



SITE AVAILABLE | SHADOW CREEK VILLAGE

2722 East FM 544 | Wylie, Texas 75098

WYLIEEDC



AVAILABLE SPACE

- Lot 1 – 0.83 AC – LOI
 - Lot 2 – 0.80 AC – LOI
 - Lot 3 – 0.90 AC
 - Lot 4 – 0.88 AC - LOI
 - Lot 5 – 1.14 AC – LEASE
 - Lot 6 – 3.95 AC – LOI/LEASE
- Available space: 5,999 SF

RATES | NNN & PRICE

Call for Pricing

TRAFFIC COUNTS

- FM-544 – 48,432
 - FM-1738 – 40,552
 - Hooper Rd – 1,757
- Source: WYLIEEDC 2026

PROPERTY INFORMATION

- Adjacent to Kroger Marketplace and Freddy's Steakburgers, Bluefin Sushi, with close proximity to Woodbridge Crossing Shopping center including Target, TJ Maxx, HomeGoods, PetSmart among others.

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

Charles R. Parker, Partner
 The Retail Coach
 CParker@TheRetailCoach.com
 662.231.9078

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

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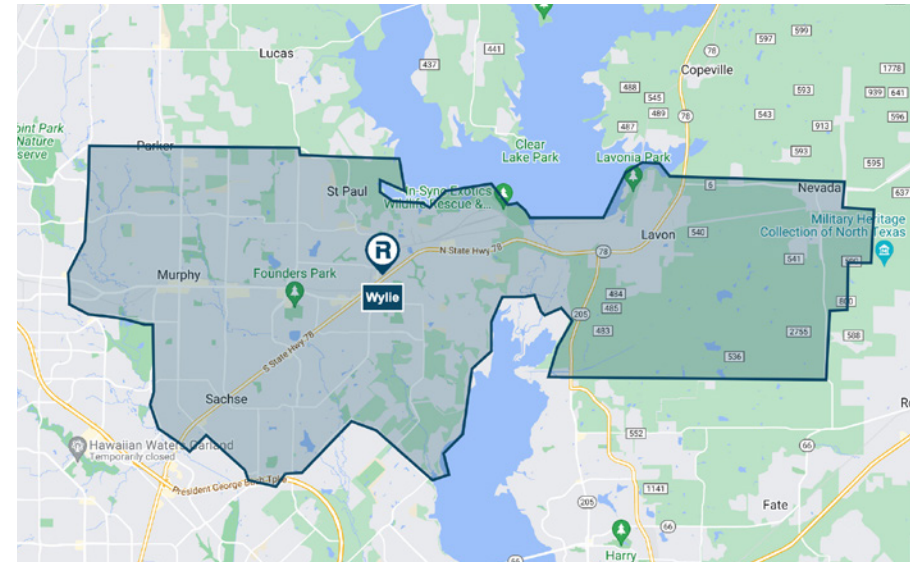
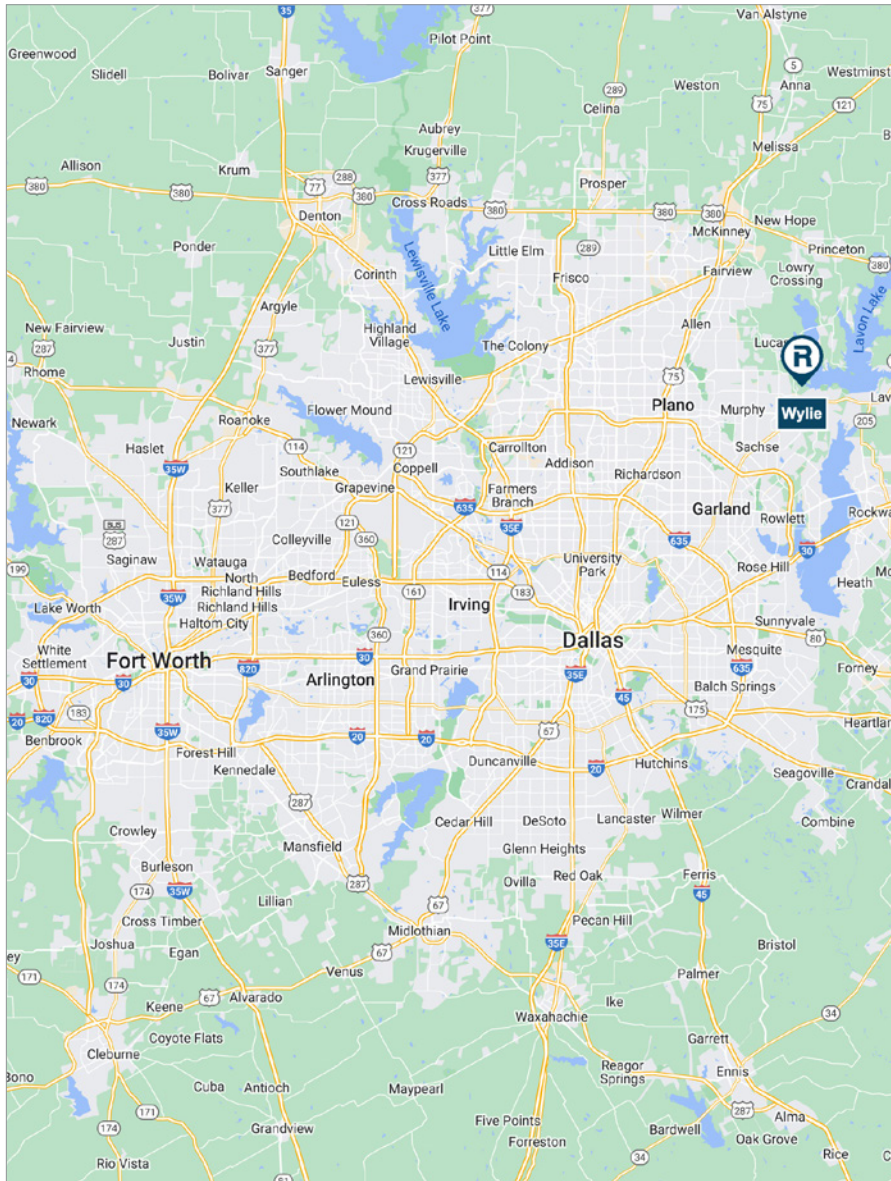
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