



SITE AVAILABLE | 544 GATEWAY PROPERTY

900 W Kirby Street | Wylie, Texas 75098

WYLIEEDC



AVAILABLE SPACE

Lot 1 – 1.501 AC	Lot 5 – 2.874 AC
Lot 2 – 1.483 AC – Contract	Lot 6 – 3 AC – Sold
Lot 3 – 1.244 AC	Lot 7 – 0.931 AC
Lot 4 – Detention for Lots 1-7	

RATES | NNN & PRICE

Call for Pricing

TRAFFIC COUNTS

FM-544 – 27,248

Highway 78 – 39,580

Source: WYLIEEDC 2024

PROPERTY INFORMATION

- Adjacent to Burger King and Fuzzy's Taco Shop
- Across the Street from Chiloso, Jimmy Johns, Tom Thumb and Home Depot
- Restaurant Pad Sites Available
- Possible Hotel, Strip Center, Office and/or Flex Space Available

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.

CONTACT

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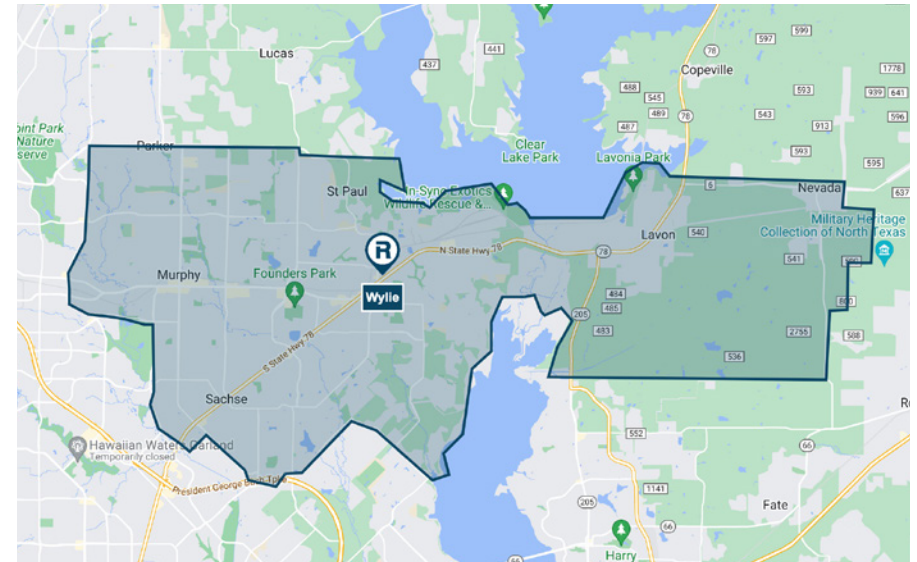
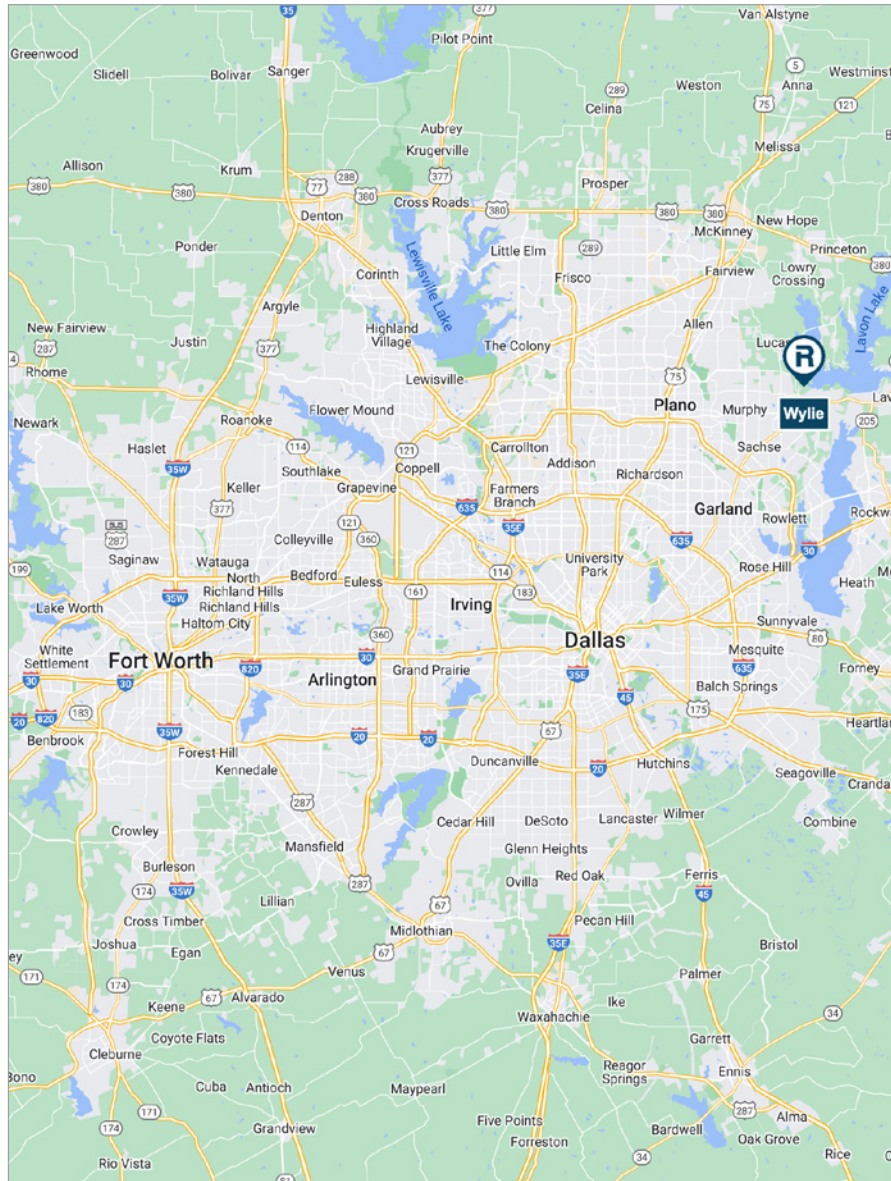
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