



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 – 38,384 CPD

Sanden Blvd – 6,686 CPD

Source: WYLIEEDC 2025

PROPERTY INFORMATION

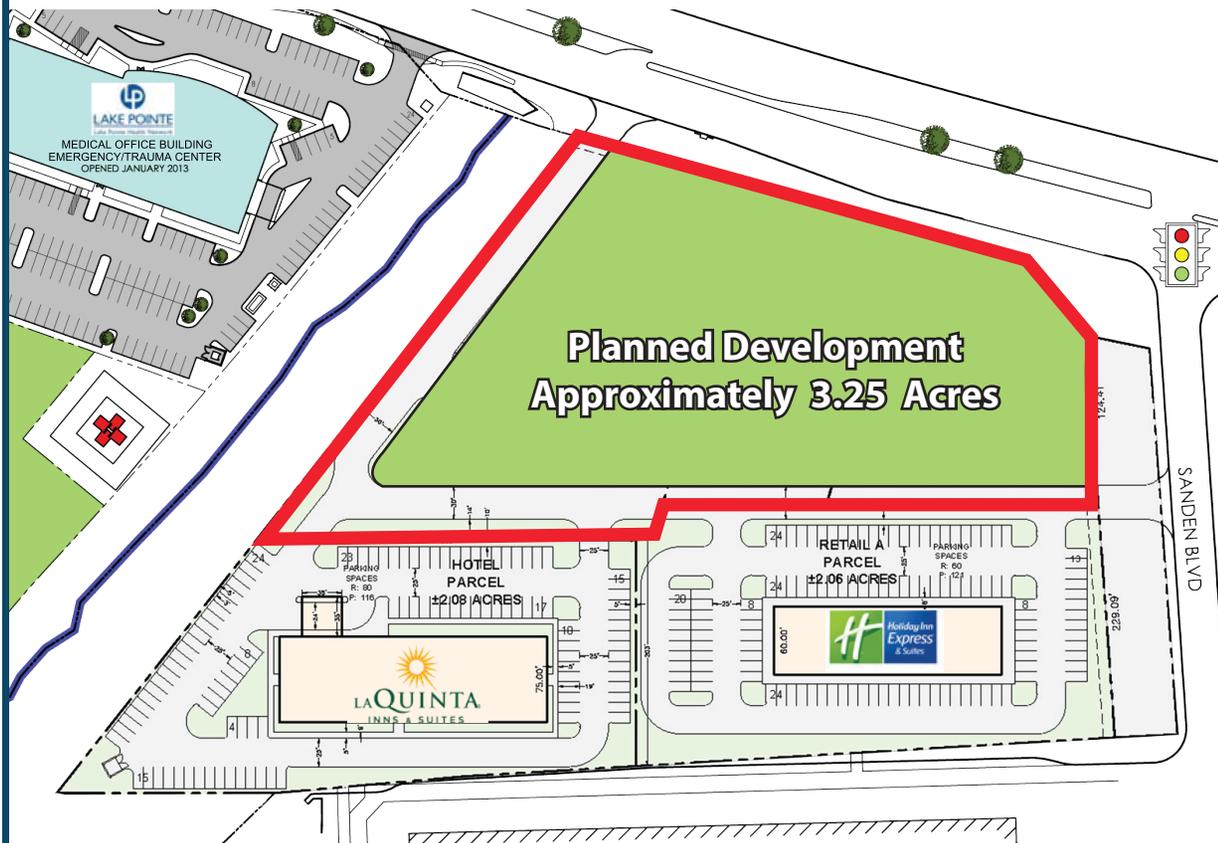
- Lots located adjacent to a MOB/Emergency Room, an area traffic generator, the La Quinta Inn, and Holiday Inn Express
- Lots include underground power
- Utilities on site

DEMOGRAPHICS (based on 2026 data)

Variable	Community Population	Retail Trade Area
2026 Population	68,658	274,049
Average HH Income	\$167,435	\$179,641
Median Age	37.28	38.83

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

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



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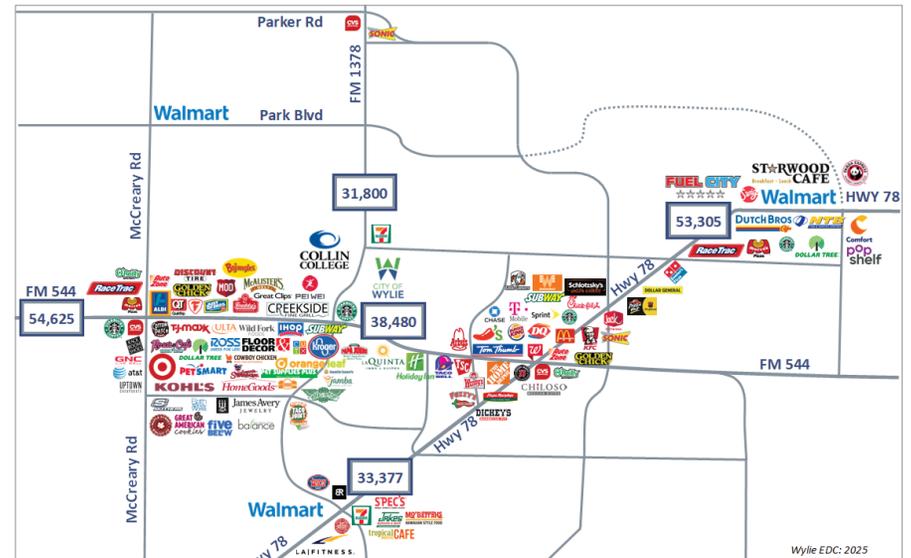
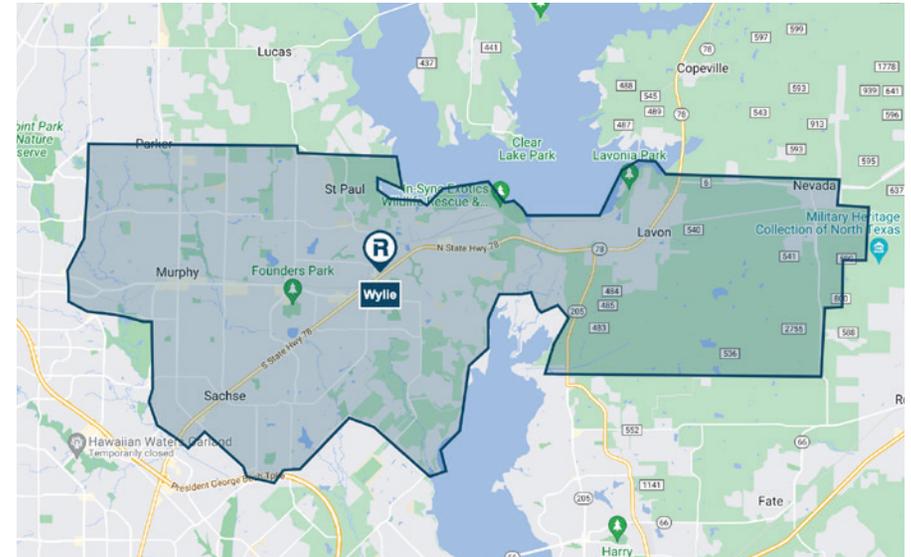
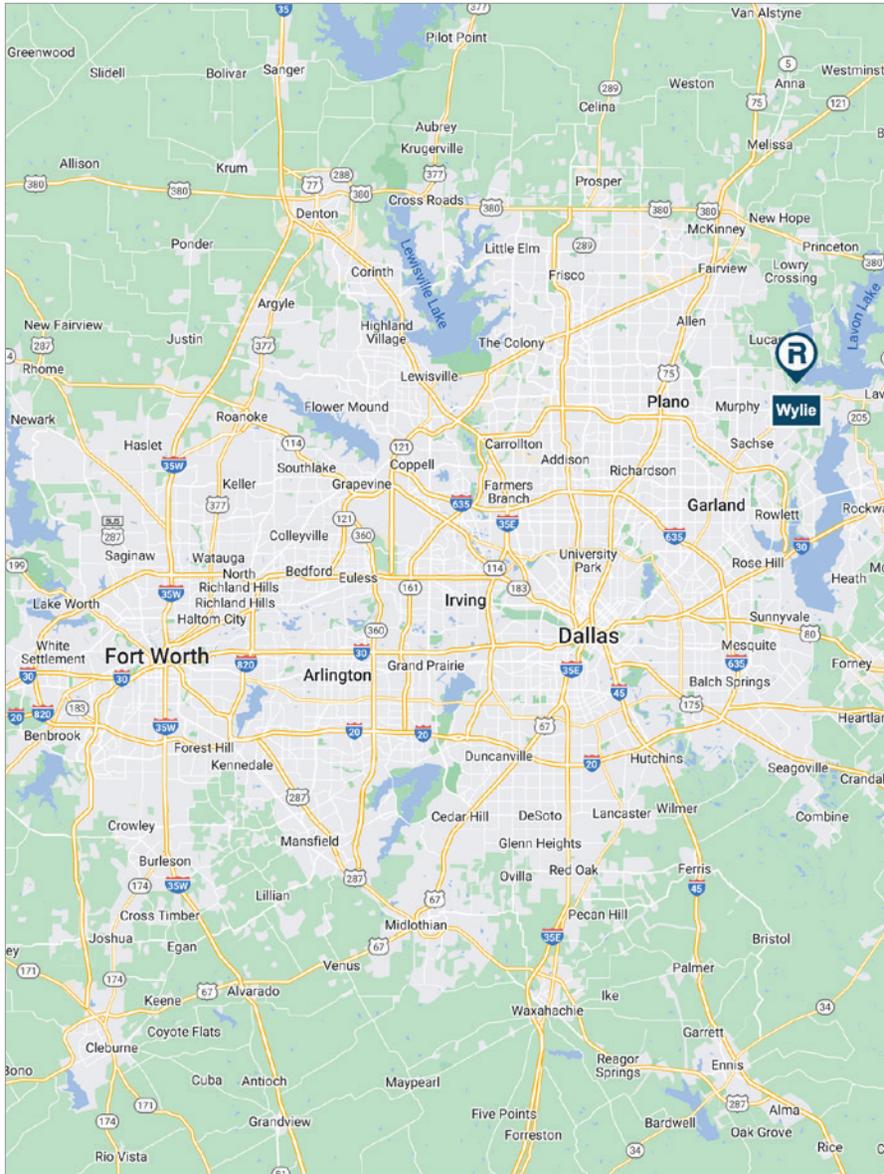
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