



SITE AVAILABLE | 544 GATEWAY PROPERTY

900 W Kirby Street | Wylie, Texas 75098

WYLIEEDC



AVAILABLE SPACE

- Lot 1 – 1.899 AC – Sold
- Lot 2 – 1.483 AC – Contract
- Lot 3 – 0.846 AC
- Lot 4 – Detention for Lots 1-7
- Lot 5 – 2.874 AC – Sold
- Lot 6 – 3 AC – Sold
- Lot 7 – 0.931 AC

RATES | NNN & PRICE

Call for Pricing

TRAFFIC COUNTS

Highway 78 – 45,801

FM-544 – 30,388

Source: WYLIEEDC 2025

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 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.

CONTACT

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