



SAK[SEE] A YEAR THAT SPEAKS FOR ITSELF

2024 Annual Development Report



Local Government

SACHSE CITY COUNCIL

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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
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An Introduction

Welcome to the City of Sachse’s Annual Development Report. This document offers a comprehensive overview of the steady progress and development activity that continues to shape our thriving community.

Sachse remains a City that blends its deep-rooted history with thoughtful growth. With a population of just over 31,000 residents, our location along the President George Bush Turnpike positions us as a key connector between Dallas and Collin counties. We are proudly served by both the Garland and Wylie school districts and continue to serve as a regional gateway for eastern Collin and Rockwall counties.

This report features detailed demographic and economic data, including population trends, housing market insights, and income levels, all of which reflect Sachse’s evolving identity. You’ll find information on household characteristics, educational attainment, and business activity across the community.

Some noteworthy businesses opened their doors in 2024, such as Medical City Sachse, Starbucks, The Learning Experience, and Jakes Burgers. Other great businesses under construction and slated for opening in 2025 include HTeaO, Chipotle, Cane Rosso, and the Baylor Scott & White Institute for Rehabilitation.

Among the highlights of this year’s report are the launch of several new initiatives focused on supporting local businesses and building community connections. In 2024, we introduced the Shop Local Passport program, hosted our first-ever Business Appreciation Breakfast, and launched the Sachse Farmers Market.

Located in the heart of the 5th Street District, the Farmers Market is helping activate this area as we work to transform it into our future downtown—complete with walkable spaces, unique local businesses, and community gathering places.

Between 2023 and 2024, the City of Sachse increased across a few key economic indicators. In 2024, taxable assessed value rose by nearly \$590,000,000; commercial square feet permitted jumped from 54,757 in 2023 to 112,681 in 2024; and, sales taxes increased by over \$270,000 year-over-year. These increases are significant in a community like Sachse that encompasses less than 10 total square miles.

These initiatives, along with continued implementation of the 2021 Bond Program, demonstrate our commitment to quality of life, economic opportunity, and strategic planning. The Sachse Economic Development Corporation remains an essential partner in these efforts, driving innovation and supporting sustainable progress throughout the City.

Thank you for your interest in Sachse. We are proud to present this year’s report and look forward to what lies ahead as we continue building a stronger, more connected community.



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 (PGBT), 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**

31,788

2023 – **31,388**
2022 – **29,030**
2021 – **27,166**

**DAYTIME
POPULATION**

22,800

2023 – **22,065**
2022 – **20,791**
2021 – **23,106**

**% OF POPULATION
WITH BACHELOR’S
DEGREE OR HIGHER**

49%

2023 – **48%**
2022 – **39%**
2021 – **37%**

Source: Esri 2024

**TOTAL
HOUSEHOLDS**

10,055

2023 – **9,936**
2022 – **9,248**
2021 – **8,752**

**MEDIAN
AGE**

38

2023 – **36.5**
2022 – **36.6**
2021 – **36.7**

**MEDIAN
HOME VALUE**

\$401,869

2023 – **\$350,660**
2022 – **\$321,235**
2021 – **\$317,571**

**MEDIAN
HOUSEHOLD INCOME**

\$140,043

2023 – **\$115,537**
2022 – **\$107,067**
2021 – **\$102,428**



Sachse 2024 Annual Development Report



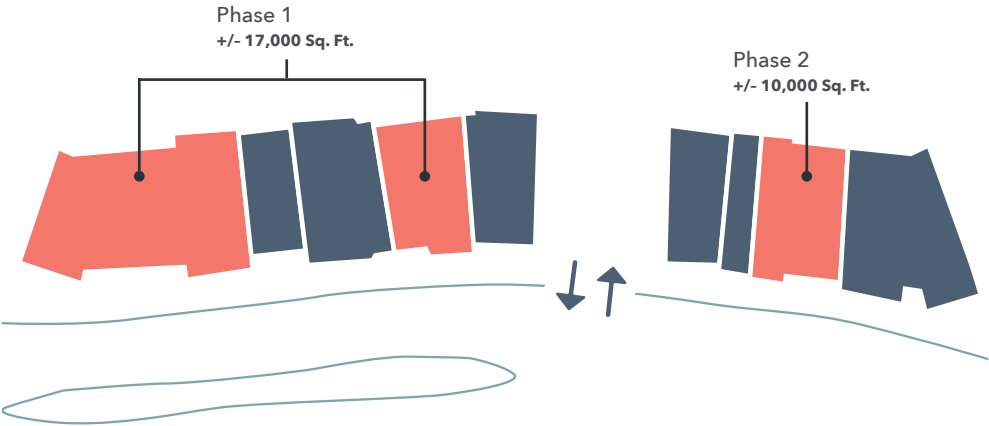
Bunker Hill Retail

In 2024, construction of the 1st phase of the Bunker Hill Retail Center continued progressing steadily.

The exterior was completed and site work wrapped up, paving the way for tenant build-outs.

PHASE 2 IS COMING SOON

Excitement is building as Phase 2 approaches, which will expand offerings and bring even greater energy to the Bunker Hill Retail experience.



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. The grand opening for the new animal shelter took place in October of 2024.

SACHSE ANIMAL SHELTER GRAND OPENING

City officials and residents came together to celebrate the grand opening of the new Sachse Animal Shelter. The event featured tours of the new facility, exciting raffles and giveaways, and delicious pizza generously donated by Cane Rosso.





Economic Development Marketing Video

We partnered with Neon Cloud Productions to create a dynamic marketing video. Featuring striking visuals, the video showcases Sachse’s exceptional quality of life, numerous development opportunities, and strategic location in the DFW Metroplex.

HIGHLIGHTING EDUCATION AND STRATEGIC INVESTMENTS

The video also highlights top-tier educational opportunities and the significant public and private investments shaping the City’s future.

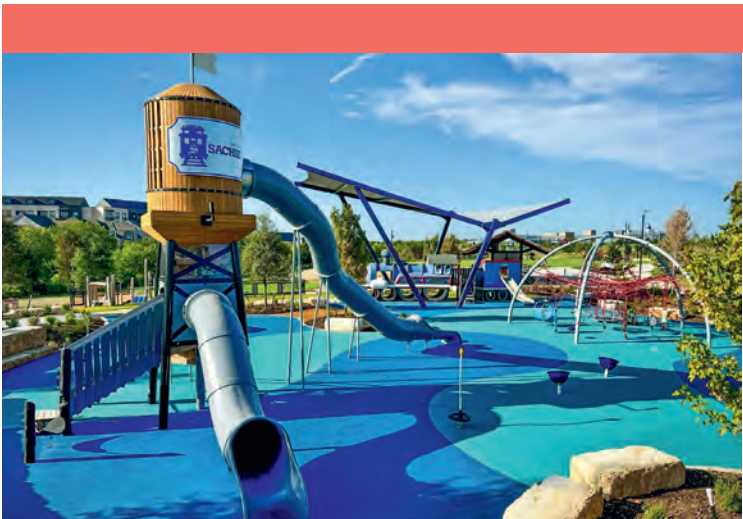


FAMILY FRIENDLY ACTIVITIES

Residents and city officials gathered to enjoy the new park amenities, take part in family friendly activities, and explore the beautifully designed green space.

Heritage Park Grand Opening

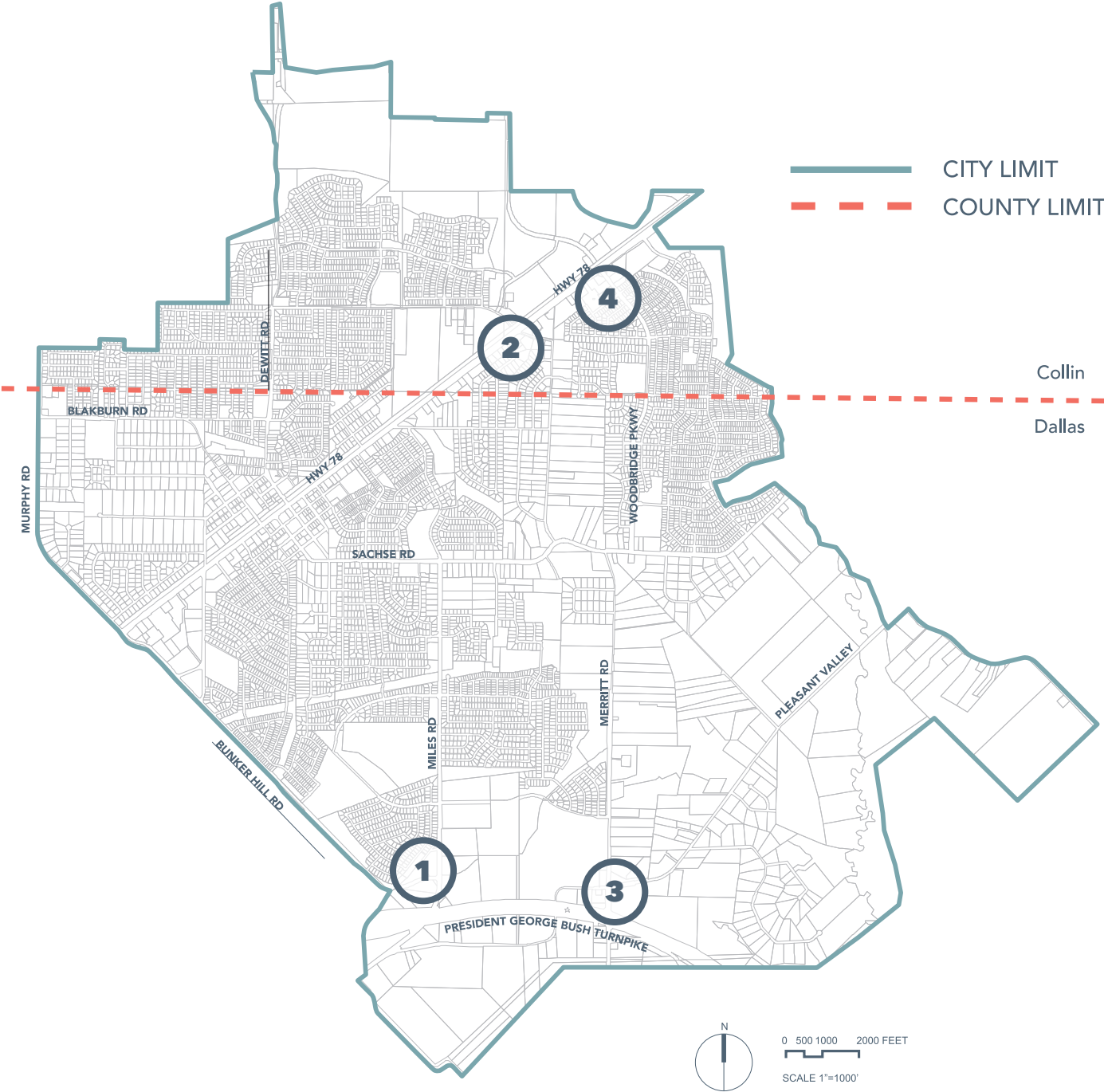
In October 2024, the City of Sachse celebrated the grand opening of Heritage Park with a community event filled with fun and excitement.



FEATURES

- | | |
|---|---------------|
| 3 Baseball Fields
(Lighted and Reservable) | Grills |
| 36 Acre Park | Picnic Tables |
| 0.7 Mile Walk Trail | Playground |
| Concession Stands | Restrooms |
| Covered Pavillion | |

Retail Pipeline



- ① BUNKER HILL RETAIL**
 Under Construction
 - Bunker Hill Rd. / Miles Rd.
 - 26,000 Sq. Ft. Multi-tenant Retail (2 Buildings)
- ② SACHSE RETAIL ADDITION**
 Under Construction
 - Along Hwy 78
 - 8,390 Sq. Ft. Retail / Commercial
- ③ SHOPS AT ARIA**
 In Plan Review
 - NE Corner of PGBT / Merritt Rd.
 - Retail / Commercial / Fuel Station
- ④ VICTORY SHOPS AT SACHSE**
 In Plan Review
 - Retail / Commercial Site at Woodbridge Pkwy and Hwy 78
 - Multi-tenant Retail / Pad Sites

The Sachse Retail Addition, now under construction along Highway 78, will bring over 8,000 square feet of new retail space and includes the expansion of an existing local business in Sachse, Smile Brite Orthodontics. Meanwhile, the Victory Shops at Woodbridge, located at Highway 78 and Woodbridge Parkway, is in plan review and will offer over 21,000 square feet of retail space and prime pad sites.

Also in the pipeline is the Shops at Aria, a 7-acre mixed-use development near the President George Bush Turnpike and Merritt Road.



Sachse Retail Addition



Shops at Aria



Bunker Hill Retail



Incentives

In 2024, the City of Sachse provided targeted incentives to support key commercial developments and attract unique dining and retail options to the community. These efforts reflect the City’s continued commitment to fostering business growth and enhancing quality of life.

NOTABLE RECIPIENTS INCLUDE

Cane Rosso, known for its award-winning Neapolitan-style pizza; the Bunker Hill Retail Center, which continued its build-out and tenant recruitment; and Keki Japanese Cheesecake & Drinks, bringing a sweet new flavor to Sachse’s growing food scene.



New Businesses Open in 2024

Cane Rosso began construction at The Station and Medical City Sachse began operations, bringing new dining and healthcare options to the community.

NEW BUSINESS SHORTLIST*

- Jakes Burgers
- Modern Blendz
- Magnolia Nail Bar
- Palatables Shawarma & Grill
- Health Central Women’s Care
- The Learning Experience
- Starbucks
- Dapper Woodworks
- Niya Fashion

* Doesn't include all new businesses.





Farmers Market

Sachse Economic Development partnered with Four Seasons Markets to launch the Sachse Farmers Market in 2024, creating a vibrant gathering place for residents and visitors alike. The market is held every second Saturday of each month in the heart of the 5th Street District. The market features local vendors offering fresh produce, artisan goods, and handmade products.

SUPPORT LOCAL

The initiative supported small businesses, encouraged community engagement, and contributed to a lively and connected local atmosphere.



SHARE YOUR VISION FOR SACHSE

Comprehensive Plan

The City of Sachse undertook an update to its Comprehensive Plan through the Shaping Sachse project. This process considered the current conditions and trends of Sachse, including but not limited to land use, transportation, housing, and economic growth. This was the first update to the comprehensive plan since 2017.

RESIDENTS DRIVE SACHSE PROJECT PLANS

The city hosted neighborhood meetings, open houses, and provided a survey to give residents the opportunity to make their voices heard.

The project started in May 2024 and is expected to be implemented in May 2025.





Shop Local Passport Event

In 2024, the Shop Local Passport event brought our community together in support of small businesses. Residents explored participating businesses, collected stamps, and earned prizes—all while discovering the unique products and services our local entrepreneurs offer. This initiative not only boosted foot traffic for small businesses but also reinforced the importance of investing in our local economy.

MERIT RECOGNITION

The Shop Local Passport event received merit recognition for the Community Economic Development Award from the Texas Economic Development Council (TEDC).



Business Appreciation Breakfast

The 2024 Business Appreciation Breakfast brought together local business owners, franchisees, entrepreneurs, and city leaders for a morning of networking, recognition, and collaboration.

COMMUNITY GROWTH

Hosted by Sachse Economic Development, the event celebrated the vital role businesses play in the community's growth and prosperity, while fostering stronger connections between the public and private sectors.



Sachse Out & About

In 2024, Sachse Economic Development actively engaged with the community and industry through a variety of events and initiatives. The team conducted 36 business visits throughout the year, fostering local economic growth.



OKLAHOMA UNIVERSITY ECONOMIC DEVELOPMENT INSTITUTE

Jerod Potts graduated from the University of Oklahoma’s Economic Development Institute. His completion of the program reflects not only his commitment to professional growth but also his dedication to fostering sustainable economic opportunities within the communities he serves.

4TH ANNUAL REDNEWS COLLIN COUNTY SUMMIT

Sachse was represented by Jerod Potts at the 4th annual REDnews Collin County Summit. The discussion focused on “Major Developments Shaping Collin County” and included economic development professionals in the region.



SIXTH 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.

TEDC 2024 ECONOMIC EXCELLENCE

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

2024 ICSC @ RED RIVER

Sachse Economic Development attended the 2024 ICSC trade show, in Dallas, to promote the City of Sachse.



SACHSE TURKEY TROT

Jerod Potts participated in the Sachse High School 5K Turkey Trot.



CHRISTMAS GIFT DELIVERY

The Sachse Economic Development team delivered Christmas gifts to business and community partners.



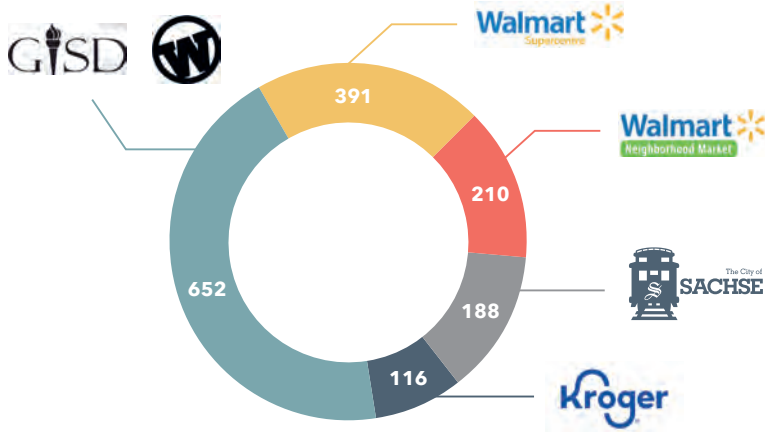
VENTURE COMMERCIAL

In February 2024, Jerod and Denise addressed a group of brokers at Venture Commercial, sharing key insights into the emerging development and investment opportunities in the City of Sachse. The presentation highlighted the area’s strategic location, infrastructure improvements, and proactive municipal support for new business ventures.

Economic Overview

TOP EMPLOYERS

- 1. Garland ISD (GISD) / Wylie ISD (WISD) (652)
- 2. Walmart Supercenter (391)
- 3. Walmart Neighborhood Market (210)
- 4. City of Sachse (167)
- 5. Kroger (116)



TOP INDUSTRIES BY % OF TOTAL BUSINESSES

17.5%	Other Services ¹ (Except Public Administration)	8.2%	Construction
12.4%	Retail Trade	7.3%	Professional, Scientific & Tech
11.4%	Unclassified Establishments ²	5.4%	Real Estate, Rental & Leasing
9.9%	Health Care & Social Assistance	3.6%	Finance & Insurance
8.3%	Accommodation & Food Services	2.6%	Public Administration

Source: Esri 2024

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.

36
TOTAL NUMBER
OF BUSINESS VISITS

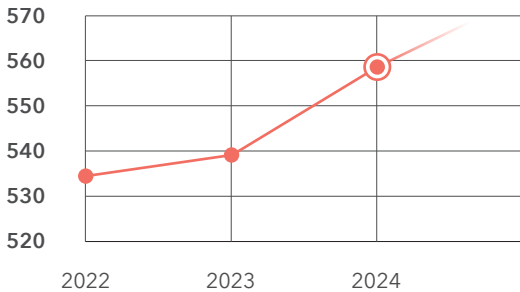


TOTAL SALES TAX COLLECTED

	2021	2022	2023	2024
General Fund	\$2,287,847	\$2,669,463	\$2,878,673	\$3,028,616
EDC	\$1,153,321	\$1,374,944	\$1,462,119	\$1,519,925
Street Maintenance	\$576,862	\$687,508	\$731,060	\$759,962
MDD	\$552,299	\$661,068	\$710,256	\$744,854
Total Sales Tax	\$4,570,329	\$5,392,983	\$5,782,108	\$6,053,357

Source: Sachse Finance Department

TOTAL NUMBER OF BUSINESSES



TOP TAXPAYERS



Source: ZacTax

OCCUPANCY & VACANCY³

95%	5%	55,161	80,334	2,211
Occupancy Rate	Vacancy Rate	Vacant Sq. Ft.	Available Sq. Ft.	Net Absorption

Source: CoStar 2024

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

Development Updates⁴

	2022	2023	2024
New Residential Permits	210	159	48
New Commercial Permits	9	5	11
New Residential Permit Value	\$60,775,266	\$39,393,508	\$15,652,804
New Commercial Permit Value	\$39,857,150	\$8,213,550	\$10,639,545
New Residential Sq. Ft. Permitted	607,705	397,236	150,393
New Commercial Sq. Ft. Permitted	253,771	54,757	112,681
New Multi-Family Sq. Ft. Permitted	864,382	0	0
Number of Sign Permits Permitted	44	50	56
Number of COs Issued	38	59	24
Total Taxable Assessed Value	\$2,862,003,066	\$3,476,638,916	\$4,066,505,195

Source: Sachse Development Services

⁴ Based on calendar year (January – December)



Awards & Recognition

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 for the third year in a row.



2023 RICHARD R. LILLIE, FAICP PLANNING EXCELLENCE RECOGNITION

The City of Sachse’s Development Services Department received the 2023 Richard R. Lillie, FAICP Planning Excellence Recognition in 2024, for the department’s commitment to strong professional planning.



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SachseEconomicDevelopment.com