



# HWY 78 & BROWN ST. REDEVELOPMENT | ±11 ACRES

Wylie, Texas 75098

# WYLIEEDC



## AVAILABLE LAND

±11 Acres

## RATES | NNN & PRICE

Call for pricing

## TRAFFIC COUNTS

E Brown St – 15,393 CPD

Hwy 78– 43,244 CPD

Source: Wylie EDC 2024

## SITES

Lot 1: ±1.81 Acres

Lot 2: ±1.615 Acres

Lot 3: ±0.907 Acres

Lot 4: ±1.014 Acres

Lot 5: ±1.739 Acres / Under Contract

Lot 6 is Detention

Lot 7: ±2.74 Acres

## 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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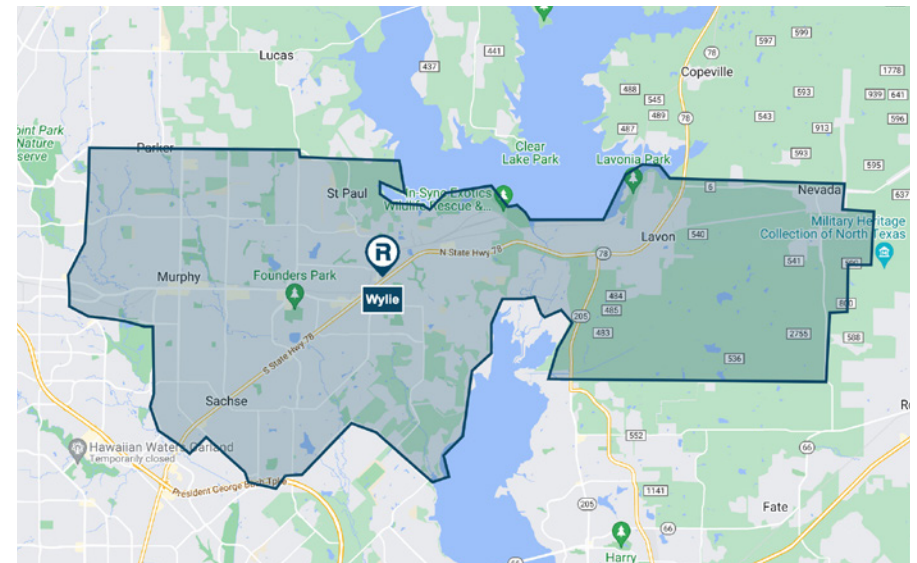
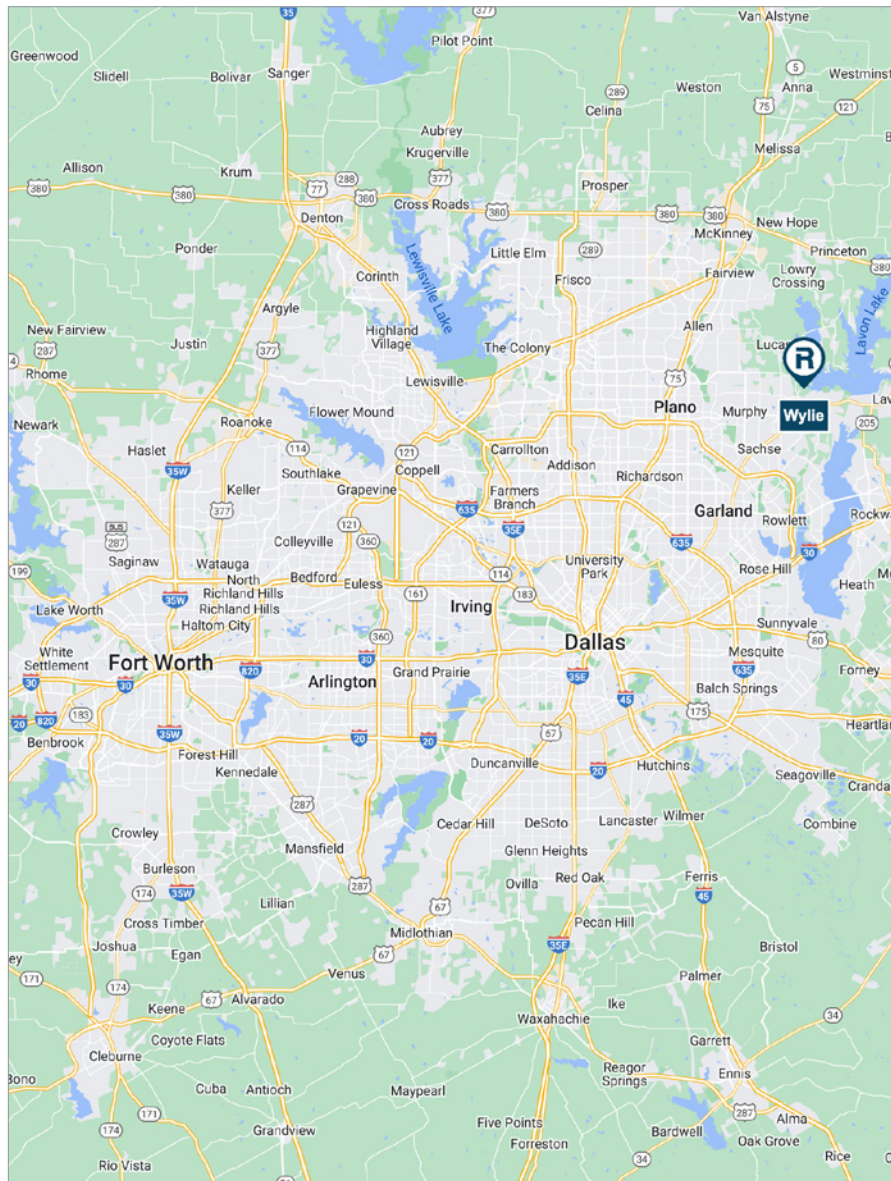




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