



OAK GROVE PLAZA

NEC LAVON DR (HWY 78) & BUNKER HILL RD, SACHSE, TX 75048

PROPERTY OVERVIEW

OAK GROVE PLAZA SERVES DAILY NEEDS IN A GROWING RESIDENTIAL MARKET

Oak Grove Plaza is a well-located community retail center located at the high-profile intersection of Lavon Drive (SH-78) and Bunker Hill Road in Sachse. The Class A retail center offers the strong traffic draw of leading grocer Kroger, along with a mix of restaurants, services, fitness and healthcare options.

A number of leading popular concepts front the center on pad sites, including Whataburger, McDonald's, Salad and Go, Dutch Bros. Coffee, Waffle House and AutoZone.

Strong-traffic inline concepts include Wingstop, Subway, Hallmark, The UPS Store, Domino's Pizza, Kumon, Emler Swim School and others.

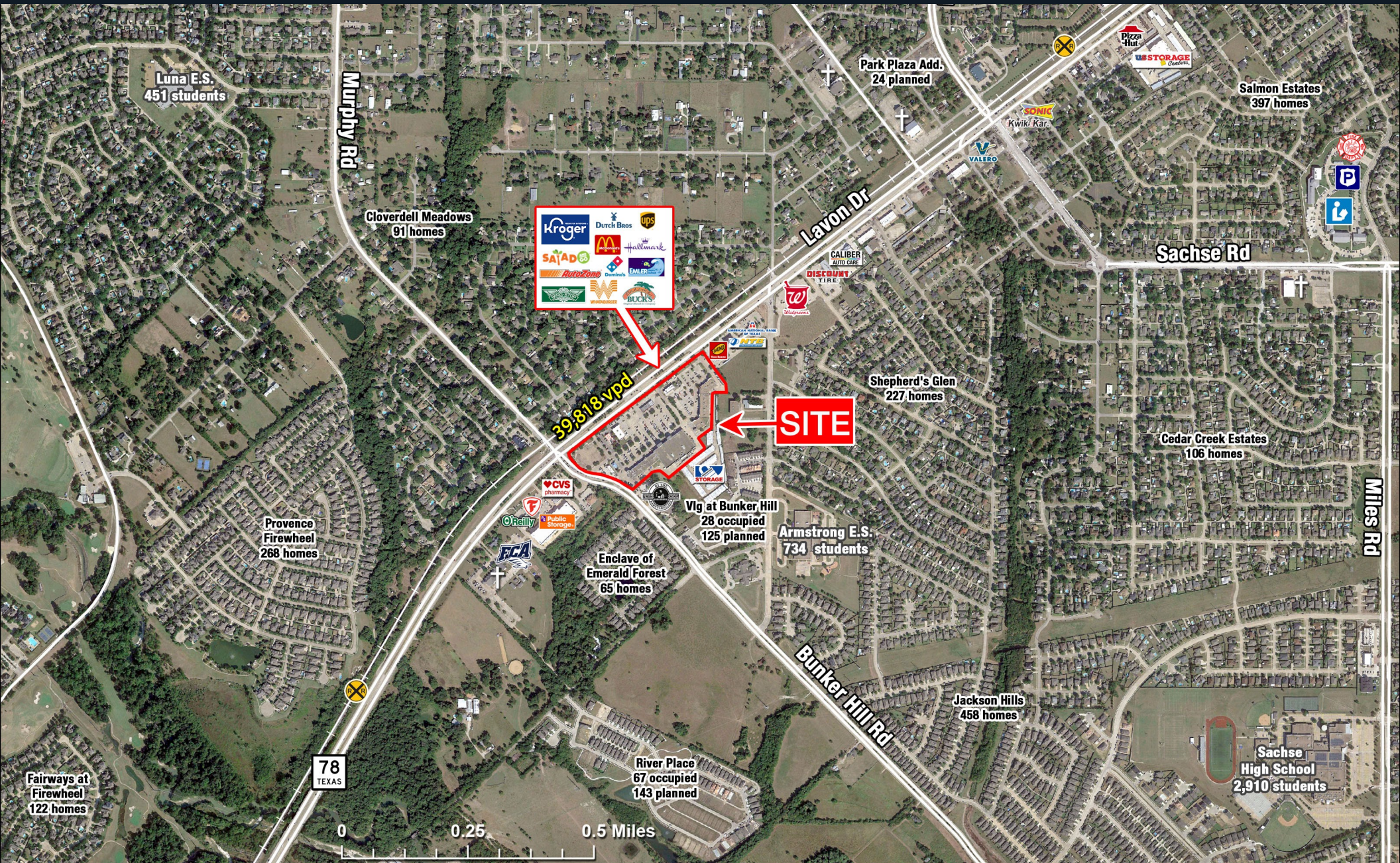
The center is located in the thriving Firewheel retail trade area anchored by Firewheel Town Center. Firewheel Town Center featured Dillard's, Macy's, Barnes & Noble, AMC, Dick's Sporting Goods and many others.

In addition to the peripheral retail and entertainment uses, the center benefits from its position serving a fast-growing trade area with approximately 89,000 residents and an average household income of more than \$156,000 within a three-mile radius. And due to its position in the midst of so much activity, the site also benefits from a total daytime population of more than 72,000, including approximately 31,000 workers, within a three-mile radius.

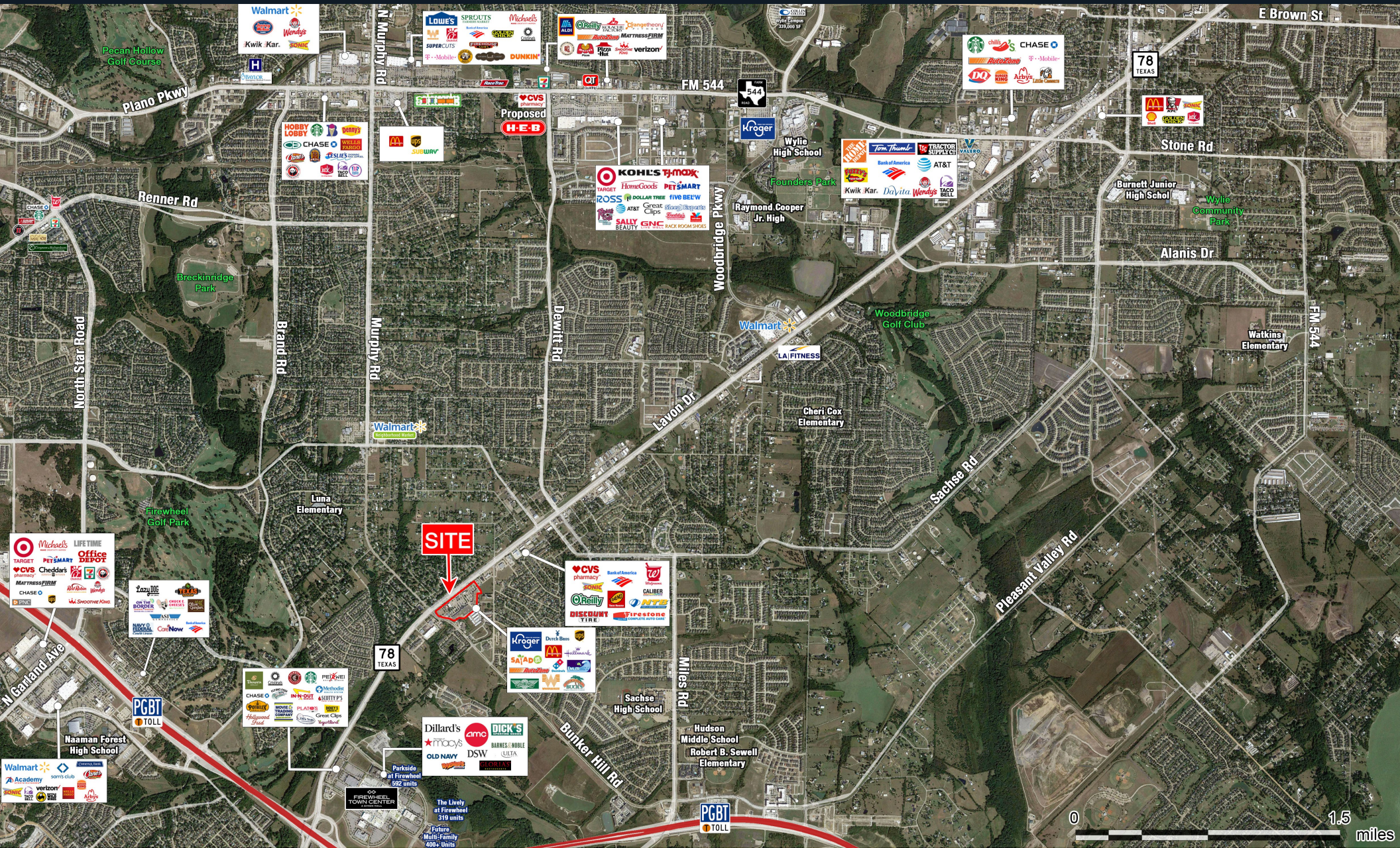
Daytime population is important to retailers and restaurants, as it is a key driver of traffic throughout the day.



PROPERTY AERIAL



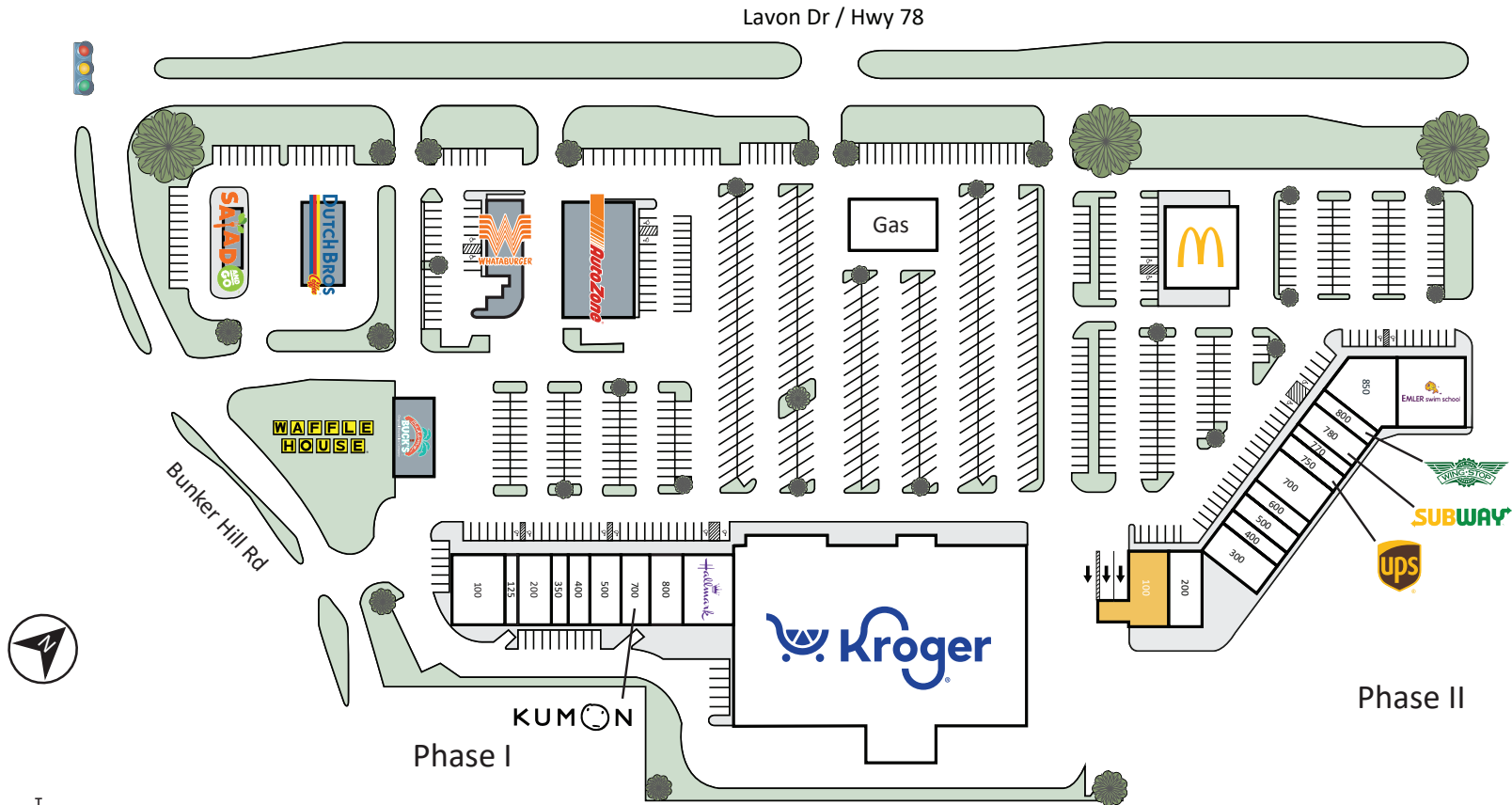
PROPERTY AERIAL



OBLIQUE AERIAL



SITE PLAN



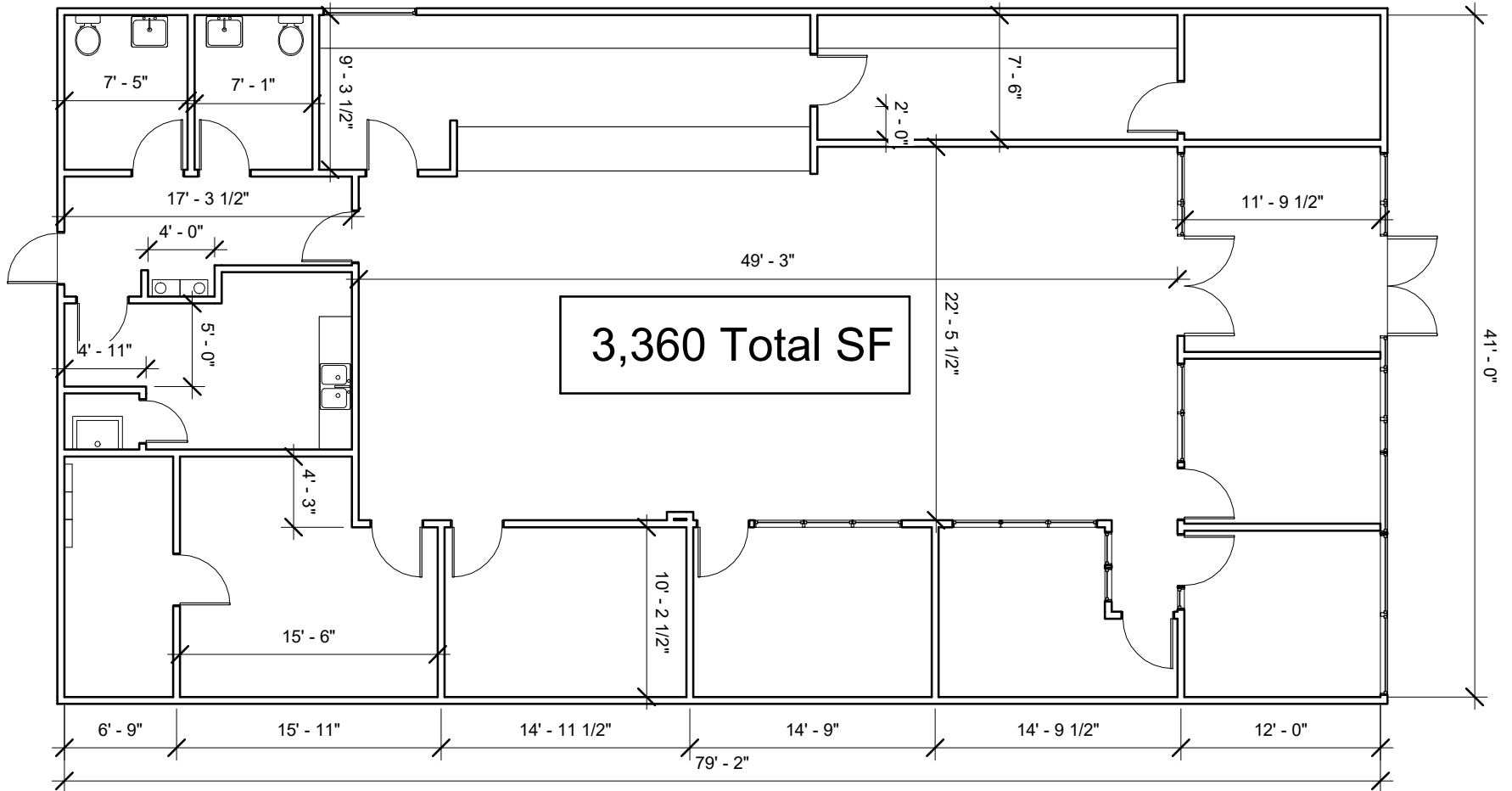
Phase I

100	Osaka Sushi	4,077 sf
125	Donut Palace	1,050 sf
200	Sachse Nail Bar	2,733 sf
350	Bop Joa Korean Fusion	1,350 sf
400	Oak Tree Dental	1,756 sf
500	Simply Liquors	2,465 sf
700	Kumon	2,333 sf
800	Beyond Braces	2,488 sf
850	Hallmark	4,250 sf
900	Kroger	65,214 sf

Phase II

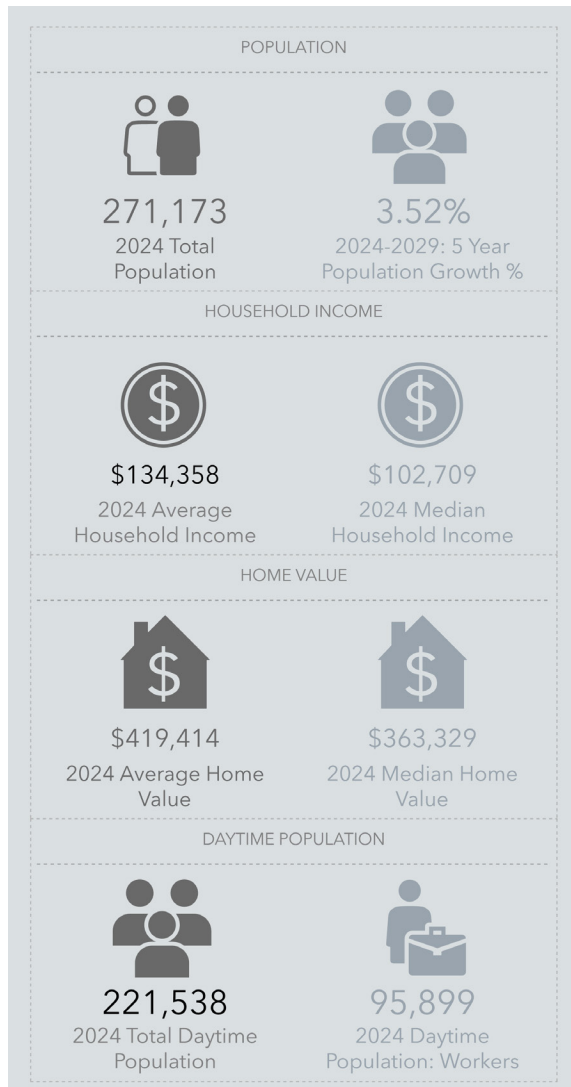
100	Available	3,360 sf	750	UPS	1,505 sf
200	Athletico Physical Therapy	2,866 sf	770	Mr. Clean	1,125 sf
300	Kid Strong	4,337 sf	780	Subway	1,875 sf
500	Domino's Pizza	1,698 sf	800	Wingstop	1,500 sf
600	Aesthetic Salon	1,332 sf	850	Baylor Scott & White Primary Care	4,472 sf
700	Lee's Martial Arts	3,228 sf	980	Emler Swim School	5,565 sf

FLOOR PLAN

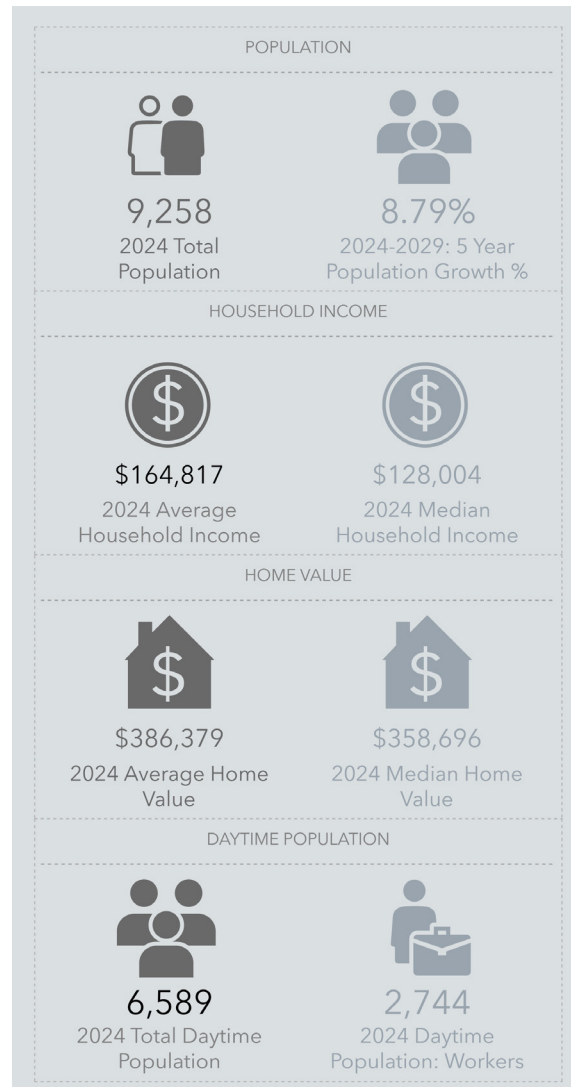


DEMOGRAPHICS

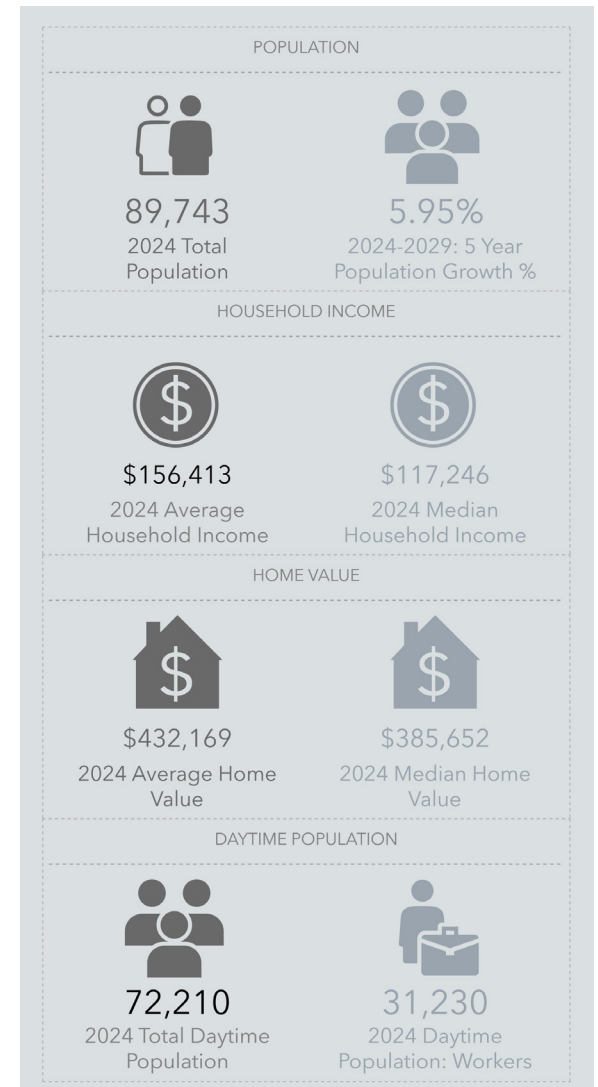
1 MILE



3 MILE



5 MILE



PROPERTY PHOTOS





SACHSE: A STRONG RESIDENTIAL GROWTH MARKET

Located just east of US-75 and sharing a border with Richardson, Sachse is experiencing strong growth. The city's location on President George Bush Turnpike, along with available commercial real estate, has made it a destination and created a diverse and attractive economy.

Sachse's current city population totals 27,166, a total expected to reach close to 30,000 by 2026. Since 2000, thanks to strong infrastructure improvements like the President George Bush Turnpike that increased accessibility, Sachse's population has nearly tripled.

Currently, Sachse is home to 8,752 households with an average household income of \$116,181. The average home value in Sachse is \$336,059.

Due to its growing strength as a commercial and retail destination, the daytime population in Sachse totals 23,106.

DFW BY THE NUMBERS

1

IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS
MAY 2021-MAY 2022
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

1

IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

1

IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS
JULY 2020-JULY 2021

U.S. CENSUS

1

IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-FAMILY BUILDING PERMITS IN DFW TOTALED 323,000

STORAGECAFE

1

IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS REPORTED 233,000 NEW MULTI-FAMILY UNITS

STORAGECAFE

TEXAS BY THE NUMBERS

1

IN JOB GROWTH

82,500 JOBS IN JUNE 2022 – #1
779,000 JOBS YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

1

IN POPULATION GROWTH

310,200 BETWEEN 2020 AND 2021
4 MILLION BETWEEN 2010 AND 2020

U.S. CENSUS

5

BEST STATES FOR BUSINESS

CNBC

1

FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500
COMPANY HEADQUARTERS, MORE
THAN ANY OTHER STATE

FORTUNE

9

WORLD ECONOMY

TEXAS IS THE WORLD'S 9TH LARGEST
ECONOMY WITH **\$1.985 TRILLION** IN

GDP

TEDC

1

FOR ECONOMIC GROWTH

TEXAS RANKS 1ST IN THE NATION
IN FORECASTS FOR STRONG
EMPLOYMENT AND INCOME GROWTH
FOR THE NEXT 5 YEARS.

FORBES

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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.



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 on 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:
 - 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.

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Date

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