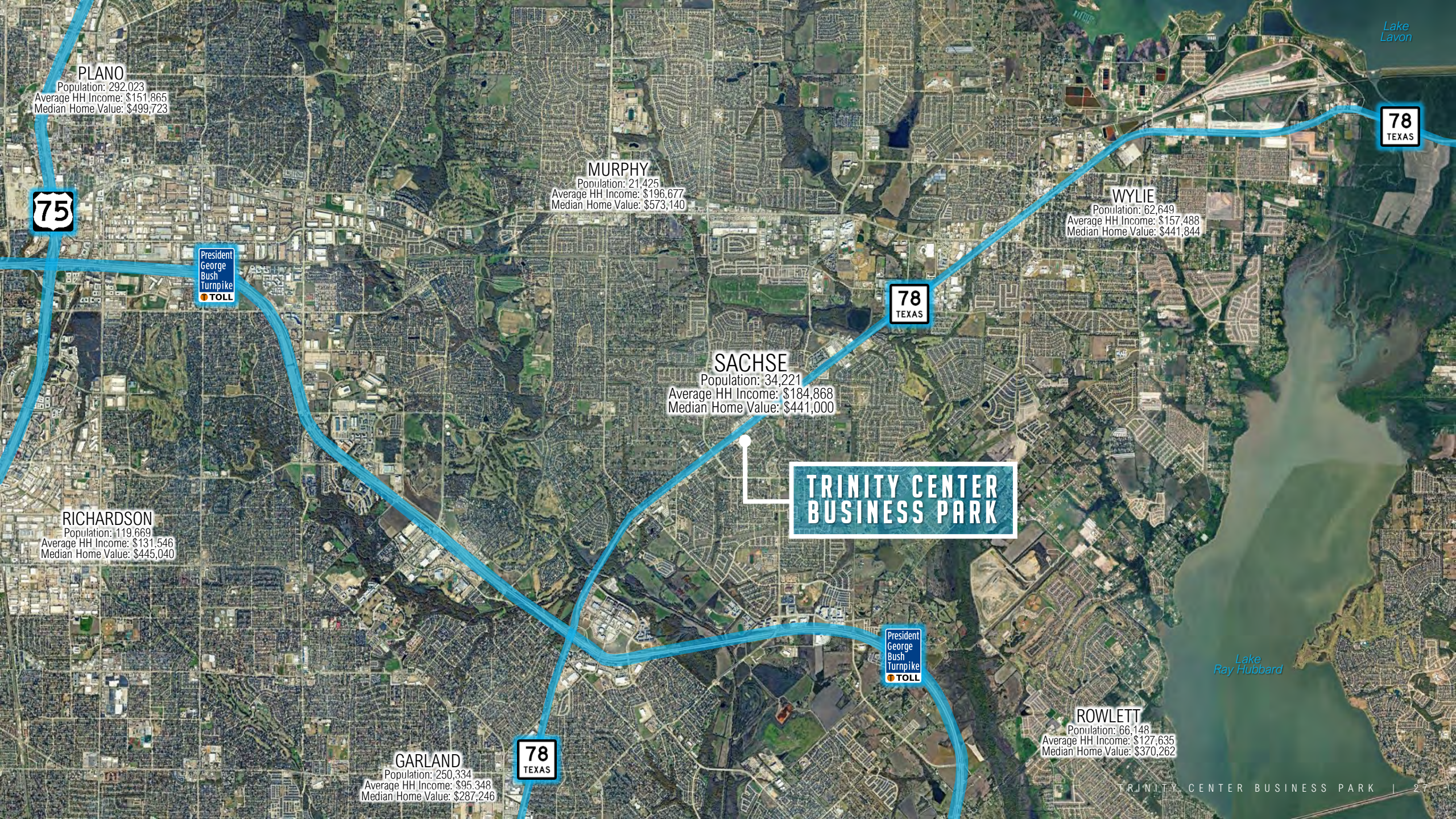
GLA	12,012 SF
COMMENCEMENT DATE	January 1, 2027
END DATE	December 31, 2036
TERM	10 Years
EXPENSE GROWTH RATE	3% per year
MARKET RENT	\$14.50/SF NNN
RENT ESCALATION	4% Annual Increases
TENANT IMPROVEMENTS (NEW LEASE/RENEWAL)	\$2.00/SF / \$0.00/SF
LEASING COMMISSION (NEW LEASE/RENEWAL)	6.75% / 4.50%
LEASE TERM	5 Years
RETENTION RATIO	75%
EXPENSE RECOVERY TYPE	NNN

MARKET OVERVIEW

MARKET AERIAL
LEASE COMPS
SALE COMPS
SACHSE AREA

DEMOGRAPHICS
SUBMARKET STATISTICS





PLANO
Population: 292,023
Average HH Income: \$151,865
Median Home Value: \$499,723

75

President
George
Bush
Turnpike
TOLL

RICHARDSON
Population: 119,669
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GARLAND
Population: 250,334
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Population: 34,221
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**TRINITY CENTER
BUSINESS PARK**

President
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ROWLETT
Population: 66,148
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WYLIE
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Lake
Ray Hubbard

Lake
Lavon

LEASE COMPS

1



22 STEEL RD
22 Steel Rd, Wylie, TX 75098
Suite Size: 2,400 SF
Clear: 16'
Rate: \$14.50/SF NNN
NNN: \$4.35/SF

2



BOZMAN BUSINESS PARK
1141 Bozman Rd, Wylie, TX 75098
Suite Size: 1,997 SF
Clear: 19'
Rate: \$16.00/SF NNN
NNN: \$4.00/SF

3



5E BUSINESS PARK
521-525 Wylie Park Blvd, Wylie, TX 75098
Suite Size: 1,540 SF
Clear: 20-31'
Rate: \$15.00/SF NNN
NNN: \$3.00/SF



SALE COMPS

1



M & W BUSINESS PARK

10349 Alta Vista Rd, Fort Worth, TX 76244

Size: 64,600 SF	Sale Price: \$11,500,000
Cap Rate: 7.46%	Price PSF: \$178.02
Year Built: 2018	Sale Date: 12/16/2025
Construction: Metal	Loading: Grade

2



PARK VISTA BUSINESS PARK

5750 Park Vista Circle, Keller, TX 76244

Size: 22,000 SF	Sale Price: \$3,900,000
Cap Rate: 7.02%	Price PSF: \$177.27
Year Built: 2005	Sale Date: 8/26/2026
Construction: Masonry	Loading: Grade

3



GREEN STREET BUSINESS PARK

1518 Navo Rd, Aubrey, TX 76227

Size: 54,800 SF	Sale Price: \$12,000,000
Cap Rate: 7.41%	Price PSF: \$218.98
Year Built: 2022	Sale Date: 6/30/26
Construction: Metal	Loading: Grade

4



BOZMAN BUSINESS PARK

1141 Bozman Rd, Wylie, TX 75098

Size: 23,907 SF	Sale Price: \$5,000,000
Cap Rate: 6.76%	Price PSF: \$209.14
Year Built: 2022	Sale Date: 5/1/2025
Construction: Metal	Loading: Grade

5



CORPORATE CENTRAL INDUSTRIAL/FLEX

1600 & 1650 Corporate Dr, McKinney, TX 75069

Size: 51,893 SF	Sale Price: \$11,275,000
Cap Rate: 6.50%	Price PSF: \$217.27
Year Built: 2023	Sale Date: 10/24/24
Construction: Metal	Loading: Grade

SACHSE AREA

INTRODUCTION

Sachse is a rapidly growing community in the northeast Dallas–Fort Worth metroplex, strategically positioned along the expanding Dallas and Collin County growth corridor. Located approximately 20 miles northeast of Downtown Dallas, the city benefits from continued residential and commercial development, a growing regional workforce, and access to the established employment centers of Garland, Richardson, Plano, and surrounding North Texas communities. Sachse’s business-friendly environment and position within the broader Northeast Dallas/Garland industrial market support continued growth across industrial, flex, construction, professional services, healthcare, retail, and other service-oriented sectors.

The city offers strong regional connectivity through State Highway 78 and the President George Bush Turnpike, providing efficient access to major employment and distribution corridors throughout North Texas. Highway 78 directly connects Sachse with Garland and the broader Northeast Dallas industrial base, while the President George Bush Turnpike provides convenient access to Richardson, Plano, Dallas, and major north–south transportation routes across the metroplex.

Sachse continues to attract new commercial and industrial investment as development expands eastward through the Northeast Dallas corridor. Current activity includes the approximately 102,000-square-foot Sachse Commerce Center, while the surrounding NE Dallas/Garland industrial submarket has recorded more than 4 million square feet of leasing activity over the past year. With its strategic location, strong regional accessibility, and continued development, Sachse offers an attractive environment for businesses seeking access, flexibility, and long-term opportunity within the DFW metroplex.

2026 POPULATION	2026 AVERAGE HOUSEHOLD INCOME	2026 MEDIAN HOME VALUE	2026 MEDIAN AGE
34K	\$185K	\$441K	38





1 MILE

5 MILE

10 MILE

2026 DEMOGRAPHICS

# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
397	2,240	157,430
PROJECTED POP. GROWTH 2025-2030	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE
7.9%	\$153K	\$400K
EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
68.0%	43.5%	45.0%
POPULATION	HOUSEHOLDS	MEDIAN AGE
903K	318K	37.4



SUBMARKET STATISTICS

“ Strong tenant activity and limited new flex supply continue to tighten the NE Dallas/Garland market, reinforcing the submarket’s position as an established destination for contractors, manufacturers and industrial service users. ”

NE DALLAS/
GARLAND
SUBMARKET

CURRENT AVERAGE FLEX OCCUPANCY	12 MONTH NET ABSORPTION IN SQUARE FEET	FLEX RENT GROWTH SINCE 2014
95.1%	1.6M	+81%
SUBMARKET FLEX INVENTORY (IN SF)	PROJECTED NET INVENTORY GROWTH THROUGH 2030	PROJECTED MARKET RENT GROWTH IN 2027
9.5M+	0.0%	3.1%



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214.520.8818 x 4

tyunderwood@sljcompany.com

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SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alicia M Dunn	821776	adunn@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date