



SAK[SEE] A YEAR THAT SPEAKS FOR ITSELF

2025 Annual Development Report



Local Government

SACHSE CITY COUNCIL

MAYOR

Jeff Bickerstaff

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

ASSISTANT TO THE DIRECTOR
OF ECONOMIC DEVELOPMENT

Shelby Curtis

2025 EDC BOARD MEMBERS

PRESIDENT

Scott McMurdie

BOARD MEMBER

Jermaine McDaniel

BOARD MEMBER

Alan Bell

BOARD MEMBER

Ashley Holley

BOARD MEMBER

Krisleigh Hoermann

BOARD MEMBER

Christopher Decker

BOARD MEMBER

Chinelo Nwanze

COUNCIL LIAISON

Michelle Howarth

Contents



4	CITY MANAGER LETTER
5	SACHSE SNAPSHOT
6	PROJECT UPDATES
18	SACHSE OUT & ABOUT
20	ECONOMIC OVERVIEW
23	AWARDS & RECOGNITION

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 33,000 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 function 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 2025, such as HTeaO, Chipotle, Cane Rosso, Epic Pizza, 30 Brunch House, Vista Trail Dental Care, Masala Twist Xpress, and Sayfani Coffee House, with additional new and expanding businesses featured throughout this report.

Among the highlights of this year's report are several initiatives focused on supporting local businesses and building community connections. In 2025, we awarded the first administratively approved grant through the Local Business Grant Program to Detroit Custom & Collision. We also hosted Taste of Sachse in conjunction with National Small Business Week, featuring 15 local businesses and inviting residents to explore new flavors across the community. Our annual Business Appreciation Breakfast brought together local business owners, franchisees, entrepreneurs, and city leaders

for a morning of networking, recognition, and collaboration, with Police Chief Bryan Sylvester and Fire Chief Martin Wade sharing how public safety helps protect and support local businesses. The Sachse Farmers Market also returned to the heart of the 5th Street District, continuing to 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 2024 and 2025, the City of Sachse continued to grow across a few key economic indicators. In 2025, taxable assessed value rose by nearly \$517,298,798; non-residential square feet permitted increased from 77,120 in 2024 to 238,695 in 2025; and sales tax collections continued the trend of increasing year-over-year. These increases are significant in a community like Sachse that encompasses just 10 total square miles.

These initiatives, along with the City Council's adoption of our Comprehensive Plan in May and 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

33,683

2024 – 31,788

2023 – 31,388

2022 – 29,030

TOTAL HOUSEHOLDS

10,668

2024 – 10,055

2023 – 9,936

2022 – 9,248

MEDIAN HOME VALUE

\$431,193

2024 – \$401,869

2023 – \$350,660

2022 – \$321,235

DAYTIME POPULATION

23,472

2024 – 22,800

2023 – 22,065

2022 – 20,791

MEDIAN AGE

37

2024 – 38

2023 – 36.5

2022 – 36.6

MEDIAN HOUSEHOLD INCOME

\$144,691

2024 – \$140,043

2023 – \$115,537

2022 – \$107,067

% OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER

50%

2024 – 49%

2023 – 48%

2022 – 39%





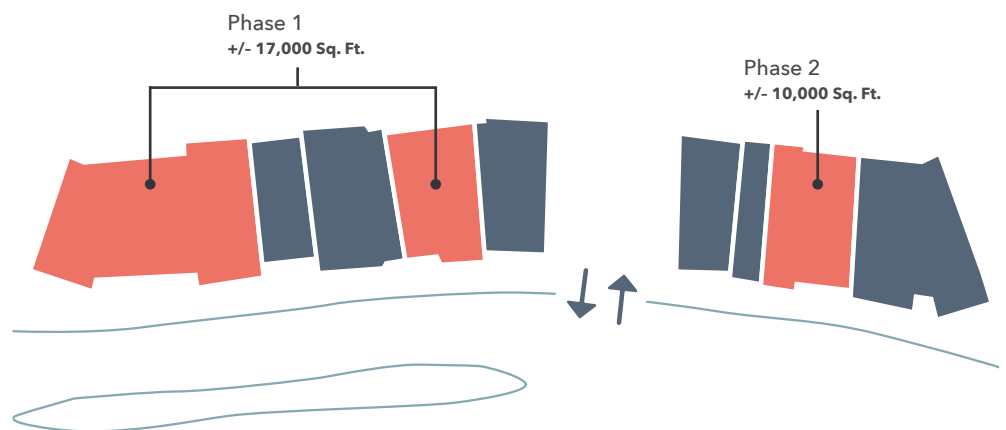
Bunker Hill Retail

In 2025, Phase 1 of the retail center was completed.

The first phase features Keki Japanese Cheesecake & Drinks, Yoko Sushi - Thai - Sake, and DK's Donuts with more tenants to come.

PHASE 2

Construction is underway on Phase 2, continuing the expansion of this growing commercial area in Sachse.





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.

ROAD UPDATES

In 2025, the City continued progress on roadway improvements for Bailey-Hooper Road and road designs of Williford and Sachse Road.





Local Business Grant Program

The local business grant program is an administratively-approved matching grant program, intended to enhance 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.

HIGHLIGHTING STRATEGIC INVESTMENTS

In September, Mayor Bickerstaff, City Council, and the Economic Development team gathered to present the very first Renovate 78 Local Business Grant Program award to Detroit Custom & Collision.





J.K. Sachse Park Upgrades

In September, the new playground at J.K. Sachse Park officially opened. This project was funded entirely by Municipal Development District (MDD) sales tax funds.

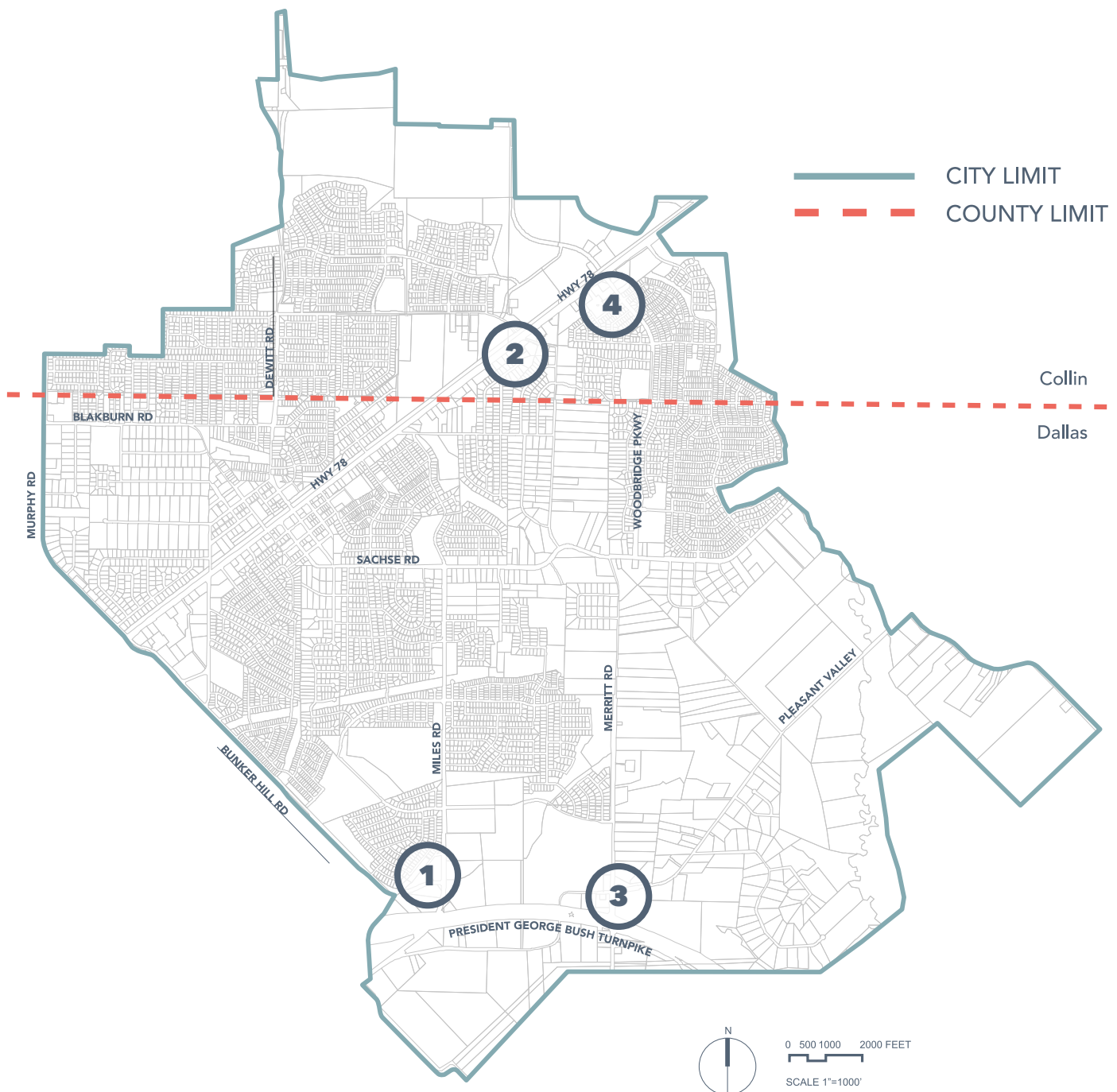


FEATURES

Pickleball Courts
(Lighted and Reservable)
Splash Pad
Covered Pavilion
Sand Volleyball
Courts

Grills
Picnic Tables
Playground
Restrooms

Retail Pipeline



① **BUNKER HILL RETAIL** Phase 2 Under Construction

- Bunker Hill Road / Miles Road
- 26,000 Sq. Ft. Multi-tenant Retail (2 Buildings)

③ **SHOPS AT ARIA** Under Construction

- NE Corner of PGBT / Merritt Road
- Retail / Commercial / Fuel Station

The Ranchville retail project in Sachse is expected to bring approximately 15,000 square feet of new retail space to the community.

The Victory Shops at Woodbridge, located at Highway 78 and Woodbridge Parkway, is in plan review and will offer over 30,000 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.

② **RANCHVILLE RETAIL** Permit Ready to Issue

- Ranch Road west of Highway 78
- 15,000 Sq. Ft. Retail

④ **VICTORY SHOPS AT WOODBRIDGE** In Plan Review

- Retail / Commercial Site at Woodbridge Parkway and Highway 78
- Multi-Tenant Retail / Pad Sites



Ranchville Retail



Shops at Aria



Bunker Hill Retail



Incentives

In 2025, the Sachse Economic Development team worked with City of Sachse Development Services and other city staff to secure a zoning change for the Ranchville commercial project. The approved incentive will support a future commercial site near J.K. Sachse Park, helping create a family friendly gathering place for residents in Sachse.



New Businesses Open in 2025

SHORTLIST*

- HTeaO
- DK's Donuts
- Vista Trail Dental Care
- Yoko Sushi - Thai - Sake
- 30 Brunch House
- Walmart Supercenter Fuel Station
- Keki Japanese Cheesecake & Drinks
- Masala Twist Xpress
- Cane Rosso
- Wellness Code
- Chipotle
- Starbucks
- Sayfani Coffee
- Epic Pizza
- Nation's Giant Hamburgers

* Doesn't include all new businesses.





2025 Farmers Market Season

FAST FACTS

- 10 Total Markets
- 32 Unique Vendors
- Tamales Sold – A Lot!
- 2,500+ Total Visitors
- 24 Minutes Median Dwell Time





SHARE YOUR VISION FOR SACHSE

Comprehensive Plan

In May 2025, the City of Sachse officially adopted its updated Comprehensive Plan, establishing a long-term vision to guide growth and development across the community. This plan serves as a roadmap for land use, infrastructure, economic development, and quality of life, ensuring that future decisions align with the City's goals and values. Developed through collaboration with residents, stakeholders, and City leadership, the Comprehensive Plan reflects a shared vision for sustainable growth, strategic investment, and continued community vitality.



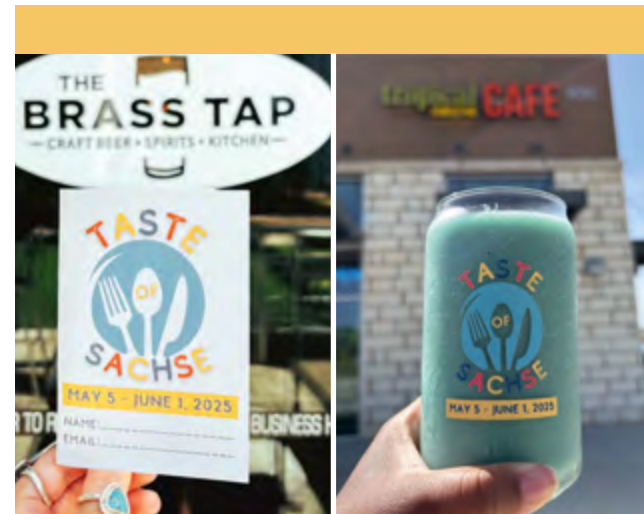


Taste of Sachse

In conjunction with National Small Business Week, Sachse Economic Development hosted Taste of Sachse to support our local businesses. The event featured 15 local businesses, giving residents and visitors an opportunity to discover new favorites in town.

PARTICIPATING BUSINESSES

- Cane Rosso
- I Heart Donuts
- Yoko Sushi - Thai - Sake
- Haus of Boba
- Bop Joa
- The Brass Tap
- Palatables Shawarma & Grill
- Jakes Burgers
- Dough Gourmet Pizza
- Pho Station
- Sachse Nutrition
- Tropical Smoothie Cafe
- Donuts Palace
- Woodbridge Cafe
- Manny's Tex-Mex





Business Appreciation Breakfast

The 2025 Business Appreciation Breakfast brought together local business owners, franchisees, entrepreneurs, and city leaders for a morning of networking, recognition, and collaboration.

PUBLIC SAFETY

Sachse Chief of Police, Bryan Sylvester, and Sachse Fire Chief, Martin Wade, provided insight on how public safety can protect and support local businesses.



Sachse Out & About

In 2025, Sachse Economic Development actively engaged with the community and industry through a variety of events and initiatives. The team conducted 61 business visits throughout the year, fostering local economic growth.



APA TEXAS STATE PLANNING CONFERENCE

Jerod Potts attended the Texas State Planning Conference hosted by the American Planning Association, where planning professionals gather to share ideas, explore best practices, and discuss emerging trends in community development and land use planning, supporting ongoing professional growth and collaboration.

EAST SIDE ALLIES MEETING

The Sachse Economic Development team continued to strengthen regional partnerships in 2025 through participation in the East Side Allies quarterly meetings. This informal gathering brings together economic development professionals from neighboring communities to share updates, discuss challenges, and exchange ideas.





LUNCH & LEARN

In July, the Sachse Economic Development team hosted a Lunch & Learn which featured Cane Rosso President/CFO, Steve Smullen, and Jerod Potts. The two discussed the restaurant industry, commercial site selection, and how Cane Rosso landed in Sachse, Texas.

2025 ICSC @ RED RIVER

Sachse Economic Development attended the 2025 ICSC trade show, in Dallas, to promote the City of Sachse.



TEXAS DOWNTOWN CONFERENCE

In November, City Manager, Gina Nash and Jerod Potts attended the Texas Downtown Conference in Waco.



CHRISTMAS GIFT DELIVERY

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



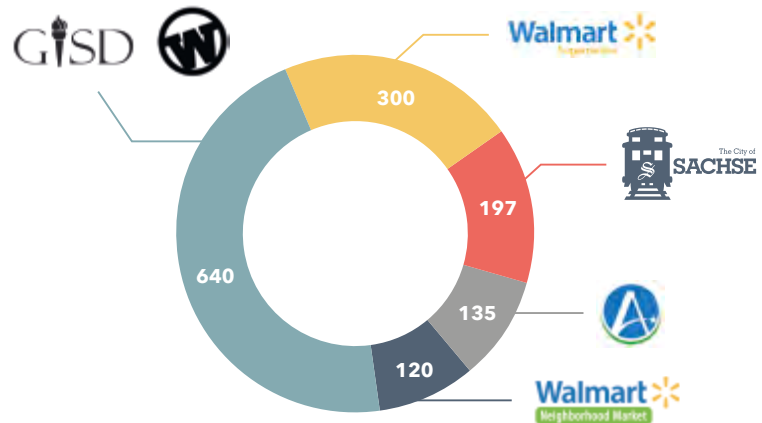
JLL REAL ESTATE

In September 2025, Jerod and Denise addressed a group of brokers at JLL Real Estate, 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/Wylie ISD (640)
2. Walmart Supercenter (300)
3. City of Sachse (197)
4. Ariel Pointe of Sachse (135)
5. Walmart Neighborhood Market (120)



TOP INDUSTRIES BY % OF TOTAL BUSINESSES

17.1%	Other Services ¹ (Except Public Administration)	8.2%	Construction
11.9%	Retail Trade	7.8%	Professional, Scientific & Tech
10.8%	Health Care & Social Assistance	5.0%	Real Estate, Rental & Leasing
10.7%	Unclassified Establishments ²	3.5%	Finance & Insurance
8.9%	Accommodation & Food Services	3.1%	Educational Services

Source: Esri 2025

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.

61
TOTAL NUMBER
OF BUSINESS VISITS





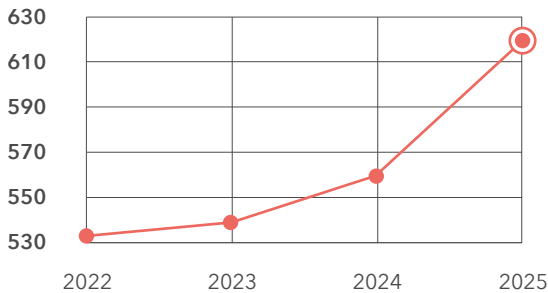
TOTAL SALES TAX COLLECTED³

	2022	2023	2024	2025
General Fund	\$2,669,464	\$2,924,239	\$3,028,616	\$3,045,520
EDC	\$1,374,945	\$1,462,120	\$1,519,924	\$1,517,143
Street Maintenance	\$687,507	\$731,060	\$759,962	\$758,572
MDD	\$661,068	\$710,256	\$744,854	\$737,837
Total Sales Tax	\$5,392,984	\$5,827,675	\$6,053,356	\$6,059,072

Source: Sachse Finance Department

³ Based on fiscal year.

TOTAL NUMBER OF BUSINESSES



TOP SALES TAXPAYERS



Source: ZacTax

OCCUPANCY & VACANCY⁴

95%	5%	58,361	68,044	3,850
Occupancy Rate	Vacancy Rate	Vacant Sq. Ft.	Available Sq. Ft.	Net Absorption

Source: CoStar 2025

⁴ The occupancy and vacancy rates presented reflect combined data from office, industrial, retail, and flex properties.

Development Updates⁵

	2023	2024	2025
New Residential Permits	159	48	3
New Commercial Permits	4	7	5
New Residential Permit Value	\$39,393,508	\$15,652,804	\$1,966,000
Non-Residential Permit Value	\$10,582,076	\$14,775,531	\$52,437,265
New Residential Sq. Ft. Permitted	394,233	150,393	15,400
Non-Residential Sq. Ft. Permitted ⁶	84,475	77,120	283,695
New Commercial Sq. Ft. Permitted ⁷	46,490	31,946	189,775
Number of Sign Permits Permitted	50	56	49
Number of COs Issued	59	24	41
Total Taxable Assessed Value	\$3,476,638,916	\$4,066,505,195	\$4,583,803,993

Source: Sachse Development Services

⁵ Based on calendar year (January – December)

⁶ Non-Residential Sq. Ft. Permitted includes New-Residential Sq. Ft. Permitted, as well as commercial remodels, and public projects.

⁷ New Commercial Sq. Ft. Permitted represents brand new commercial building construction.



Awards & Recognition

2024 ECONOMIC EXCELLENCE

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

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

INTERNATIONAL CODE COUNCIL RESIDENTIAL ENERGY PLANS

Kyle Murray passed his exam for his International Code Council Residential Energy Plans Examiner/Inspector.



2024 DIFFERENCE MAKER AWARD

Jerod Potts received the Difference Maker Award at the annual State of the City Boards & Commissions Dinner, held in February 2025.



2025 RICHARD R. LILLIE, FAICP PLANNING EXCELLENCE RECOGNITION

The City of Sachse's Development Services Department received the 2025 Richard R. Lillie, FAICP Planning Excellence Recognition in 2025, for the department's commitment to strong professional planning.



3815 Sachse Road, Sachse, TX 75048
(469) 429-4764 | EconomicDevelopment@CityofSachse.com

SachseEconomicDevelopment.com