



SITE AVAILABLE | 544 GATEWAY PROPERTY

900 W Kirby Street | Wylie, Texas 75098

WYLIEEDC



FM 544

AVAILABLE SPACE

Segovia Space:
2,000 SF end cap
6,736 SF with end cap
Lot 4 – Detention for Lots 1-7

RATES | NNN & PRICE

Call for Pricing

TRAFFIC COUNTS

Highway 78 – 44,145
FM-544 – 30,681
Source: WYLIEEDC 2026

PROPERTY INFORMATION

- Adjacent to Walk-Ons, Burger King and Fuzzy's Taco Shop
- Across the Street from Chiloso, Jimmy Johns, Tom Thumb and Home Depot

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
Projects@WylieEDC.com
972.442.7901

TheRetailCoach® Austin, TX | Tupelo, MS | 662.844.2155 | www.theretailcoach.com

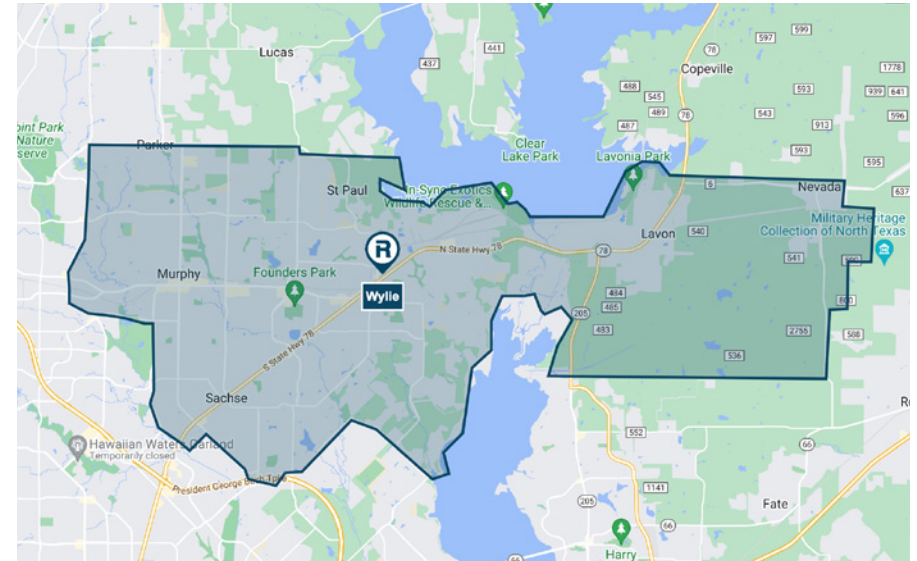
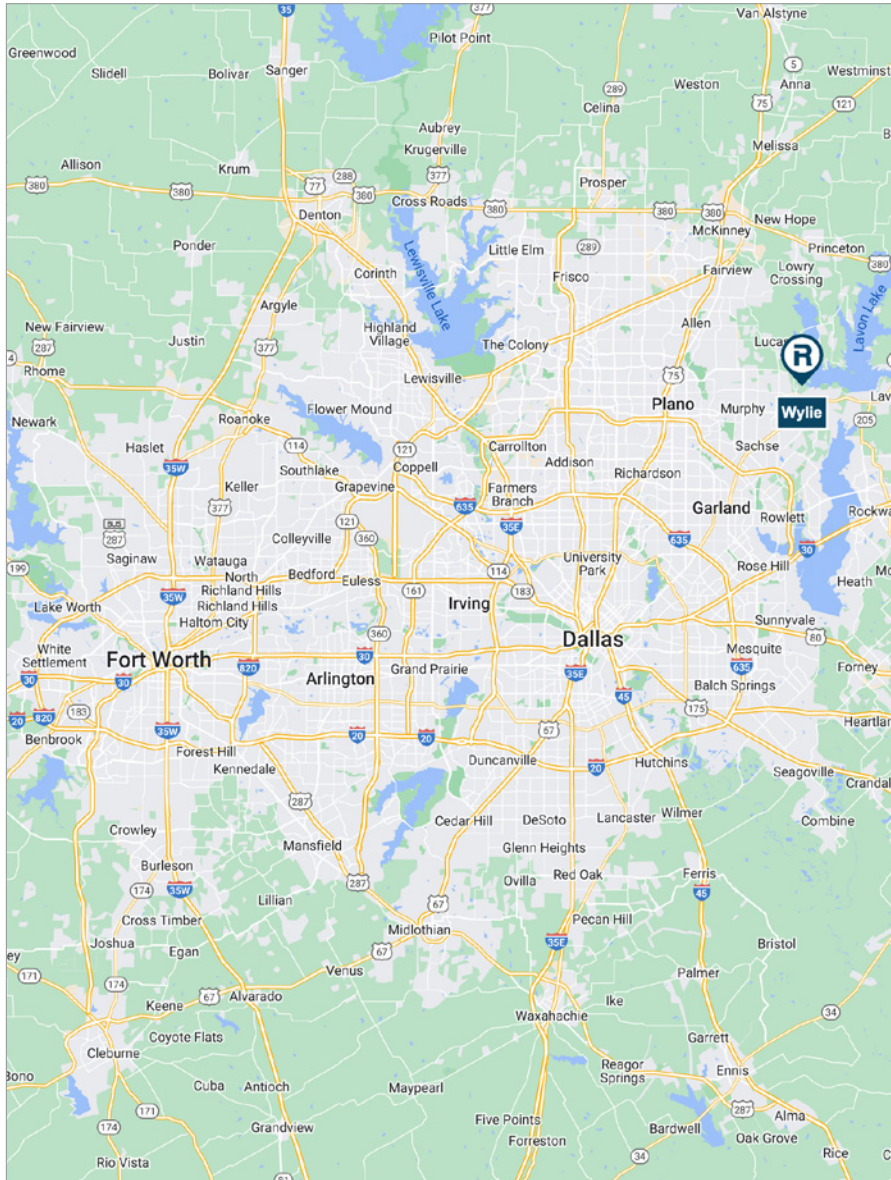
The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or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



SITE AVAILABLE | 544 GATEWAY PROPERTY

900 W Kirby Street | Wylie, Texas 75098

WYLIE EDC



 **TheRetailCoach**® Austin, TX | Tupelo, MS | 662.844.2155 | 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.