



oak grove plaza

GROCERY ANCHORED
SHOPPING CENTER

NEC Lavon Dr (Hwy 87) & Bunker Hill Rd
Sachse, TX 75048

SHOP ^{COS.} | nuveen

everyday essentials

Located at the high-visibility intersection of SH-78 (Lavon Drive) and Bunker Hill Road in the growing suburb of Sachse

Anchored by a high-performing Kroger, with strong national pad site tenants including Whataburger, McDonald's, Salad and Go, Dutch Bros. Coffee, Waffle House, and AutoZone

Diverse mix of restaurant, service, fitness, and healthcare uses — including Wingstop, Domino's Pizza, Hallmark, Subway, The UPS Store, Kumon, and Emler Swim School

Located within the thriving Firewheel retail corridor, just minutes from Firewheel Town Center — home to Dillard's, Macy's, AMC, Barnes & Noble, and Dick's Sporting Goods

Surrounded by a rapidly expanding trade area of 89,000 residents and an average household income exceeding \$156,000 within three miles

Strong daytime population of over 72,000, including 31,000+ workers — a key driver of traffic for retailers and restaurants

Class A community retail center positioned to serve a family-oriented, high-income population in a dynamic suburban growth market



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connected to it all.

Oak Grove Plaza is surrounded by a well-educated, high-income population that values convenience and community. The 1-mile trade area boasts a median household income of \$130K and a Modern Minds concentration of over 30%—tech-forward, professional households with strong spending power. Within 5 miles, more than 263,000 residents and nearly 210,000 daytime individuals fuel daily demand. With home values averaging over \$435K and growth on the rise, this dynamic suburban hub is ideal for retail, service, and wellness tenants targeting discerning, family-driven consumers.



The map shows Oak Grove Plaza at the center, marked with a black pin and an orange dot. Concentric dashed circles represent 1, 3, and 5 mile trade areas. Orange labels '1 MILE', '3 MILES', and '5 MILES' are placed on the circles. Surrounding areas include Parker, St. Paul, Murphy, Wylie, Rush Creek, Lake Ray Hubbard, Rowlett, and Garland. Other labels include 'ano', 'Bradfield Branch', and 'Duck Creek'.

Oak Grove Plaza

\$167K

Average household income within 1 mile

\$130K

Median household income within 1 mile

263K

Total population within 5 miles

\$435K

Average home value within 5 miles

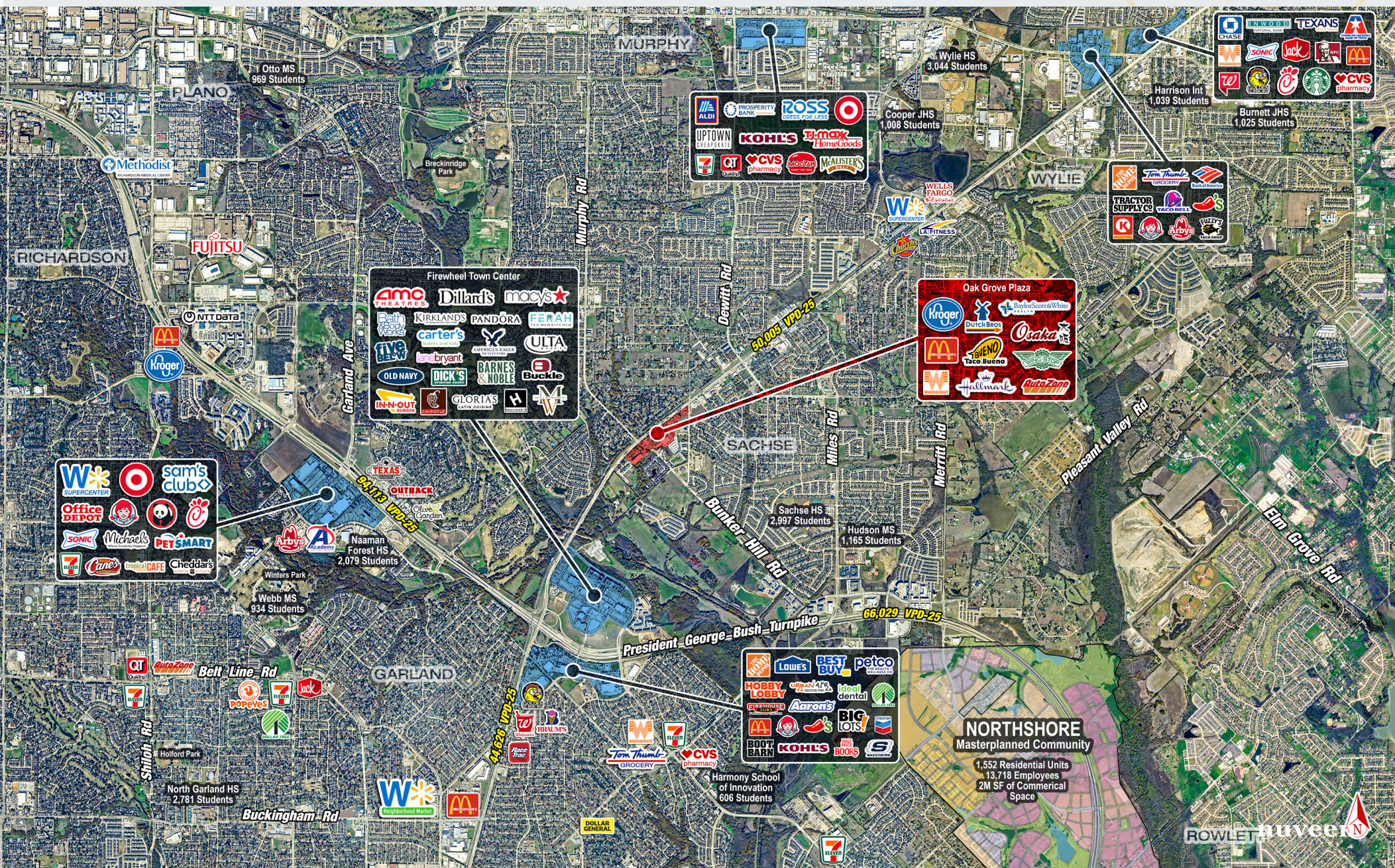
30.6%

Households are Modern Minds (ESRI) within 1 mile - affluent, educated, tech-forward professionals



The Nuveen logo features a stylized orange location pin icon with concentric circles, positioned to the left of the brand name 'nuveen' in a bold, lowercase sans-serif font.

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zooming in: oak grove plaza



site plan



Phase I

100	Osaka Sushi	4,077 SF
125	Donut Palace	1,050 SF
200	Sachse Nail Bar	2,733 SF
350	Bop Joa Korean Fusion	1,350 SF
400	Oak Tree Dental	1,756 SF
500	Simply Liquors	2,465 SF
700	Kumon	2,333 SF
800	Beyond Braces	2,488 SF
850	Hallmark	4,250 SF
900	Kroger	65,214 SF

Phase II

100	30 Brunch House	3,360 SF
200	Athletico Physical Therapy	2,866 SF
300	Kid Strong	4,337 SF
500	Domino's Pizza	1,698 SF
600	Aesthetic Salon	1,332 SF
700	Lee's Martial Arts	3,228 SF
750	UPS	1,505 SF
770	Mr. Clean	1,125 SF
780	Subway	1,875 SF
800	Wingstop	1,500 SF
850	Baylor Scott & White Primary Care	4,472 SF
980	Emler Swim School	5,565 SF

what's on your list today?

GET IT DONE ALL IN ONE PLACE



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