

SACHSE

sak[see]



[see] our potential

190 PGBT Turnpike District - The Station

- One Mile District with Over 150 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
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Demographics

POPULATION

31K

HOUSEHOLDS

10K

MEDIAN HOUSEHOLD INCOME

\$116K

MEDIAN HOME VALUE

\$351K

MEDIAN AGE

36.5

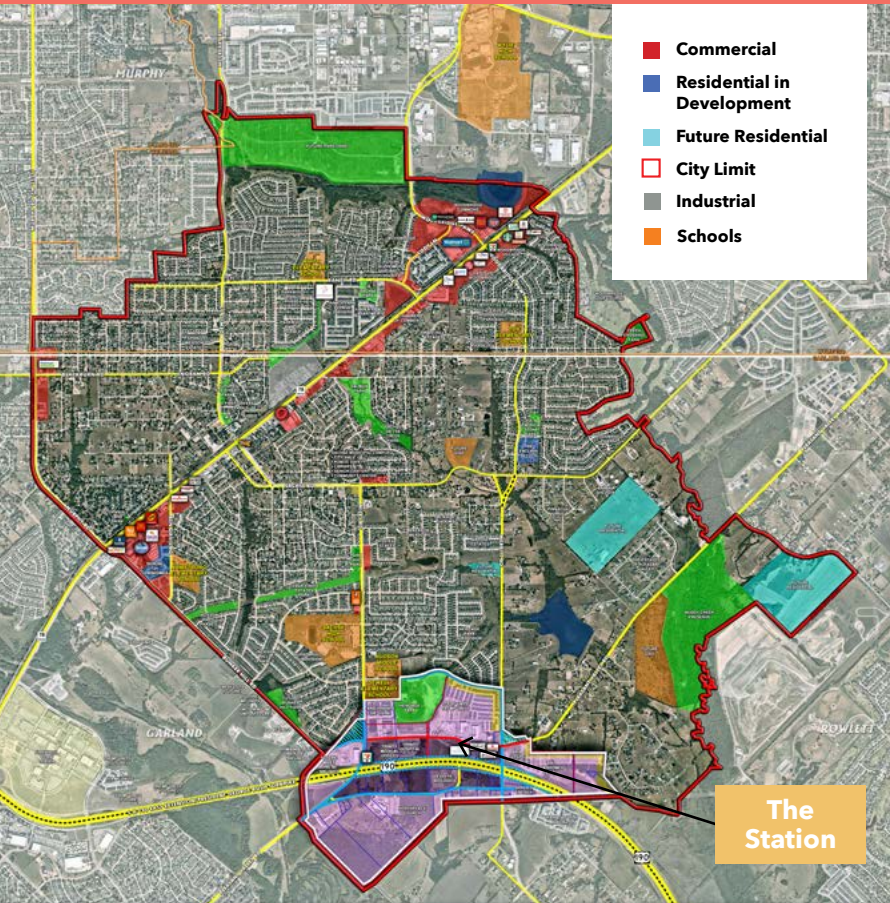
BACHELOR OR HIGHER DEGREE

48%

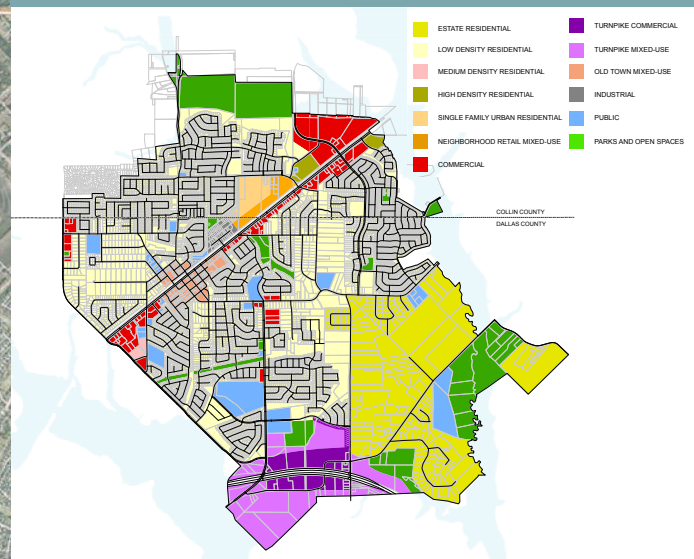
PRIMARY TRADE AREA POPULATION

333,538

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 150 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 - 238,114
MHI - \$93,248

Workplace Employees - 132,939
Households - 79,580

