



HWY 78 & BROWN ST. REDEVELOPMENT | ±8.32 ACRES

Wylie, Texas 75098

WYLIEEDC



AVAILABLE LAND

±8.32 Acres

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

Hwy 78– 46,111 CPD

E Brown St – 19,216 CPD

Source: WYLIEEDC 2026

SITES

Lot 1: ±1.739 Acres - Sold

Lot 2: ±1.014 Acres

Lot 3: ±0.907 Acres

Lot 4: ±1.615 Acres

Lot 5: ±1.814 Acres

Lot 6: ±2.979 Acres

Lot 7: ±1.554 Acres - Regional Detention

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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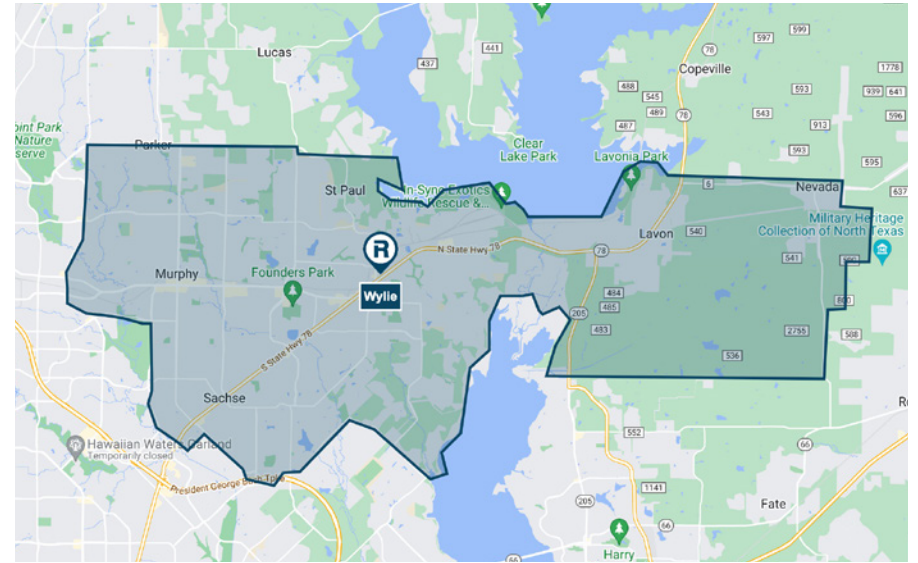
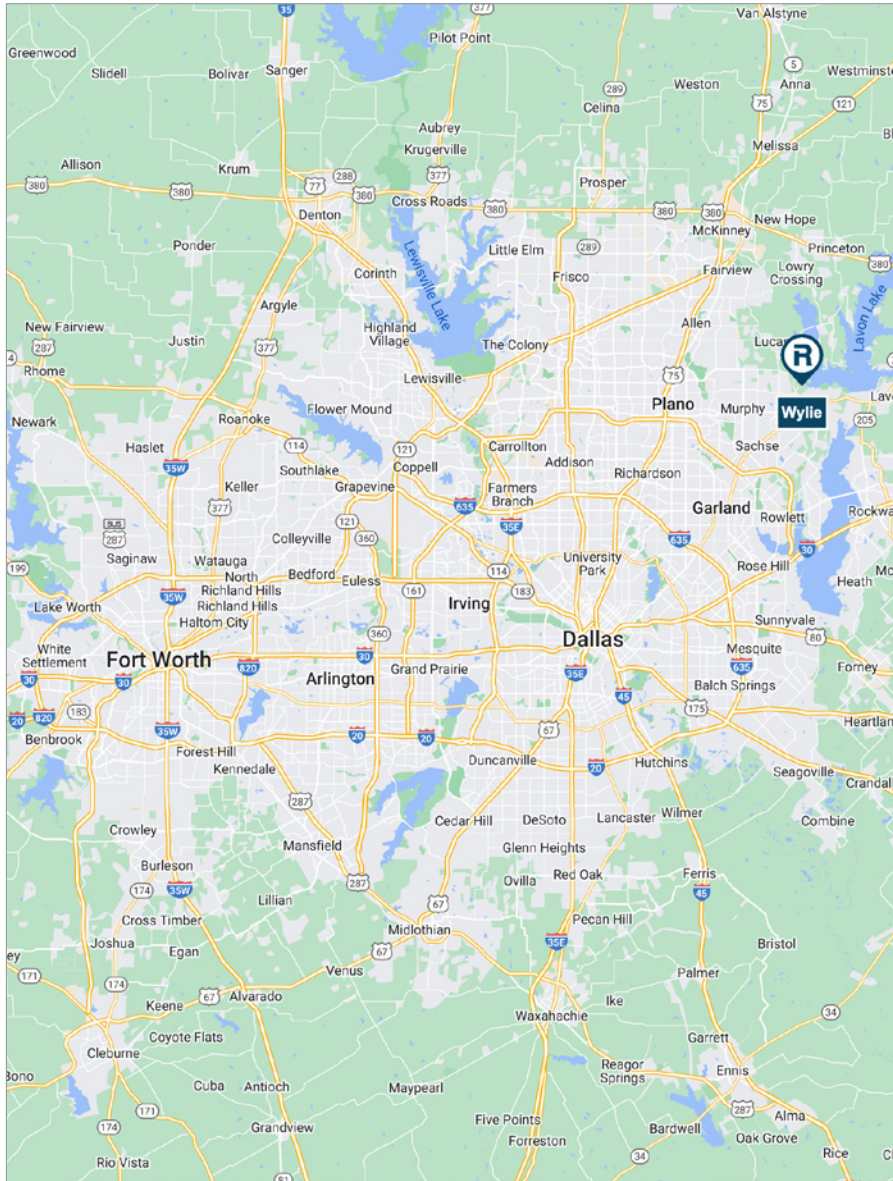
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