



## CONTACT

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## AVAILABLE LAND

±19.76 Acres

## RATES | NNN & PRICE

Call for pricing

## TRAFFIC COUNTS

E Brown St – 8,578 CPD

Hwy 78 – 43,161 CPD

Source: Wylie EDC 2024

## SITES

- Lot 1: ±1.35 Acres
- Lot 2: ±1.19 Acres
- Lot 3: ±9.13 Acres
- Lot 4: ±0.85 Acres
- Lot 5: ±1.49 Acres
- Lot 6: ±0.86 Acres
- Lot 7: ±1.96 Acres
- Detention: ±1.96 Acres

## Lot 3: Building Concepts

- 84,000 SF Available
- Grocer: 40,000 SF
- Fitness: 30,000 SF
- Retail: 14,000 SF
- Parks Req: 248
- Parks Prov: 356

## 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/>

