

SAK[SEE] ALL THAT WE'VE ACCOMPLISHED

2023 Annual Development Report



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Local Government

SACHSE CITY COUNCIL

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MAYOR PRO TEM/COUNCILMEMBER PLACE 1
Brett Franks

COUNCILMEMBER PLACE 2
Michelle Howarth

COUNCILMEMBER PLACE 3
Frank Millsap

COUNCILMEMBER PLACE 4
Chance Lindsey

COUNCILMEMBER PLACE 5
Lindsay Buhler

COUNCILMEMBER PLACE 6
Matt Prestenberg

SACHSE CITY STAFF

CITY MANAGER
Gina Nash

ASSISTANT CITY MANAGER
Lauren Rose

DIRECTOR OF FINANCE
David Baldwin

DIRECTOR OF DEVELOPMENT SERVICES
Matt Robinson

ECONOMIC DEVELOPMENT DIRECTOR
Jerod Potts

ECONOMIC DEVELOPMENT COORDINATOR
Denise Lewis

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COUNCIL LIAISON
Michelle Howarth

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An Introduction

Welcome to the City of Sachse’s inaugural Annual Development Report. This document is designed to provide a comprehensive overview of the dynamic progress and ongoing developments within our vibrant community.

Sachse is a City that harmoniously blends its rich heritage with modern progress. With a population of just over 31,000 residents, we are strategically located within both Dallas and Collin counties, and served by the Garland and Wylie school districts. Sachse has evolved from its agricultural roots into a bustling hub of connectivity along the President George Bush Turnpike. Our City is now a pivotal link for the surrounding regions, including eastern Collin County and Rockwall County.

This report provides an array of insightful data, detailing our population demographics, housing market, and economic indicators. You’ll find valuable information on our total and daytime populations, household statistics, median home values, incomes, ages, and educational attainments, all reflecting Sachse’s dynamic and diverse community.

Among the many highlights, the development of the 5th Street District stands out, transforming into a vibrant downtown area with niche restaurants, urban living spaces, and lifestyle amenities. Evolve Biologics is establishing its first U.S. manufacturing facility in our City, bringing

significant employment opportunities and economic growth. The Station, a major mixed-use district, continues to expand, enhancing our commercial and residential offerings.

Our commitment to enhancing quality of life is evident in projects like the redevelopment of Heritage Park and the opening of J.K. Sachse Park, providing residents with state-of-the-art recreational facilities. The recent approval of the Sachse 2021 Bond underscores our dedication to infrastructure improvements, including a new animal shelter and upgraded City roads.

The recognition of Sachse’s Economic Development Corporation with the 2022 Economic Excellence award for the second consecutive year highlights our professionalism and commitment to economic growth. Detailed economic overviews and development updates within this report illustrate the significant progress and future potential of our City.

Thank you for your interest in Sachse. We are excited to share this comprehensive view of our City’s development and look forward to continued growth and prosperity.



Gina Nash
City Manager

Sachse by the Numbers

Sachse is a vibrant community that offers its residents a safe and high quality of life, while retaining its small-town values. Sachse is uniquely positioned within two counties, Dallas and Collin, and two school districts, Garland and Wylie. With our prime location along the President George Bush Turnpike, our once quiet farm town has turned into a regionally significant connection for portions of eastern Collin County, portions of Rockwall County, and beyond.

TOTAL POPULATION

31,388

2022 – **29,030**
2021 – **27,166**
2020 – **26,987**

DAYTIME POPULATION

22,065

2022 – **20,791**
2021 – **23,106**
2020 – **22,891**

% OF POPULATION WITH BACHELOR’S DEGREE OR HIGHER

48%

2022 – **39%**
2021 – **37%**
2020 – **34%**

TOTAL HOUSEHOLDS

9,936

2022 – **9,248**
2021 – **8,752**
2020 – **8,660**

MEDIAN AGE

36.5

2022 – **36.6**
2021 – **36.7**
2020 – **36.6**

MEDIAN HOME VALUE

350,660

2022 – **321,235**
2021 – **317,571**
2020 – **282,997**

MEDIAN HOUSEHOLD INCOME

115,537

2022 – **107,067**
2021 – **102,428**
2020 – **102,675**



Source: Esri 2023



The Station

The Station is a \$500 million mixed-use district in Sachse that sits on 134 acres within the PGBT Corridor. The first phase included retail center, single family homes and townhomes.

Within 5 Miles

238,114

Population

132,939

Workplace Employees

79,580

Households

\$93,248

Median Household Income

Source: Esri 2023



THE COMPLETION OF PHASE 2

Phase 2 of The Station is now complete and includes 33,000 square feet of retail/commercial space in two separate multi-tenant buildings, as well as additional multi-family units and single-family homes.



HAND-PICKED TENANTS

The Economic Development team actively works with developers and brokers to find the right tenants for this district.



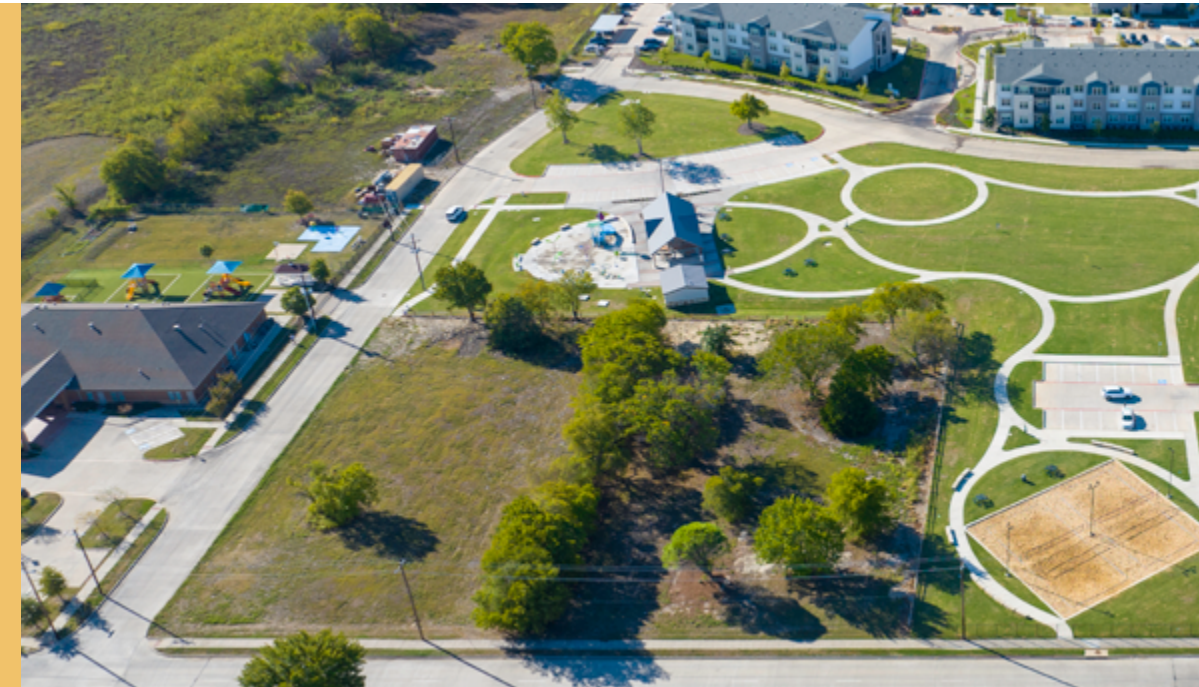
Facilities

- 34 Acre Park
- Covered Pavilion
- 3 Baseball Fields
(Lighted and Reservable)
- Playground
- 0.7 Mile Trail
- ADA Accessible
- Consession Stands
- Grills
- Restrooms



Facilities

- Food Trucks
- Covered Pavilion
- Sand Volleyball Court
- Pickle Ball Courts
- Playground
- Splash Pad
- Picnic Tables
- Restrooms



Heritage Park

The City held a groundbreaking in March 2022 for Heritage Park. This \$10 million redevelopment of the 34 acre park includes unique play structures, an amphitheater, and upgrades to the trail system.

THE STATION'S "ANCHOR PARK"

A treasured local destination, nestled in a scenic location, offering residents a blend of natural beauty and a place to connect with nature, celebrate their heritage, and participate in community life.



A CENTRAL HUB FOR COMMUNITY ACTIVITIES

The park boasts scenic walking trails that weave through lush landscapes. It also has sand volleyball courts, a pavilion, food truck space, and restrooms. The city's first pickle ball courts will be a key feature of the park.

PLAYGROUNDS AND PICNICS

Families and children delight in the modern play areas, designed to be safe and engaging, ensuring hours of fun and adventure for kids of all ages.

Adjacent, numerous picnic spots equipped with tables and grills for community events in a picturesque setting.

J.K. Sachse Park

J.K. Sachse Park is Sachse's first public park located on the Collin County side of the City. A grand opening was held in June 2023.





5th Street District

The 5th Street District is being developed to create a from-scratch, walkable, downtown, with destination uses such as niche restaurants, urban living, and other lifestyle uses.

Within 5 Miles

254,570

Population

141,512

Workplace Employees

85,772

Households

\$95,270

Median Household Income

Source: Esri 2023



UPGRADED AND EXTENDED

Phase 1 improvements are now complete and includes the reconstruction of 350 linear feet of Alexander St. with a mid-block pedestrian crossing, sidewalks, and on-street parking. Plus upgraded water and sewer lines, and services extended to ultimately serve future pad sites.



PLENTY OF SPACE

50 off-street parking spaces were constructed and the phase 2 boundary and topographical survey is underway. Staff are actively working with prospective tenants on joining the project.



Sachse 2021 Bond

In November 2021, Sachse residents voted to approve four propositions that included upgrades to city roads, constructing a new animal shelter, and on-going neighborhood packages. Vertical construction of the animal shelter commenced in December of 2023.

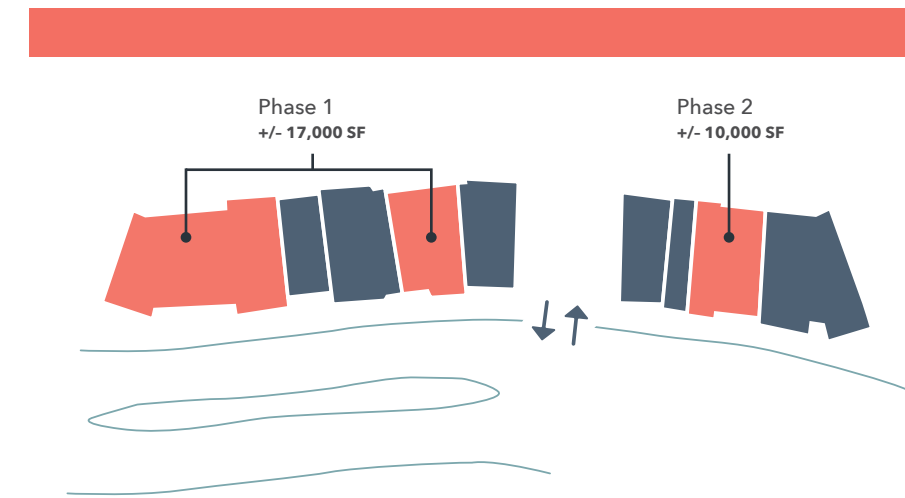
BAILEY-HOOPER ROAD

On January 17, City Council discussed the project's conceptual layout, followed by an open house in April for the affected residents. 60% of plans were submitted for staff review and feedback was provided to the consultant in August of 2023.



Bunker Hill Retail

In November 2023 a groundbreaking was held for a 27,000 square foot retail/commercial development located within the PGBT Corridor. This project will include two separate buildings, just west of The Station mixed-use development.





Evolve Biologics

In 2021, Evolve Biologics broke ground on a 200,000 square foot commercial manufacturing facility along the President George Bush Turnpike (PGBT) Corridor.

A MILESTONE FOR EVOLVE

This will be the company's first U.S. manufacturing facility. Evolve Biologics is a Canadian plasma-derived therapeutics company that will employ 300 employees once open.



READY IN 2025

The facility in Sachse will have an initial capacity to process 1 million liters of plasma annually with a planned expansion to 2 million liters.



"Sachse has been an incredible partner and demonstrated extraordinary efficiency by navigating through incentives, zoning considerations, and development processes, ensuring the seamless execution of the project."

Mark Krause, Senior VP
Operations Evolve Biologics



Sachse Out & About

In 2023, Sachse Economic Development actively engaged with the community and industry through a variety of events and initiatives. The team conducted 18 business visits throughout the year, fostering local economic growth.



BIOTECHNOLOGY INNOVATION ORGANIZATION CONFERENCE

Jerod Potts traveled to Boston over the summer with the Dallas Regional Chamber for the Biotechnology Innovation Organization Conference.

He promoted the City of Sachse and larger DFW region as excellent places for businesses in the life sciences sector.

TEDC 2023 ECONOMIC EXCELLENCE

The Sachse Economic Development team received the Economic Excellence recognition from the Texas Economic Development Council.

2023 ICSC @ RED RIVER

Sachse Economic Development attended the 2023 ICSC trade show, in Dallas, to promote the City of Sachse.



DFW FAM TOUR

The City of Sachse was fortunate to host the Dallas Regional Chamber and a number of site selectors, from around the United States, on a tour of Evolve Biologics.

This 200,000 square foot commercial manufacturing facility is currently under construction in Sachse.

3RD ANNUAL REDNEWS COLLIN COUNTY SUMMIT

Sachse was represented by Jerod Potts at the 3rd annual REDnews Collin County Summit. The discussion focused on "Economic Development & Investment Opportunities" and included economic development professionals in the region.



GISD TINSEL AND TRIVIA

The Sachse Economic Development Corporation sponsored the Garland Independent School District Tinsel and Trivia event.

TEDC CONFERENCE

Economic Development Coordinator, Denise Lewis, attended the Texas Economic Development Council (TEDC) conference in Houston.

FIFTH ANNUAL ECONOMIC DEVELOPMENT SUMMIT

Denise Lewis attended the University of Texas at Dallas Economic Development Summit where leaders from local business, economic development, and education gathered to network and plan for the future of North Texas.

INTERFACE
DFW & NORTH TEXAS
RETAIL

ANNUAL INTERFACE DFW AND NORTH TEXAS
RETAIL CONFERENCE

Jerod Potts sat on one of the conference panels to speak about retail and commercial opportunities in Sachse!



BASIC ECONOMIC DEVELOPMENT COURSE

Denise Lewis attended the Basic Economic Development Course where she learned the key components of a successful economic development organization.



PEGASUS PARK

City staff enjoyed an amazing tour of BioLabs Pegasus Park – North Texas! The state-of-the-art facility is a co-working space for life science startups and the first of its kind in the DFW area.



5 LOAVES IMPACT
FOR CHANGE AUCTION

The Sachse Economic Development Corporation sponsored the 5 Loaves Impact for Change Auction.

GILBREATH-REED CAREER
AND TECHNICAL CENTER

Denise and Jerod took a tour of the Gilbreath-Reed Career and Technical Center.

The center offers 11th-12th graders, in Garland ISD, the opportunity to take career and technical training classes in addition to their regular classes at their high school.

COLLIN COLLEGE
TECHNICAL CAMPUS

The Economic Development team went to Collin College for a tour of the technical facility in Allen, TX.

At this campus they offer trade, workforce, and technical training in state-of-the-art classrooms, laboratories, and workspaces.



LOCAL BUSINESS GRANT PROGRAM

The local business grant program was approved in 2023 by the Sachse Economic Development Corporation.

The goal of this program is to improve the Highway 78 commercial corridor by encouraging redevelopment that makes the area an even more desirable place for business to occur, in part by improving aesthetics as seen from the roadway.

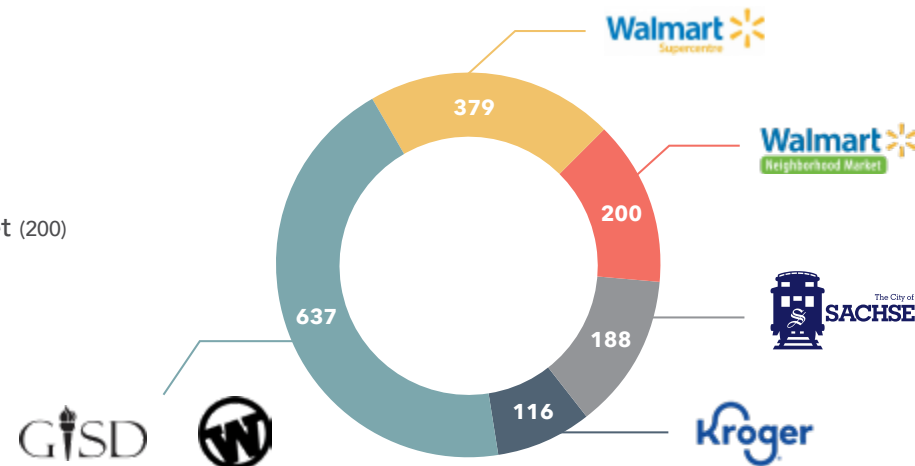


Economic Overview



TOP EMPLOYERS

1. Garland ISD & Wylie ISD (637)
2. Walmart Supercenter (379)
3. Walmart Neighborhood Market (200)
4. City of Sachse (188)
5. Kroger (116)



TOTAL SALES TAX COLLECTED

	2020	2021	2022	2023
General Fund	\$1,970,162	\$2,287,847	\$2,669,463	\$2,878,673
EDC	\$997,823	\$1,153,321	\$1,374,944	\$1,462,119
Street Maintenance	\$499,086	\$576,862	\$687,508	\$731,060
MDD	\$466,849	\$552,299	\$661,068	\$710,256
Total Sales Tax	\$3,933,920	\$4,570,329	\$5,392,983	\$5,782,108

Source: Sachse Finance Department

TOP INDUSTRIES BY % OF TOTAL BUSINESSES

17.1%	Other Services ¹ (Except Public Administration)
13.4%	Retail Trade
13.4%	Unclassified Establishments ²
8.3%	Construction
7.8%	Health Care & Social Assistance
7.4%	Accommodation & Food Services
7.2%	Professional, Scientific & Tech
5.0%	Real Estate, Rental & Leasing
3.9%	Finance & Insurance
2%	Public Administration

Source: Esri 2023

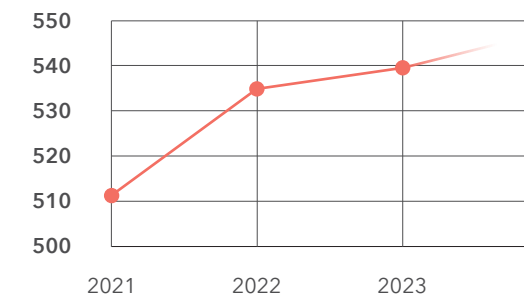
¹ Encompasses establishments providing services not classified elsewhere, including repair and maintenance, personal and laundry services, and religious, civic, and professional organizations.

² Applies to businesses that have not yet been assigned a specific industry.



TOTAL NUMBER OF BUSINESS VISITS **18**

TOTAL NUMBER OF BUSINESSES



TOP TAXPAYERS



Source: ZacTax

OCCUPANCY & VACANCY³

92.2%	7.8%	78,823	110,127	2,211
Occupancy Rate	Vacancy Rate	Vacant SQ FT	Available SQ FT	Net Absorption

Source: CoStar 2023

³ The occupancy and vacancy rates presented reflect combined data from office, industrial, retail, and flex properties.

Development Updates⁴

	2021	2022	2023
New Residential Permits	399	210	159
New Commercial Permits	6	9	5
New Residential Permit Value	121,930,573	60,775,266	39,393,508
New Commercial Permit Value	32,227,725	39,857,150	8,213,550
New Residential Sq. Ft. Permitted	1,213,536	607,705	397,236
New Commercial Sq. Ft. Permitted	214,331	253,771	54,757
New Multi-Family Sq. Ft. Permitted	485,986	864,382	0
Number of Sign Permits Permitted	41	44	50
Number of COs Issued	38	38	59
Total Taxable Assessed Value	\$2,589,677,381	\$2,862,003,066	\$3,476,638,916

Source: Sachse Development Services

⁴ Based on calendar year (January – December)

Awards & Recognition

2022 & 2023 ECONOMIC EXCELLENCE

The Economic Excellence Recognition Program provides recognition to economic development organizations that meet a desired threshold of professionalism.

Recipients qualify for recognition based on training taken by their governing board/council as well as the economic development director and professional staff. Certifications, professional memberships and activities, and organizational effectiveness of the economic development staff also contribute to the standards for qualification.

The City of Sachse / Sachse Economic Development Corporation received this recognition in 2023 for the second year in a row.



2022 RICHARD R. LILLIE, FAICP PLANNING EXCELLENCE RECOGNITION

The City of Sachse’s Development Services Department received the 2022 Richard R. Lillie, FAICP Planning Excellence Recognition in 2023, for the department’s commitment to strong professional planning standards.