Valhalla REAL ESTATE

# 3405 N Belt Line Rd
Sunnyvale, Texas


## Highlights

- ±4.116 Acres available at the southwest quadrant of Belt Line Rd & Town East Blvd, a signalized intersection.
- Directly across from Tom Thumb which is part of a $120 million project at Gateway Park, which will also include additional retail stores, restaurants, and athletic facilities.
- Has full infrastructure completed (utilities, sewer, etc).
- The property is platted into FIVE parcels that can be combined for one box store or developed into multiple buildings.
- Easy access to US Hwy 80, I-635 & I-30.
- ±308.46 feet of frontage on Belt Line Rd.

## Price

Call For Pricing

## Traffic Counts

N. Belt Line Rd: 40,196 VPD (2024)

## Demographics

| | 1 Mile | 3 Miles | 5 miles |
|---|---|---|---|
| 2024 Population | 9,616 | 94,982 | 258,886 |
| Daytime Pop. | 7,793 | 86,629 | 213,398 |
| Households | 3,360 | 33,592 | 87,729 |
| Avg. HH Income | $121,122 | $88,405 | $85,789 |

## Area Retailers

Walmart, Hobby Lobby, 99¢ only stores, Walmart Neighborhood Market, Tom Thumb, Target, AMC Theatres, Tractor Supply Co, Walgreens, CVS, Sprouts Farmers Market, Floor & Decor


**for additional information:**
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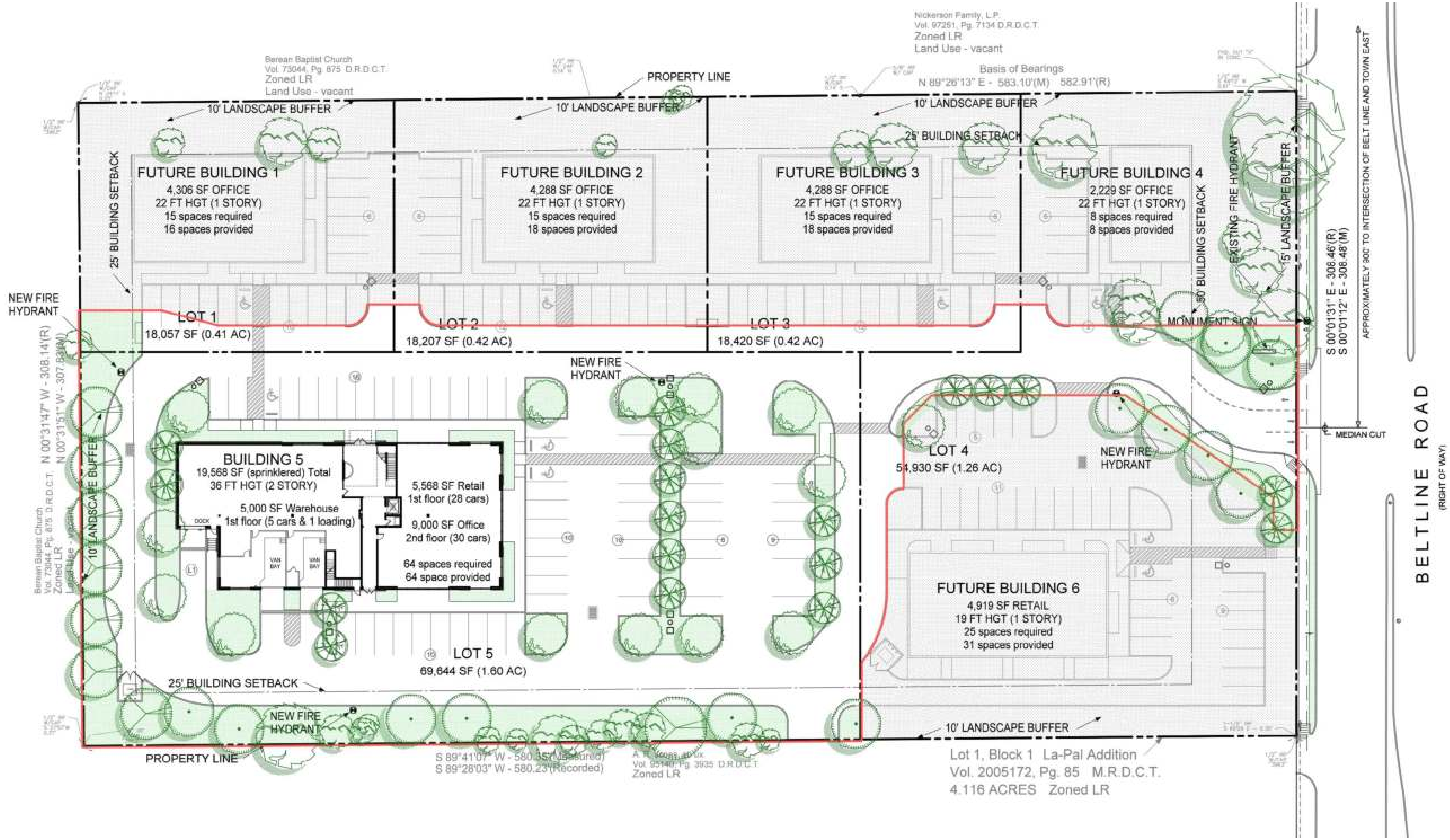


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# INTERSECTION AERIAL



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# RETAIL AERIAL


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# Sunnyvale Demographic Summary

## DEMOGRAPHIC SUMMARY

Sunnyvale Town, TX

Geography: Place

### KEY FACTS

8,854
Population

39.4
Median Age

2,645
Households

$125,045
Median Disposable Income

### EDUCATION

3.9%
No High School Diploma

13.6%
High School Graduate

20.9%
Some College/ Associate's Degree

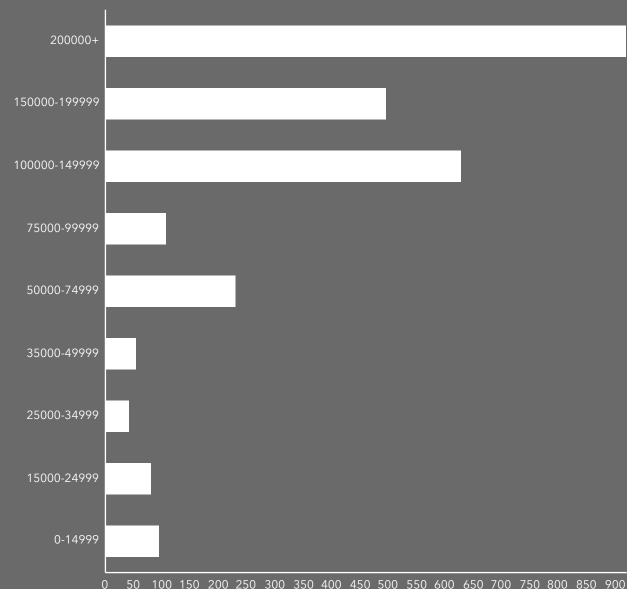
61.6%
Bachelor's/Grad/Prof Degree

### INCOME

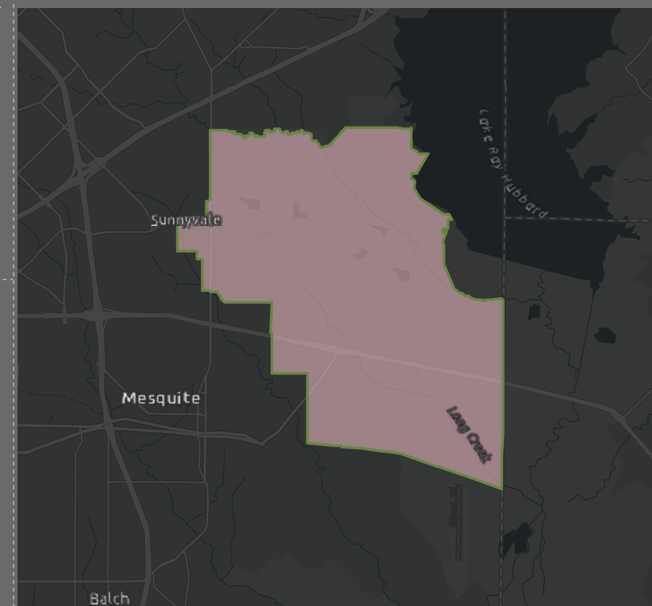
$156,771
Median Household Income

$57,089
Per Capita Income

$993,269
Median Net Worth




HOUSEHOLD INCOME




### EMPLOYMENT

78.8%
White Collar

13.1%
Blue Collar

10.0%
Services

2.6%
Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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Sunnyvale, Texas

# TAPESTRY SEGMENTATION
The Fabric of America's Neighborhoods

## Tapestry LifeMode
learn more...

| Tapestry LifeMode | Households | HHs % | % US HHs | Index |
|---|---|---|---|---|
| Affluent Estates (L1) | 1,840 | 69.57% | 10.11% | 688 |
| Upscale Avenues (L2) | 0 | 0.00% | 5.50% | 0 |
| Uptown Individuals (L3) | 0 | 0.00% | 3.91% | 0 |
| Family Landscapes (L4) | 566 | 21.40% | 7.91% | 271 |
| GenXurban (L5) | 0 | 0.00% | 11.14% | 0 |
| Cozy Country Living (L6) | 0 | 0.00% | 11.81% | 0 |
| Sprouting Explorers (L7) | 5 | 0.19% | 7.53% | 3 |
| Middle Ground (L8) | 234 | 8.85% | 10.81% | 82 |
| Senior Styles (L9) | 0 | 0.00% | 5.79% | 0 |
| Rustic Outposts (L10) | 0 | 0.00% | 7.94% | 0 |
| Midtown Singles (L11) | 0 | 0.00% | 6.24% | 0 |
| Hometown (L12) | 0 | 0.00% | 5.88% | 0 |
| Next Wave (L13) | 0 | 0.00% | 3.88% | 0 |
| Scholars and Patriots (L14) | 0 | 0.00% | 1.57% | 0 |

## Key Facts

$518,713
Median Home Value

$156,771
Median HH Income

3.3
Home Value to Income Ratio

39.4
Median Age

2,645
Households

## Education

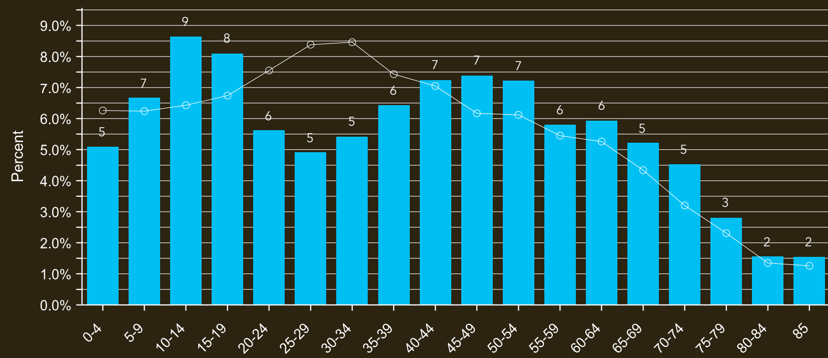
3.9%
No High School Diploma

13.6%
High School Graduate

20.9%
Some College/ Associate's Degree

61.6%
Bachelor's/Grad/ Prof Degree

## Age Profile




Dots show comparison to Dallas County

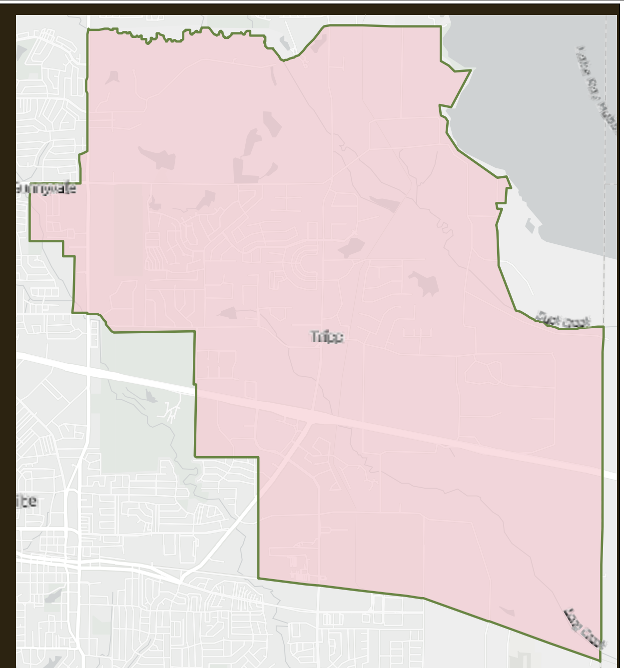
## 2024 Households by income (Esri)

The largest group: $200,000+ (34.7%)

The smallest group: $25,000 - $34,999 (1.6%)

| Indicator ▲ | Value | Diff |
|---|---|---|
| <$15,000 | 3.6% | -5.0% |
| $15,000 - $24,999 | 3.0% | -3.2% |
| $25,000 - $34,999 | 1.6% | -6.6% |
| $35,000 - $49,999 | 2.0% | -9.9% |
| $50,000 - $74,999 | 8.7% | -7.3% |
| $75,000 - $99,999 | 4.0% | -7.6% |
| $100,000 - $149,999 | 23.7% | +7.4% |
| $150,000 - $199,999 | 18.7% | +10.2% |
| $200,000+ | 34.7% | +22.2% |

Bars show deviation from Dallas County




## Tapestry segments

| | | |
|---|---|---|
| 1D Savvy Suburbanites | 1,840 households | 69.6% of Households |
| 4B Home Improvement | 566 households | 21.4% of Households |
| 8A City Lights | 234 households | 8.8% of Households |



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any o ff er to or counter-o ff er from the client; and
- Treat all par ties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listng to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the wriΣen asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writtng not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's du ties and responsibiliti es to you, and your obligations under the representation agreement.
- Who will pay the broker for services prov ided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|---|---|---|
| Matthew Huckin | 606073 | matthew@valhallarealestate.com | 214-354-5706 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| | | | |
| Designated Broker of Firm | License No. | Email | Phone |
| Pamela Lucia | 726927 | pam@valhallarealestate.com | 214-725-5200 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| | | | |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials ____________ ____________ Date ____________

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov