



SITE AVAILABLE | WOODBRIDGE CROSSING

3440 FM-544 | Wylie, Texas 75098

WYLIEEDC



AVAILABLE SPACE

- Suite 18 - 2,777 SF (Available 10/1/2026)
- Suite 21 - 2,010 SF
- Suite 36 - 2,000 SF (2 Gen Restaurant)
- Suite 39 - 5,760 SF (Divisible)
- Suite 40 - 1,350 SF (Endcap + Patio)
- Suite 46 - 2,000 SF (2nd Gen Restaurant)

TRAFFIC COUNTS

FM-544 – 56,296 CPD
 McCreary – 19,353 CPD
 Source: Wylie EDC 2026

RATES | NNN & PRICE

Call for pricing

PROPERTY INFORMATION

- Signal controlled center with easy access from FM-544, McCreary Road, and Springwell Road
- Center provides convenient shopping to the residents of the expanding Woodbridge master planned housing communities
- Area retailers: Target, HEB, CVS, Floor & Decor, TJ Maxx, HomeGoods, Kohl's Ross Dress For Less, PetsMart, Five Below, McAlisters Deli, Cotton Patch Café, and more

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

* RTA – 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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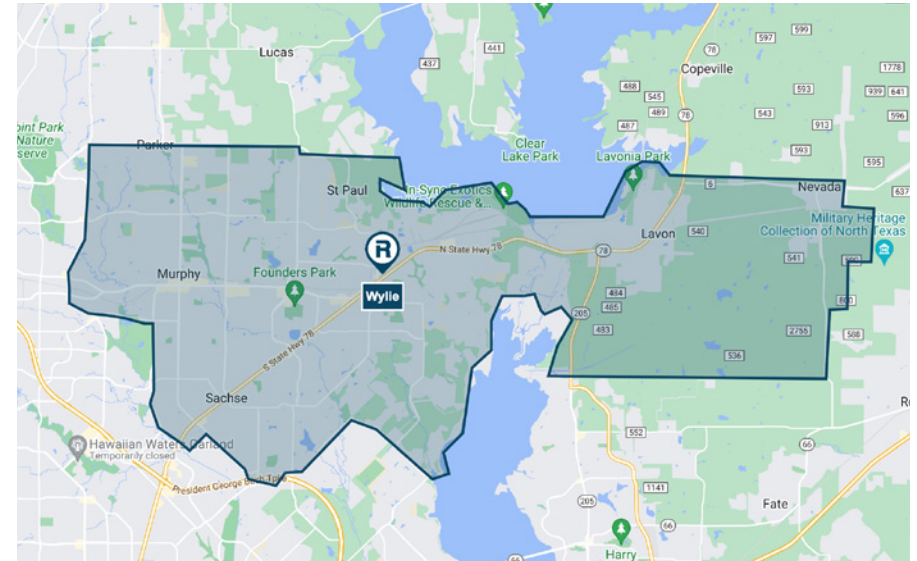
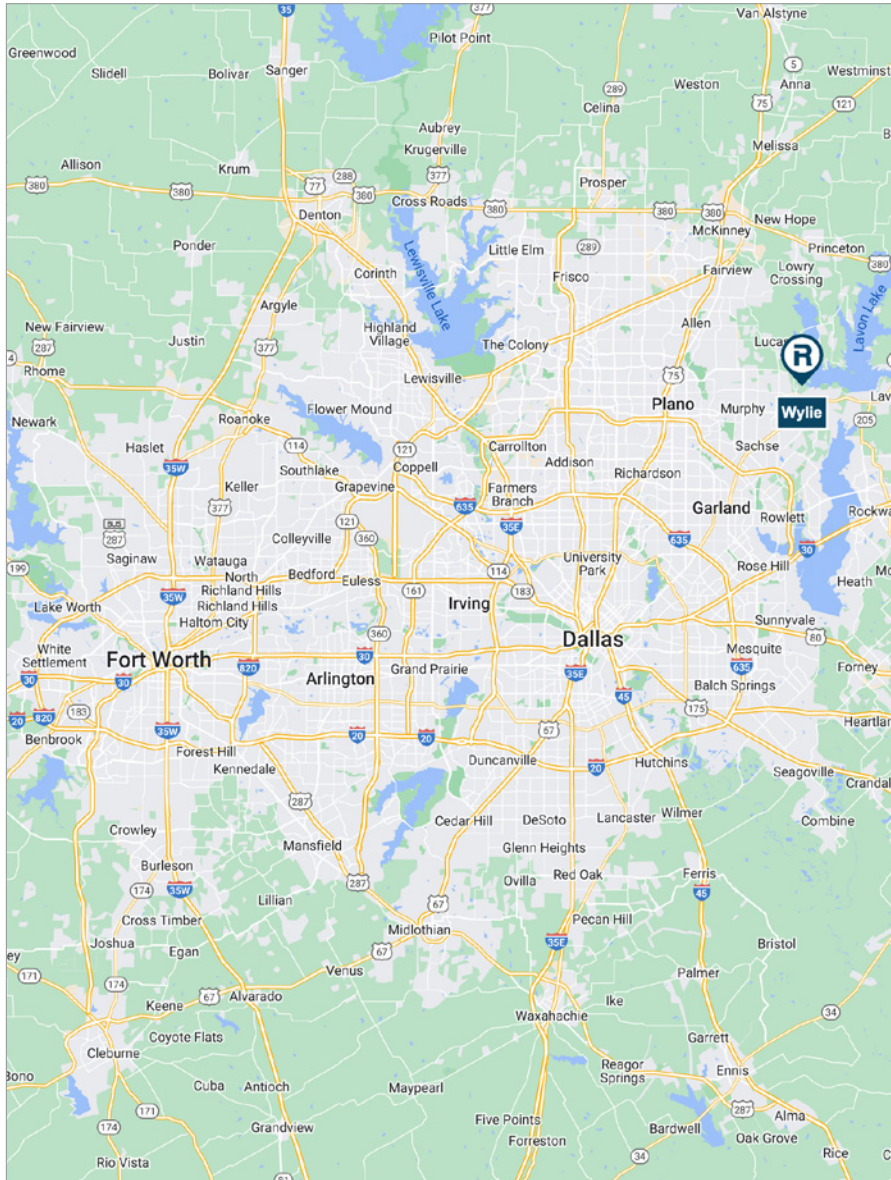
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