



SITES AVAILABLE

FM-544 Corridor | Wylie, Texas 75098

WYLIEEDC



AVAILABLE SPACE

Victory Groups:

- 1.28 AC Pad
- 1,200-19,000SF

Huntington Site:

- 1.03-AC Pad
- 1,400-17,280 SF

St. Johns:

- Lot 1 - 1.60 Acres
- Lot 2 - 1.50 Acres

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

FM-544 – 40,359 CPD

Sanden Blvd – 6,736 CPD

Westgate Way – 9,542 CPD

Source: WYLIEEDC 2026

ADDITIONAL SPACE

- 19 acre City owned site and Adjacent ±25 Acre site to be combined in a 45 Acre Commercial Development.

DEMOGRAPHICS (based on 2026 data)

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

CONTACT

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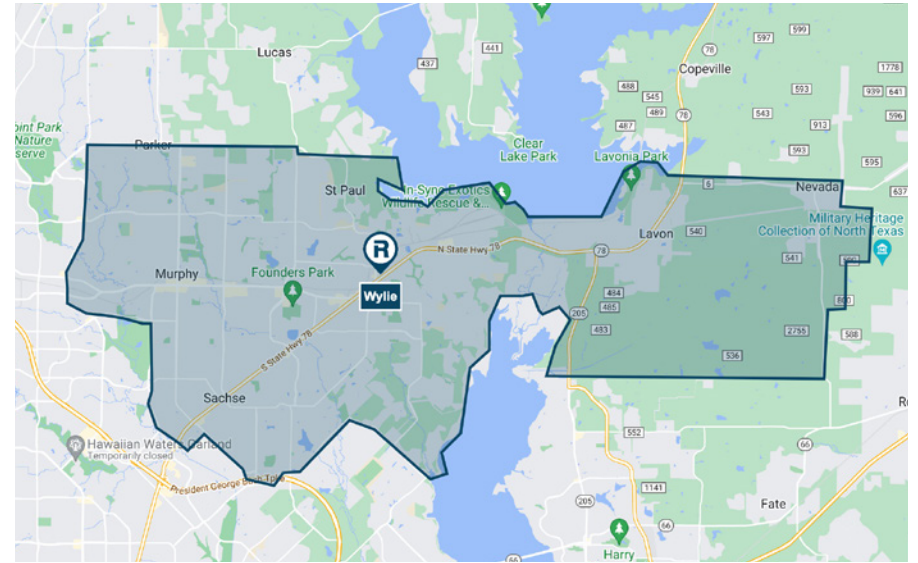
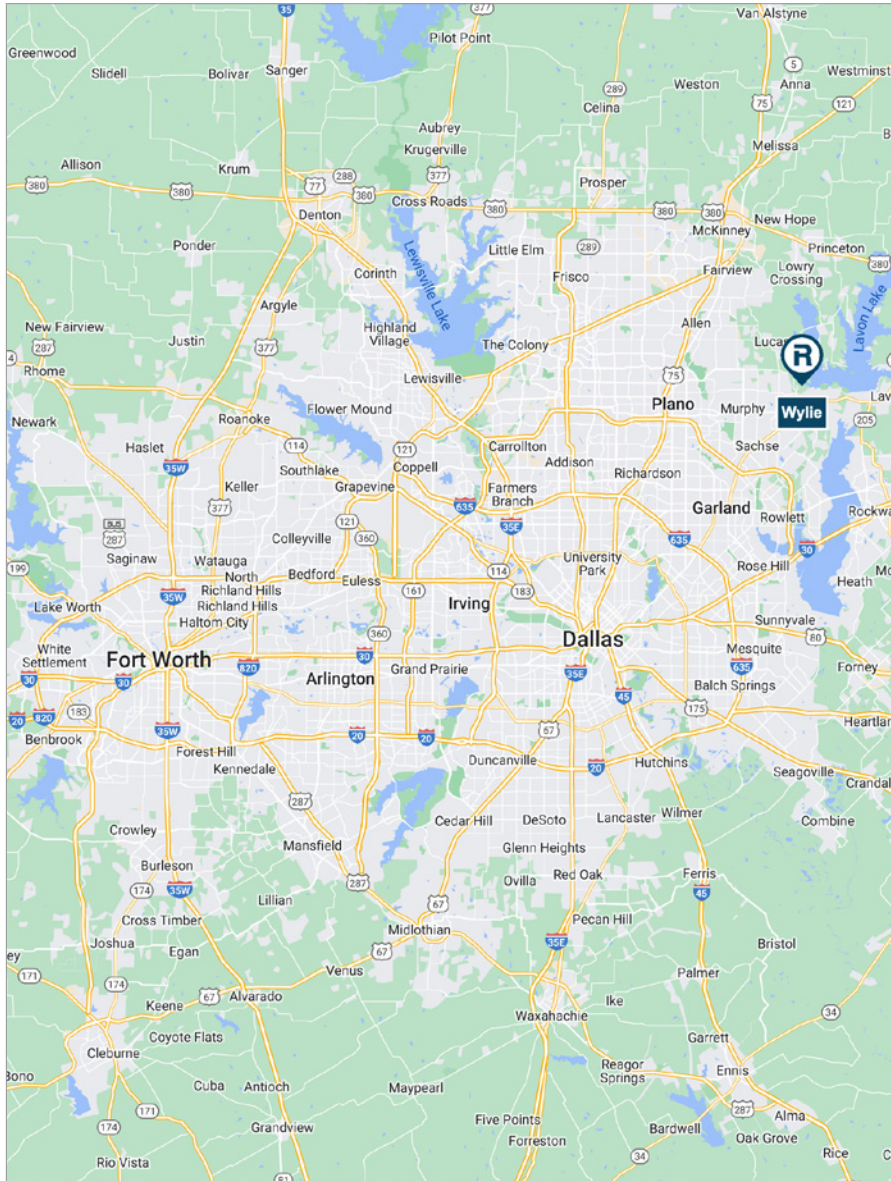
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