



# SITE AVAILABLE | ± 3.25 ACRE SITE

FM-544 and Sanden Boulevard | Wylie, Texas 75098

# WYLIEEDC

## AVAILABLE SPACE

Approximately 3.25 Acre Site

## RATES | NNN & PRICE

Call for pricing

## TRAFFIC COUNTS

FM-544 – 34,892 CPD

Sanden Blvd – 5,754 CPD

Source: Wylie EDC 2024

## PROPERTY INFORMATION

- Lots located adjacent to a MOB/Emergency Room, an area traffic generator, the La Quinta Inn, and Holiday Inn Express
- Lots include underground power
- Utilities on site

## DEMOGRAPHICS (based on 2024 data)

Variable	Community Population	Primary RTA
2024 Population	64,350	151,214
Average HH Income	\$132,252	\$148,517
Median Age	36.54	37.95

\* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

Additional reports: <http://www.retail360.us/wylie-tx/>



## CONTACT

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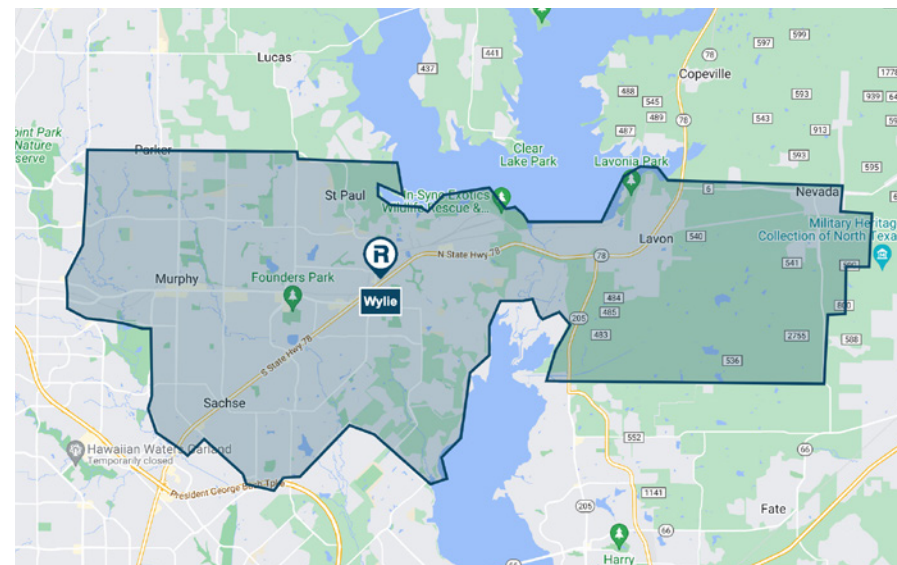
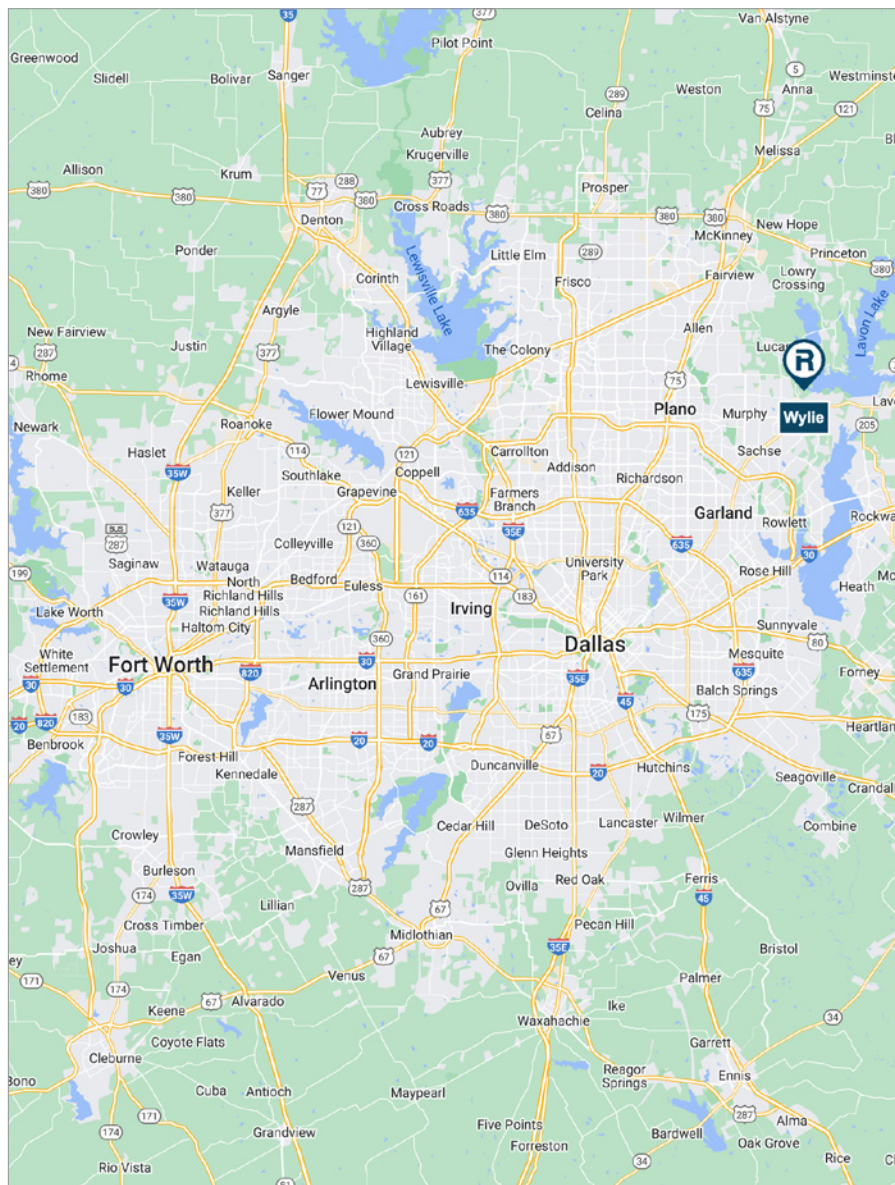
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