

410 Paschall S Pascall Dr., Sunnyvale, TX

The Story
Wedding & Event Venue

12,814 SF Turnkey Event Facility on 3.09 AC
97 Parking Spaces + Shared Parking
< ¼ Mile to US-80 | 83K+ Surrounding VPD
Zoned Hwy Commercial for Variety of Uses
Fast-Growing, Affluent Dallas Submarket

Main Contact

Barry Luff

Associate

barry.luff@mdcregroup.com

214.478.4959

Kevin Weable

Market Director

kevin@mdcregroup.com

972.845.1663



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation of M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

M&D CRE is a service mark of M&D Real Estate, LP.



Table of Contents

Pages 4-9 | Property Overview

Pages 10-12 | Location Overview

Page 13 | Contacts



Property Overview

M&D CRE presents 410 S. Paschall Rd in Sunnyvale, TX — a 12,814 SF facility on 3.09 acres just 20 minutes from Dallas and less than ¼ mile from US-80 with 80,000+ VPD.



Listed By:
Barry Luff | 214.478.4959



Property Summary

M&D CRE presents 410 S. Paschall Rd, Sunnyvale, TX — a rare opportunity to acquire a premier events facility in one of Dallas County's fastest growing and most affluent suburbs. Situated on 3.092 acres, the 12,814-square-foot venue is just 20 minutes from Dallas and less than 1/4 mile from U.S. Highway 80, with surrounding traffic counts exceeding 80K VPD. The property offers exceptional regional accessibility with the privacy ideal for weddings, worship, and special events.

Designed for up to 250 guests, the facility features an open-concept main hall with 30' ceilings, a bridal suite, groom's suite with four-hole putting green, restrooms, bar area, catering kitchen, floral cooler, and multiple storage areas to support full-service event operations. Exterior amenities include an AstroTurf patio to reduce mud and maintenance issues, and 97 paved parking spaces plus additional shared parking. Utilities are fully connected, including city water and sewer, electricity, propane gas service, and central HVAC, supported by 7 rooftop units and separate cooling system for the side building.

Zoned Highway Commercial, permitted uses include event venue, church, daycare or private school, restaurant, dance hall, or other retail, service, or office uses, with some light industrial uses possible via special permit. With its scale, parking ratio, strong visibility, and flexible zoning, this asset offers compelling long-term operational and investment upside.

For More information, contact **Barry Luff** at **214.478.4959**.

Total Building Size	±12,814 SF
Acres	3.092 Acres
Zoning	Highway Commercial
Signage	Available On-Site
Uses	Retail/Service/Office
Utilities	All Connected
Surrounding Area VPD	+83,000 VPD



Listed By:
Barry Luff | 214.478.4959





Listed By:
Barry Luff | 214.478.4959





Highlights

Luxury Event Venue Built in 2024

13,814 Square-Foot Building

3.092 Acres w/ Creek Access

Designed as Turnkey Event Space

Max. Occupancy: 250

97 dedicated Parking Spots +
Additional Shared Parking

7 Rooftop HVAC Units + Separate
Cooling System for Side Building

Commercial Kitchen with Warming
Cabinet & Walk-in Cooler

Bridal Suite & Groom Suite

Covered Porches & Outdoor
Gathering Areas

Listed By:
Barry Luff | 214.478.4959





This floor plan illustrates a spacious 5777 sq ft residence. The layout includes a large front-facing living area (57'7" x 80") and a prominent rear patio (20'8" x 37'8") with an adjacent covered patio (20'8" x 37'8"). The kitchen (24'4" x 31'11") is centrally located, featuring a breakfast room (15'5" x 19'3") and a dining area (15'5" x 19'3"). The house contains four bedrooms, including a master bedroom (14'7" x 18') and a secondary bedroom (12'3" x 15'9"). There are three full bathrooms, with one located near the master bedroom (7'8" x 9'4") and another near the kitchen (7'8" x 9'4"). The plan also includes a laundry room (8'3" x 6'6"), a central hall (23' x 21'), and a large storage area (6' x 49'6"). The overall design emphasizes open living spaces and ample outdoor areas.

Room	Dimensions
Living Area	57'7" x 80"
Bedroom (Master)	14'7" x 18'
Bedroom (Secondary)	12'3" x 15'9"
Bedroom (Tertiary)	15'5" x 19'3"
Bedroom (Tertiary)	15'5" x 19'3"
Bathroom (Master)	7'8" x 9'4"
Bathroom (Secondary)	7'8" x 9'4"
Bathroom (Tertiary)	7'8" x 9'4"
Kitchen	24'4" x 31'11"
Breakfast Room	15'5" x 19'3"
Dining Area	15'5" x 19'3"
Laundry Room	8'3" x 6'6"
Central Hall	23' x 21'
Storage Area	6' x 49'6"
Patio (Covered)	20'8" x 37'8"
Patio (Uncovered)	20'8" x 37'8"

Listed By:
Barry Luff | 214.478.4959

Location Overview

Sunnyvale, TX combines affluence, rapid growth, and a strategic location to offer prime long-term potential for commercial real estate development.

Listed By:
Barry Luff | 214.478.4959



Sunnyvale, TX – Where Affluence Meets Opportunity.

Sunnyvale, TX Overview

Sunnyvale, TX—an affluent and rapidly growing community in eastern Dallas County—provides an exceptional demographic foundation for a luxury wedding and private event venue. Within a five-minute drive, the area boasts average household incomes of \$202,171 and average disposable income of \$153,037, reflecting significant discretionary spending capacity for weddings and high-end celebrations. Residential affluence is further evidenced by average home values of \$639,135 with projected values approaching \$793,182, reinforcing the area's strong wealth profile. Coupled with high homeownership, a highly educated population, and convenient access to major transportation corridors across the Dallas–Fort Worth Metroplex, Sunnyvale offers an ideal setting for a destination-style luxury wedding and event venue.

\$639,135

2025 Average
Home
Value 5-Min
Drive Time

\$153,037

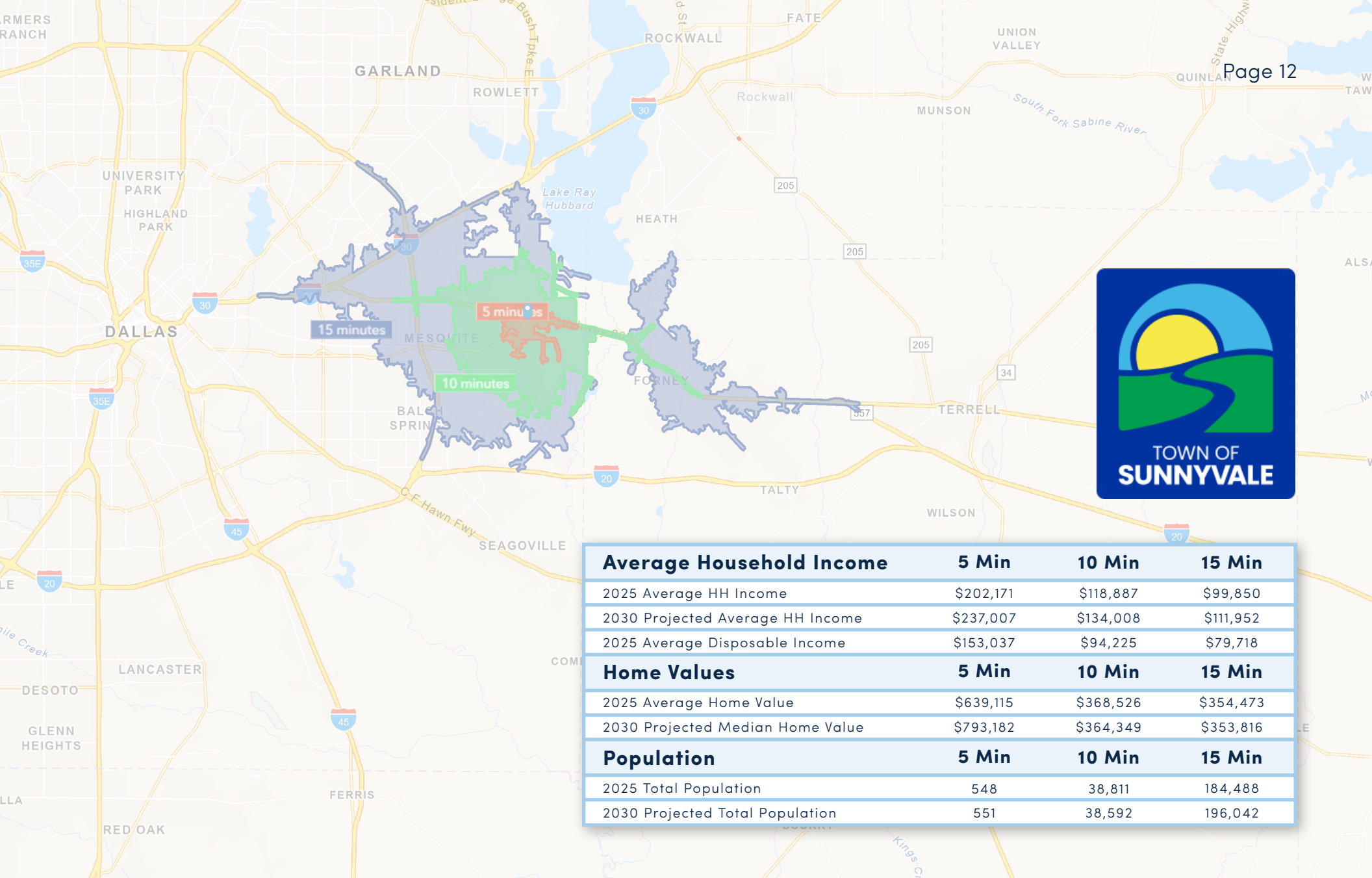
2025 Average
Disposable
Income
5-Min

\$202,171

2025 Average
HH Income
5-Min
Drive Time

\$793,182

2025 Projected
Avg Home
Value 5-Min
Drive Time



Average Household Income	5 Min	10 Min	15 Min
2025 Average HH Income	\$202,171	\$118,887	\$99,850
2030 Projected Average HH Income	\$237,007	\$134,008	\$111,952
2025 Average Disposable Income	\$153,037	\$94,225	\$79,718
Home Values	5 Min	10 Min	15 Min
2025 Average Home Value	\$639,115	\$368,526	\$354,473
2030 Projected Median Home Value	\$793,182	\$364,349	\$353,816
Population	5 Min	10 Min	15 Min
2025 Total Population	548	38,811	184,488
2030 Projected Total Population	551	38,592	196,042

Listed By:
Barry Luff | 214.478.4959



Barry Luff

Associate

barry.luff@mdcregroup.com

469.478.4959

Kevin Weable

Market Director

kevin@mdcregroup.com

972.845.1663

Office Information

2701 Sunset Ridge Dr. Ste. 109 Rockwall, TX 75032

info@mdcregroup.com

469.607.0471

