

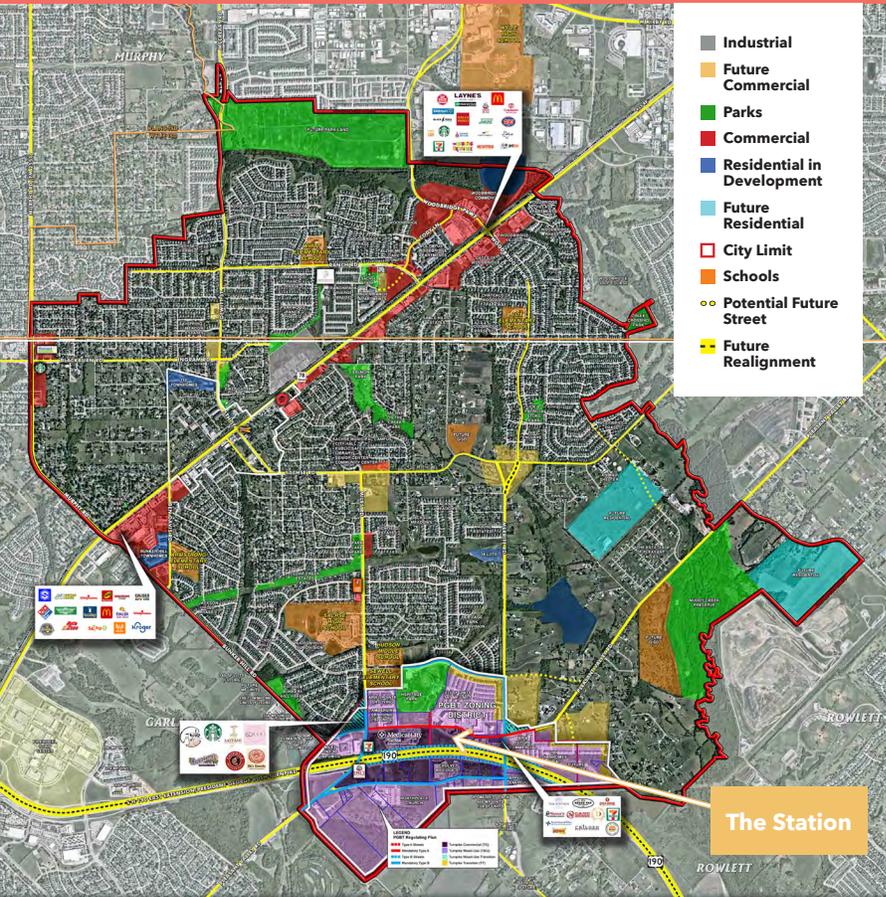




The City of  
**SACHSE**

Sachse Economic Development  
SachseEconomicDevelopment.com  
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## Aerial Map



## Demographics

POPULATION

**33K**

MEDIAN AGE

**37**

HOUSEHOLDS

**11K**

BACHELOR OR HIGHER DEGREE

**50%**

MEDIAN HOUSEHOLD INCOME

**\$145K**

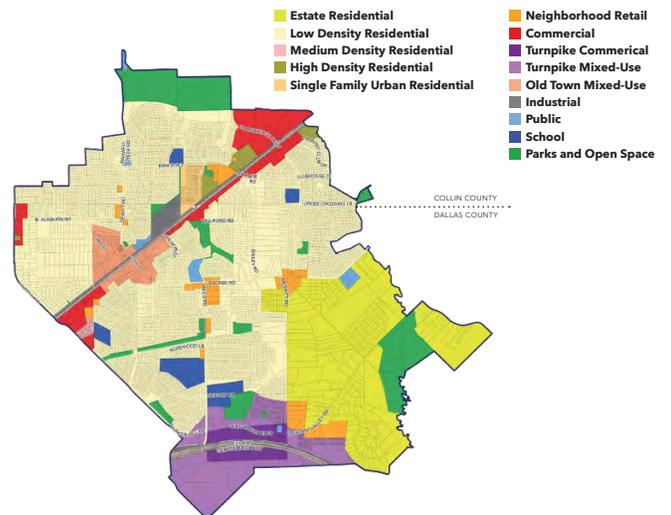
PRIMARY TRADE AREA POPULATION

**359,005**

MEDIAN HOME VALUE

**\$431K**

## Future Land Use Plan



## 190 PGBT Turnpike District - The Station

The President George Bush Turnpike District (PGBT) properties are located near 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 2,400 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 - 105,639 (24)
- PGBT - east of Merritt Road - 71,612 (24)
- Merritt Road North of PGBT - 15,206 (19)
- Miles Road North of PGBT - 14,204 (24)

Within  
5 Miles

Population - 242,738  
MHI - \$107,251

Workplace Employees - 139,557  
Households - 82,262

