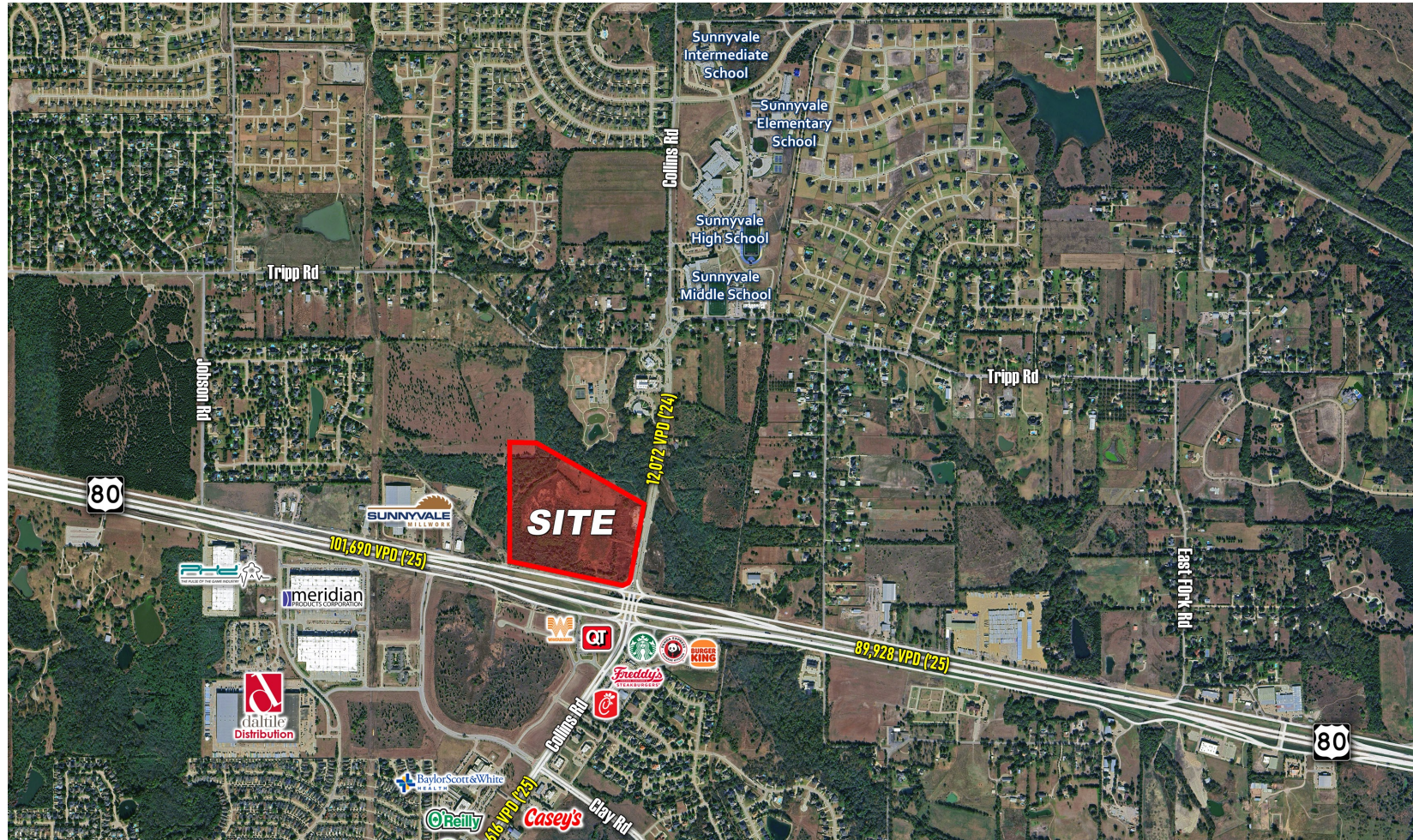




37 ACRES

For Sale
101 US Highway 80
Sunnyvale, Texas 75150

VENTURE

JARED JOWDY
JJOWDY@VENTUREDFW.COM

IAN PETERMAN
IPETERMAN@VENTUREDFW.COM

BENJAMIN HINES
BHINES@VENTUREDFW.COM

Metrics

101 US Highway 80
Sunnyvale, Texas 75150

Location

101 US Highway 80

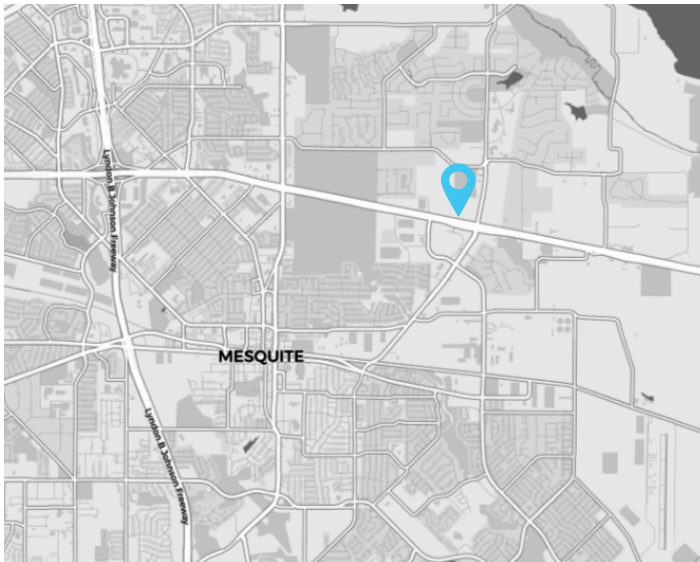
Size

Land
37 Acres

Traffic Counts

Highway 80
101,690 VPD

Collins Road
12,072 VPD



Property Highlights

1. Prime Highway 80 Frontage – Located along highly trafficked Highway 80 with excellent visibility and access.
2. Strong Retail Co-Tenancy – Positioned at a busy retail intersection with Chick-fil-A, Starbucks, Panda Express, and QuikTrip.
3. Community-Centered Location – Near Town Center Park, City Hall, and Sunnyvale High School, generating consistent daily activity.
4. Path of Eastern Growth – Well positioned to benefit from continued residential and commercial expansion east along the Highway 80 corridor.

2026 Demographic Summary

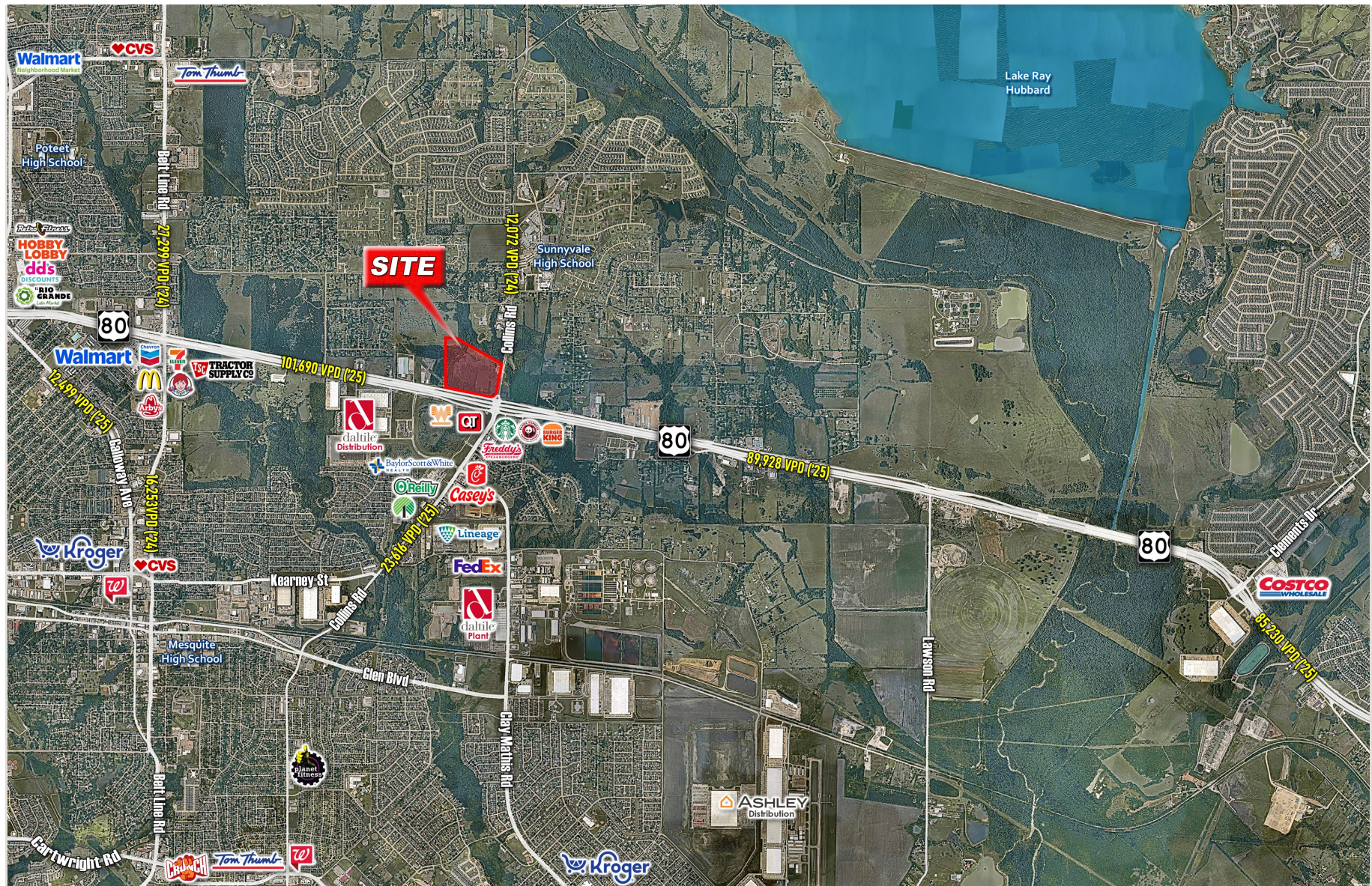
	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,243	48,815	165,145
EST. DAYTIME POPULATION	2,746	17,488	46,075
EST. AVG. HH INCOME	\$150,503	\$118,379	\$107,033

Area Attractions



Aerial

101 US Highway 80
Sunnyvale, Texas 75150



Drone

101 US Highway 80
Sunnyvale, Texas 75150



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VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
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- Treat all parties to a real estate transaction honestly and fairly.

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