



# SITE AVAILABLE | 544 GATEWAY PROPERTY

900 W Kirby Street | Wylie, Texas 75098

# WYLIE EDC



## CONTACT

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## AVAILABLE SPACE

## RATES | NNN & PRICE

## Call for Pricing

## TRAFFIC COUNTS

FM-544 – 27,248  
Highway 78 – 39,580  
Source: WYLINEEDC 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



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