



# NEC OF HWY 78 & BROWN ST. | ±19.76 ACRES

Wylie, Texas 75098

# WYLIEEDC

## AVAILABLE LAND

±19.76 Acres

## RATES | NNN & PRICE

Call for pricing

## TRAFFIC COUNTS

Hwy 78—53,305 CPD

E Brown St – 9,581 CPD

Source: WYLIEEDC 2025

## SITES

Lot 1: ±1.293 Acres

Lot 2: ±1.380 Acres

Lot 3: ±9.164 Acres

Lot 4: ±1.091 Acres

Lot 5: ±1.277 Acres

Lot 6: ±1.512 Acres

Lot 7: ±0.945 Acres

Lot 8: ±3.065 Acres

## Lot 3: Building Concepts

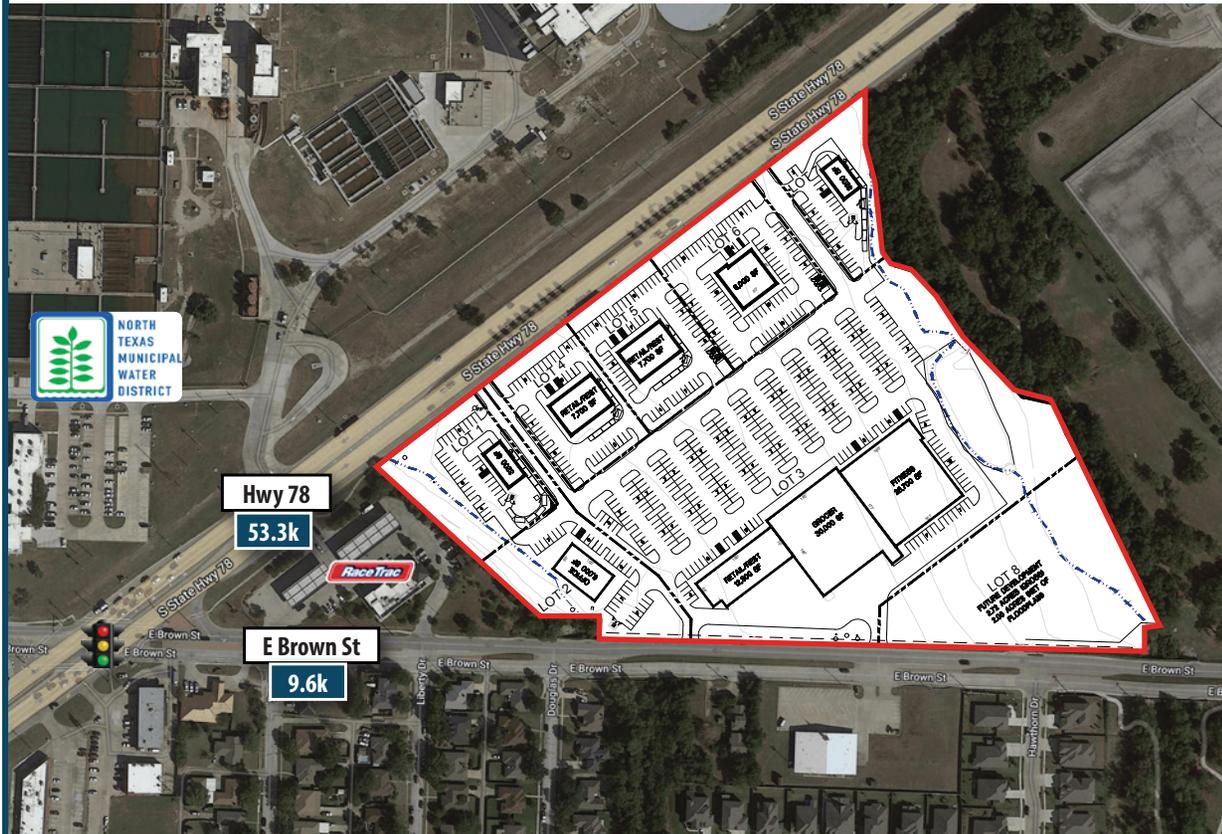
- 71,000 SF Available
- Grocer: 30,000 SF
- Fitness: 28,700 SF
- Retail: 12,300 SF
- Parking Req: 248
- Parking Prov: 356

## 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/>



## CONTACT

Aaron Farmer, Partner  
 The Retail Coach  
 afarmer@theretailcoach.com  
 662.231.0608

Jason Greiner, Executive Director  
 Wylie Economic Development Corporation  
 Jason@WylieEDC.com  
 972.442.7901

TheRetailCoach. Austin, TX | Tupelo, MS | 662.844.2155 | [www.theretailcoach.com](http://www.theretailcoach.com)

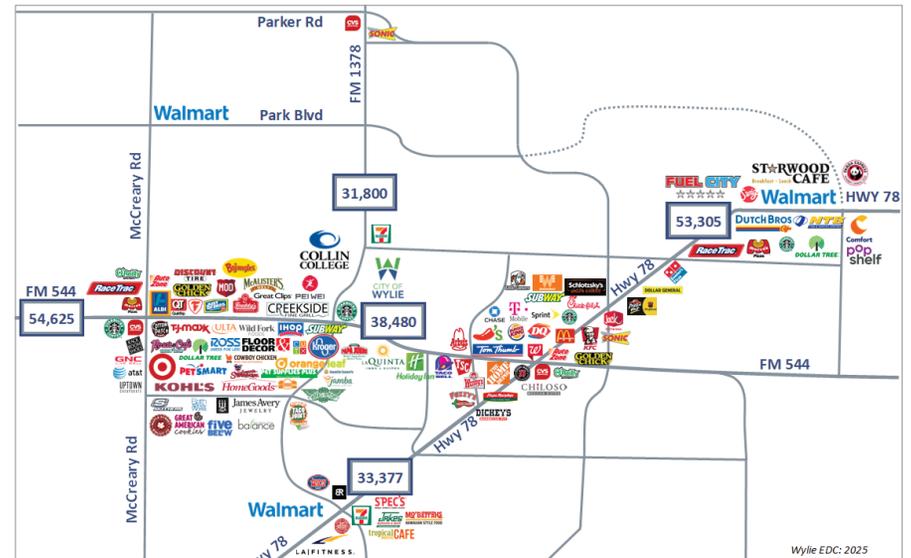
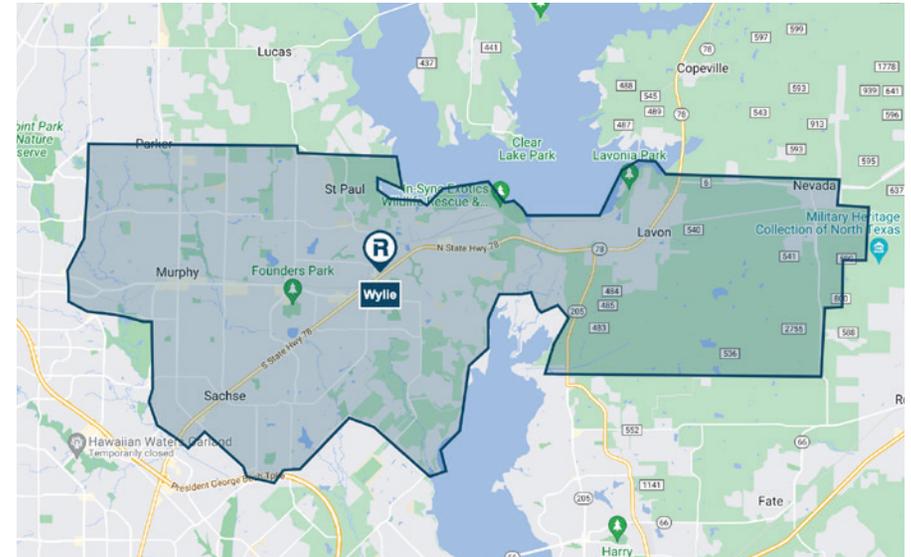
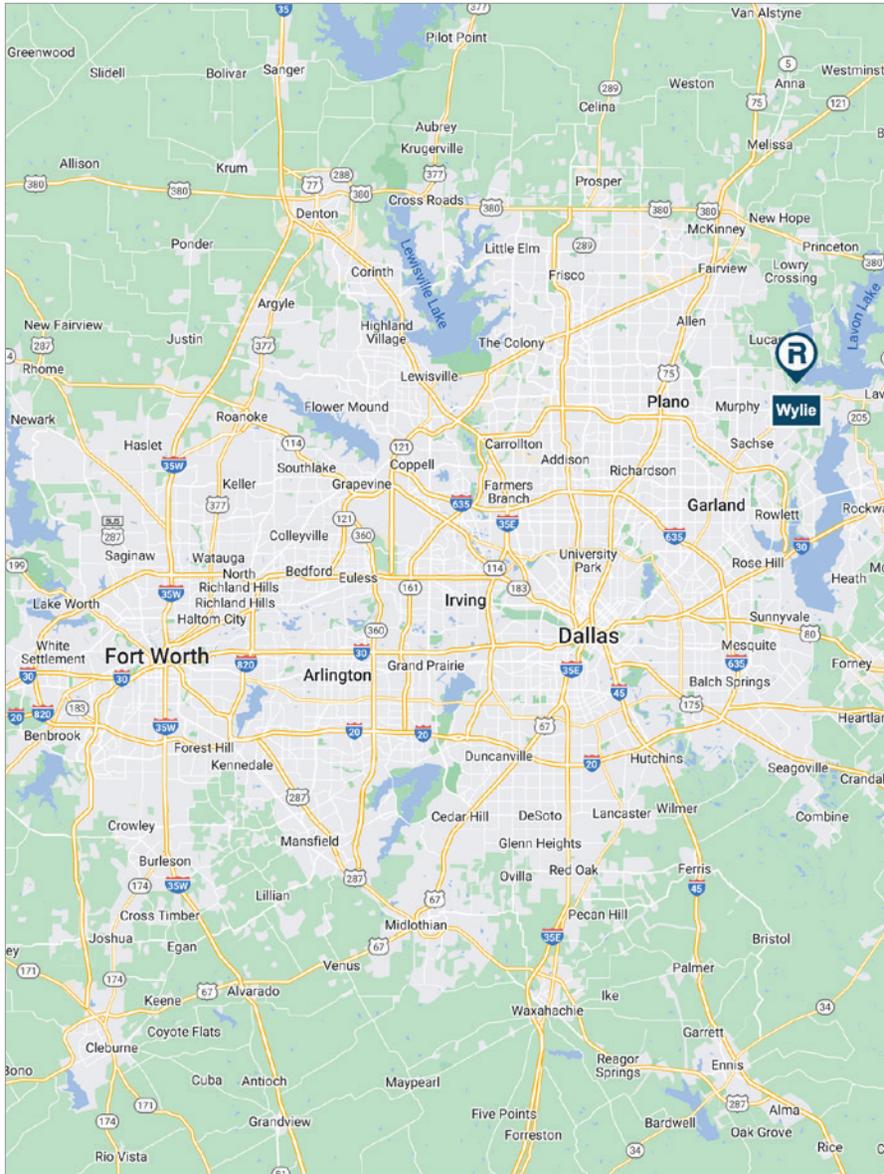
The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# NEC OF HWY 78 & BROWN ST. | ±19.76+ ACRES

Wylie, Texas 75098

# WYLIE EDC



 **TheRetailCoach**® Austin, TX | Tupelo, MS | 662.844.2155 | [www.theretailcoach.com](http://www.theretailcoach.com)

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.