

3131 N Beltline Rd, Sunnyvale, TX



9,531 Total SF & ±1.46 Acres for Sale
Additional 2.705 Acres Available
Fast Growing Corridor w/ New Construction
<1 Mile from US-80 & Town East Blvd
Over 60,000 VPD in Surrounding Area

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Property Overview

M&D CRE offers a 1.46-acre, 9,531-SF property in a high-traffic location with versatile use and expansion potential.

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Property Summary

M&D CRE is pleased to offer a rare acquisition opportunity: 9,531 SF across three structures on 1.46 acres in a high-traffic, strategically positioned location. Currently a daycare, the property includes two fully built-out childcare centers with reception, classrooms, playrooms, a kitchen, playgrounds, and landscaped green space. An additional structure previously served as a residence, offering a unique live-work option or potential commercial expansion.

The site is fully fenced with dual gated entrances. Investors may also acquire the adjacent 2.705-acre parcel with a $\pm 2,400$ SF maintenance barn, providing further development potential. Both sites feature a distinctive “campground” aesthetic with log-style exteriors and interiors.

Adjacent to this property, new construction multi-tenant retail is underway, enhancing the area’s commercial appeal. Just north, on the SEC of Belt Line Rd and Town East Blvd, Gateway Park is under development—a 240,000 SF mixed-use project featuring a Tom Thumb shopping center with fuel center, sports facility, restaurants, retail, pad sites, and more, with an anticipated opening in 2026.

This prime Belt Line Road frontage sees 31,149 VPD, with excellent connectivity: 0.5 miles from Town East Blvd (20,271 VPD), 1 mile from Highway 80 (21,612 VPD), and 2 miles from I-635 (18,393 VPD). Within 15 minutes of Downtown Dallas, Forney, and Rowlett, the property offers flexibility for continued educational use, office/medical conversion, or full redevelopment.

Size	9,531 SF
Acres	1.46 Acres
Zoning	Neighborhood Retail
Signage	Available On-Site
Access	Dual Access
Frontage	181'
Traffic	+60,000 VPD



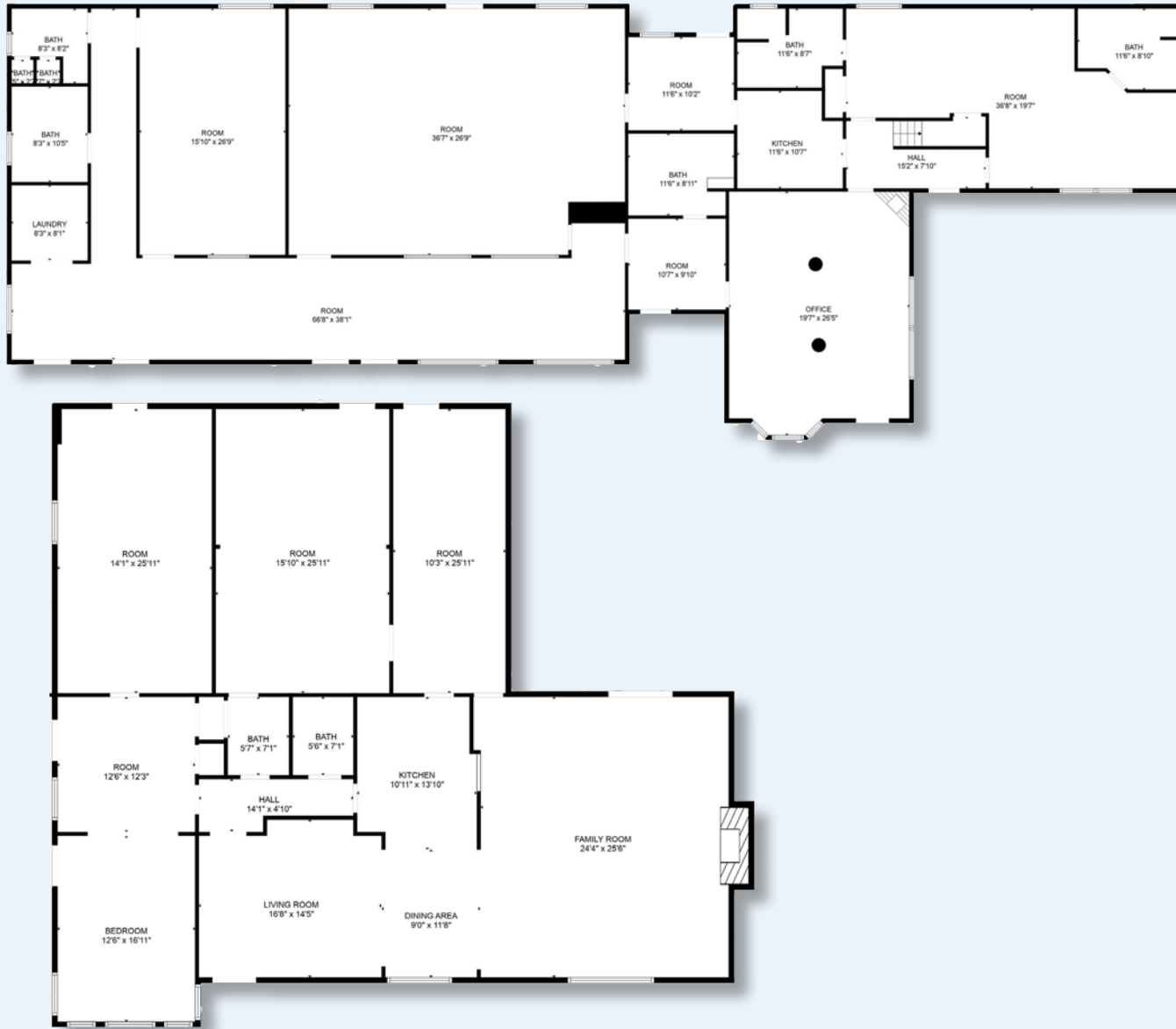
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Highlights

9,531 Total SF

Three Structures

Previous Daycare Use

1.46 Acres

Fully Gated Site

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Location Overview

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

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Sunnyvale, TX – Where Affluence Meets Opportunity.

Sunnyvale, TX Overview

Sunnyvale, TX, an affluent and fast-growing community in eastern Dallas County, offers outstanding potential for commercial real estate investment. With a population of over 8,000 and steady year-over-year growth, the town boasts a median household income of \$157,500—nearly double the regional average—along with a homeownership rate above 80% and a highly educated population, more than half holding a bachelor's degree or higher. This combination of affluence, growth, and education fuels strong consumer demand, while its strategic location along major transportation corridors ensures excellent visibility, accessibility, and long-term viability for retail, office, and mixed-use development.

447,825

Total
Population
15-Min
Drive Time

453,500

2030 Projected
Population
15-Min
Drive Time

377,969

2025 Daytime
Population
15-Min
Drive Time

\$95,083

2025 Average
HH Income
15-Min
Drive Time



New Construction
Multi-Tenant Retail

Coming 2026
Gateway Park
Spans 240,000 SF: Tom
Thumb, Sports Facility,
Restaurants, Retail, & More.

Adjacent 2.705 AC
Available for Sale

Beltline Road 31,149 VPD

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Population	5 Min	10 Min	15 Min
2020 Total Population	25,081	153,852	442,834
2025 Total Population	25,317	156,965	447,825
2030 Projected Total Population	25,265	160,576	453,500
Households	5 Min	10 Min	15 Min
Average HH Size	2.79	2.84	2.90
2025 Total Daytime Population	24,520	138,360	377,969
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$87,248	\$70,939	\$72,145
2025 Average HH Income	\$110,814	\$90,790	\$95,083

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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.

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.
- **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 parties 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 listing 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. **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 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. **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 writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing 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 duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			



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	Date		
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