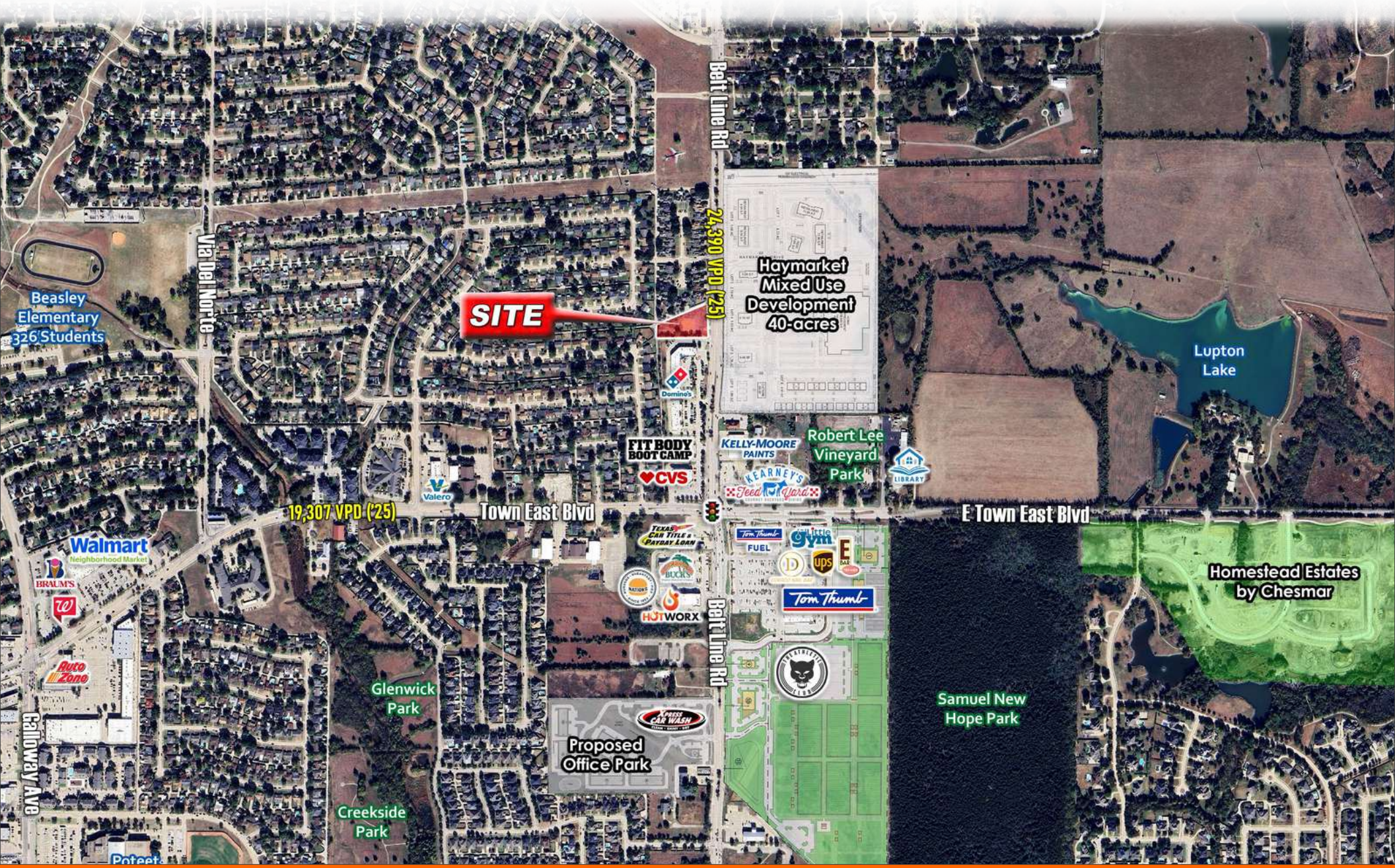
Valhalla
REAL ESTATE

Retail Development Site

3839 N Belt Line Rd, Sunnyvale, Texas



for additional information:

Matthew Huckin
214 354 5706 | Matthew@Valhallarealestate.com

Pam Lucia
214.725.5200 | Pam@Valhallarealestate.com

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Valhalla
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Retail Development Site

3839 N Belt Line Rd, Sunnyvale, TXexas



Highlights

- **±1.26 Acres Available**
- **40-acre Haymarket Mixed Use Development planned directly across the street from this site**
- **Located just north of the Belt Line Rd & Town East Blvd intersection and the new Tom Thumb anchored shopping center**
- **All utilities to site**
- **Zoned LR - Local Retail**
- **Easy access to I-30 & I-635**

Price

Call For Pricing

Traffic Counts

Belt Line Rd: 24,390 VPD ('25)
Town East Blvd: 19,307 VPD ('25)

Demographics

	1 Mile	3 Miles	5 miles
2026 Population	8,616	100,306	260,552
Daytime Pop.	7,020	90,407	222,277
Avg. HH Income	$129,165	$97,192	$97,283
Total Households	3,060	36,237	90,184

Area Retailers

Tom Thumb · CVS · Domino's · Bahama BUCK'S · The Little Gym · HOTWORX

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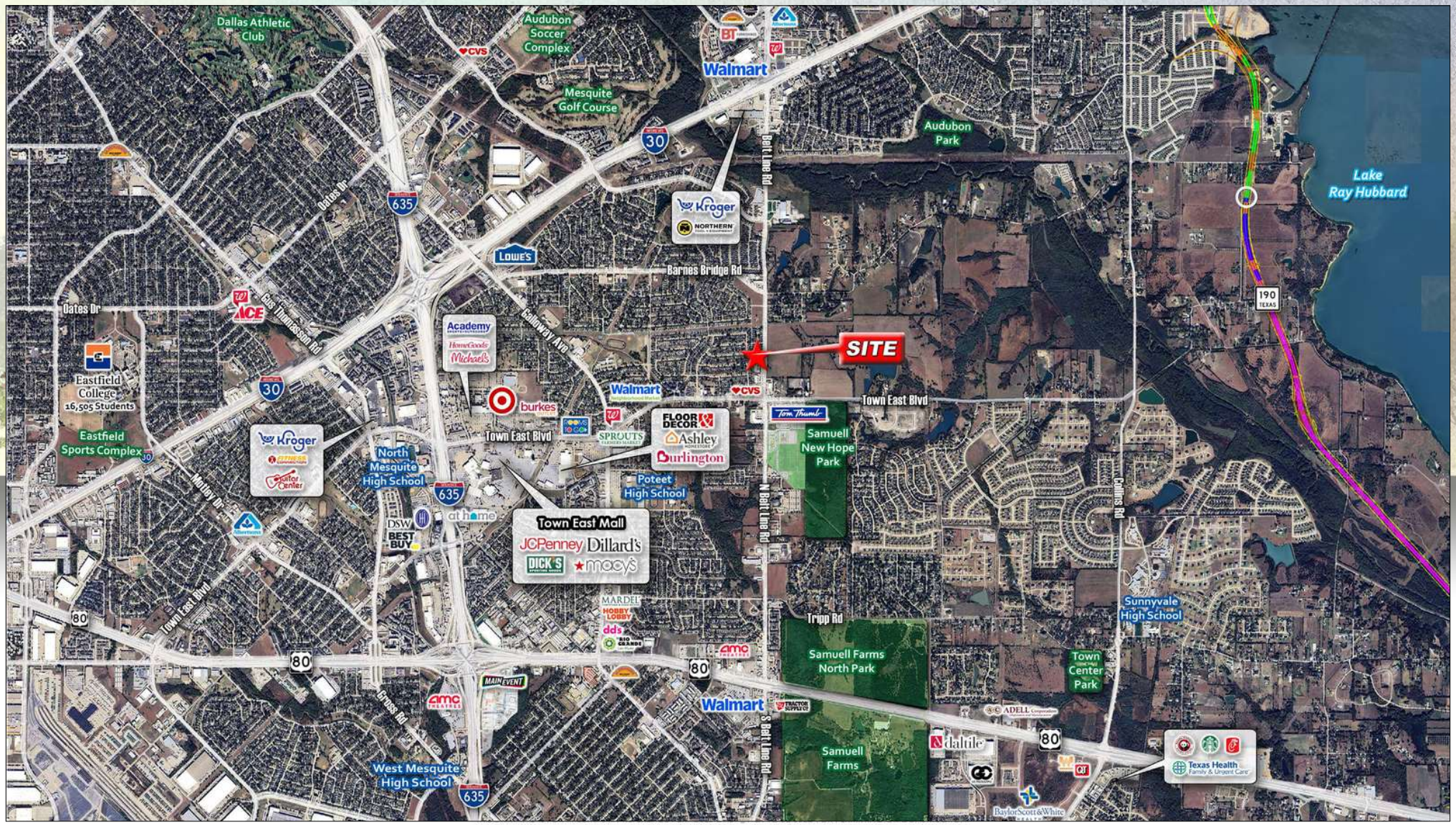
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RETAIL AERIAL



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Valhalla REAL ESTATE

Retail Development Site

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DEMOGRAPHICS

Tapestry Profile

Sunnyvale Town, TX | Geography: Place

esri THE SCIENCE OF WHERE

2,816
Households

39.6 ↑
Median Age

0.0% lower than **United States.**

$174K ↑
Median HH Income

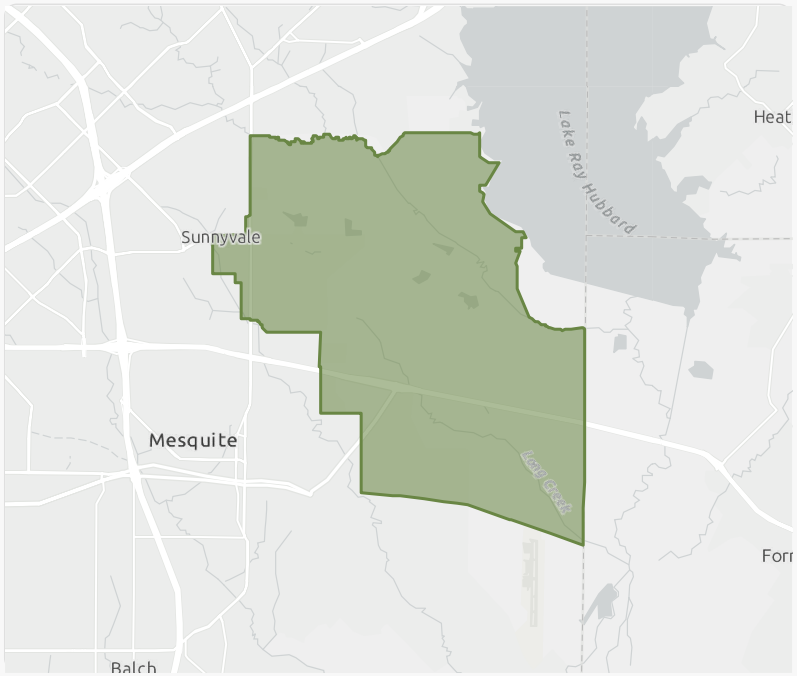
102.1% higher than **United States.**

$577.1K ↑
Median Home Value

53.4% higher than **United States.**

3.3
Home Value to Income Ratio

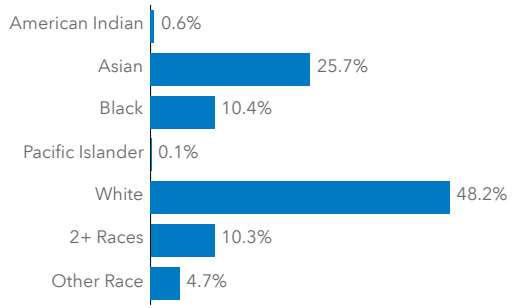
Median home value divided by median household income



Diversity Index 75.8

0 100

Population by Race



Tapestry

Top 5 segments by household count

L2 Professional Pride >	1,300 | **46.2%**
L1 Savvy Suburbanites >	691 | **24.5%**
H1 Flourishing Families >	436 | **15.5%**
K5 Dreambelt >	245 | **8.7%**
E6 Family Bonds >	139 | **4.9%**
Other	5 | **0.2%**

Professional Pride accounts for 46.2% of households in the area which is **44.1% higher** than the U.S.

View comparison table

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Information About Brokerage Services

11-3-25

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 acnvines, 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 offer to or counter-offer from the client; and
- Treat all partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's dunes and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 listing to sell or property management agreement. An owner's agent must perform the broker's minimum dunes 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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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 dunes 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in written to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidennal information or any other information that a party specifically instructs the broker in written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This nonce 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 nonce 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 _____