

SACHSE

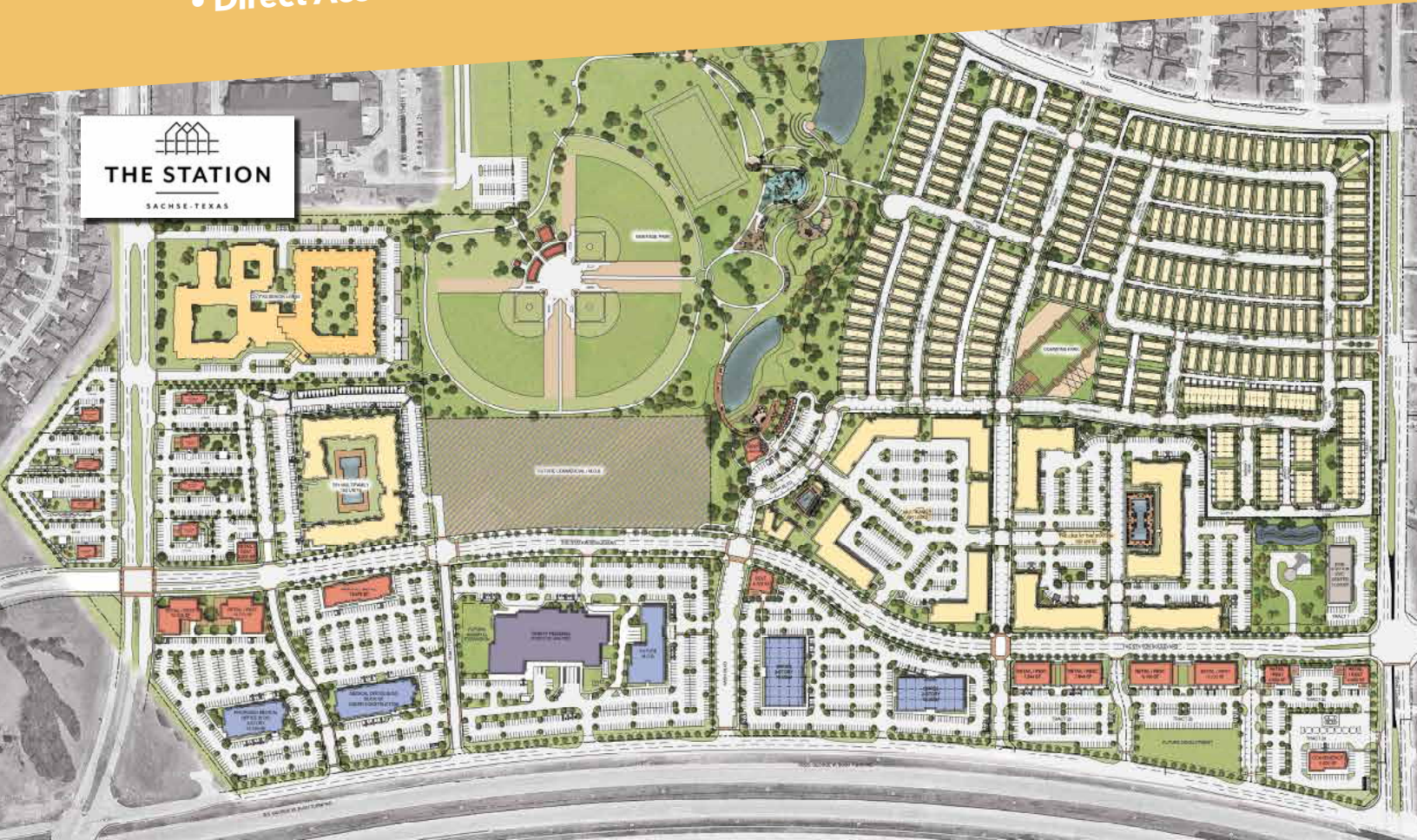
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190 PGBT Turnpike District - The Station

- One Mile District with Over 180 Acres Developable Land
- Planned for Mixed Use: Grocery, Restaurants, Entertainment, Corporate Office, Hotel, Residential and Other Destination Uses
- Direct Access Off Tollway with Strong Visibility





The City of **SACHSE**

Sachse Economic Development Corporation
SachseEDC.com
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Demographics

POPULATION

29K

MEDIAN AGE

36.6

HOUSEHOLDS

9.24K

BACHELOR OR HIGHER DEGREE

39.4%

MEDIAN HOUSEHOLD INCOME

\$107K

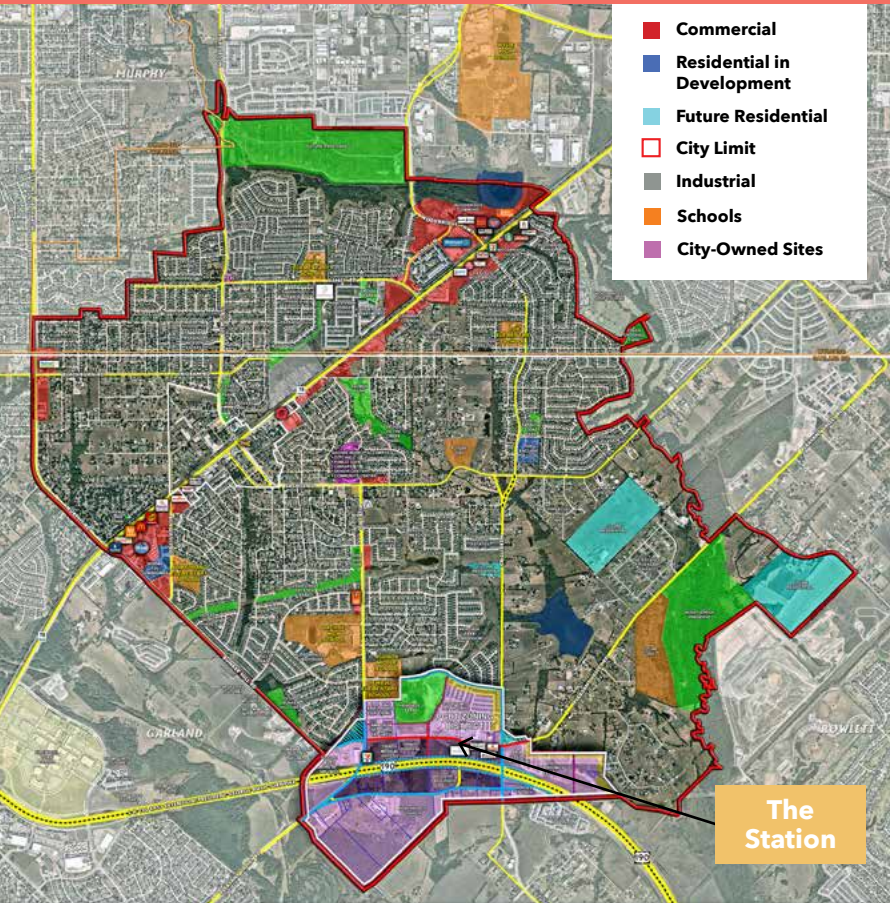
PRIMARY TRADE AREA POPULATION

333,538

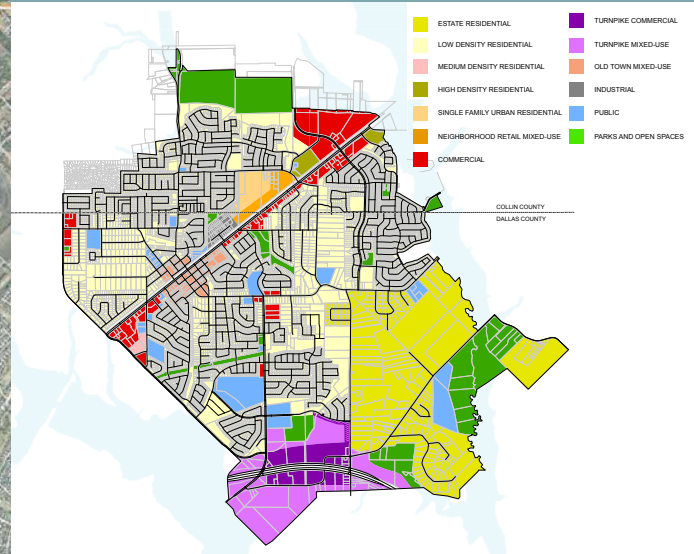
MEDIAN HOME VALUE

\$321K

Aerial Map



Future Land Use Plan



190 PGBT Turnpike District - The Station

The President George Bush Turnpike District (PGBT) properties are located between Miles and Merritt Roads in Sachse. This one-mile area is the next area along the PGBT to develop. This development contains over 180 acres suitable for mixed-use development, including hotels, grocery, entertainment, restaurants, corporate office, residential and other destination uses. The development is near the regional Firewheel Mall and adjacent to over 2,045 multifamily units. There is an elementary, middle and high school within walking distance with over 4,500 students enrolled.

Traffic Counts*

PGBT - west of SH 78 - 115,772

PGBT - east of Merritt Road - 70,409

Merritt Road North of PGBT - 16,752

Miles Road North of PGBT - 17,330

*Based on data from 2018

Within 5 Miles

Population - 235,534
MHI - \$94,734

Workplace Employees - 132,726
Households - 78,224

