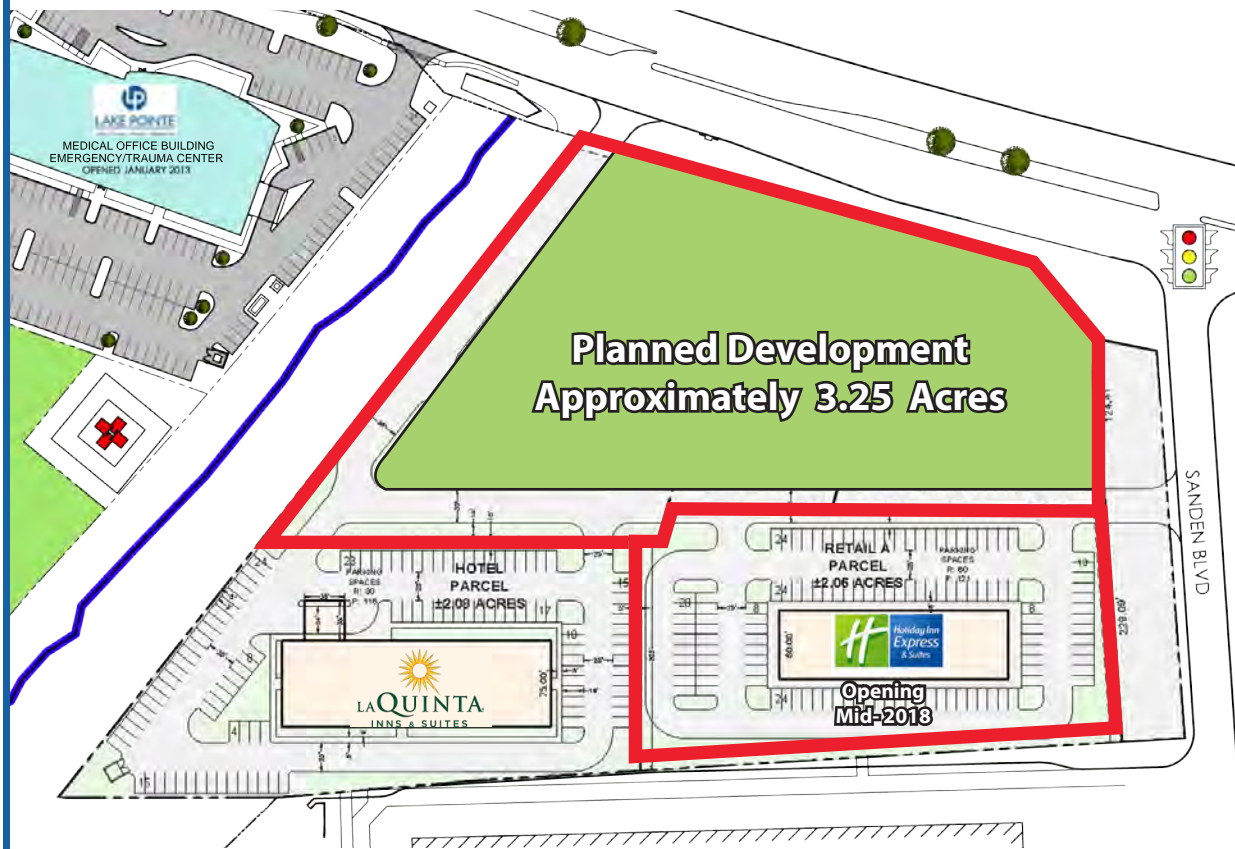




SITE AVAILABLE | APPROXIMATELY 3.25 ACRE SITE

FM-544 and Sanden Boulevard | Wylie, Texas 75098



AVAILABLE SPACE

Approximately 3.25 Acre Site

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

FM-544 – 32,241 CPD

Sanden Blvd – 15,483 CPD

Source: Wylie EDC 2018

PROPERTY INFORMATION

- Lots located adjacent to a MOB/Emergency Room, an area traffic generator, and the La Quinta Inn (opening soon)
- Lots include underground power
- Utilities on site

DEMOGRAPHICS (based on 2018 data)

Variable	Community Population	Primary RTA
2018 Population	54,607	135,603
Average HH Income	\$101,631	\$118,333
Median Age	35.03	36.14

* 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/>

CONTACT

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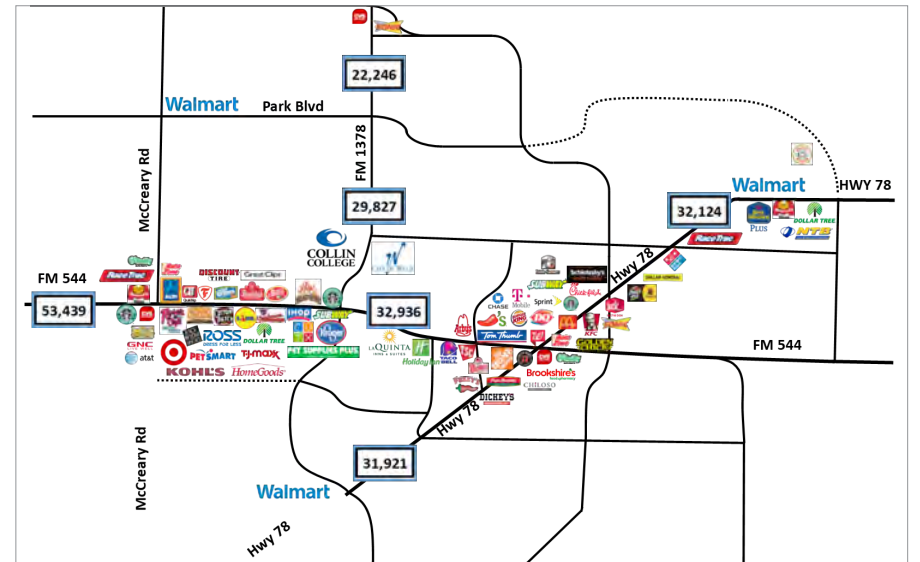
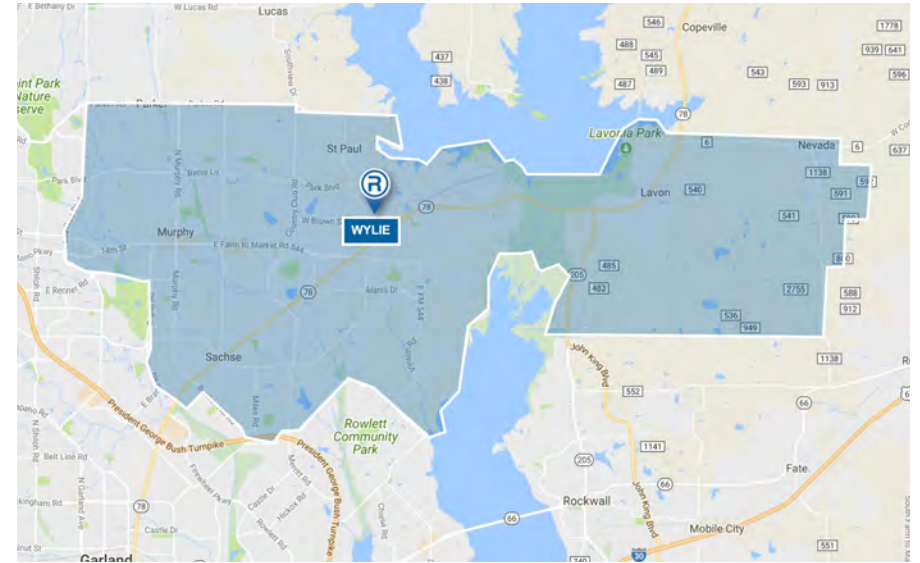
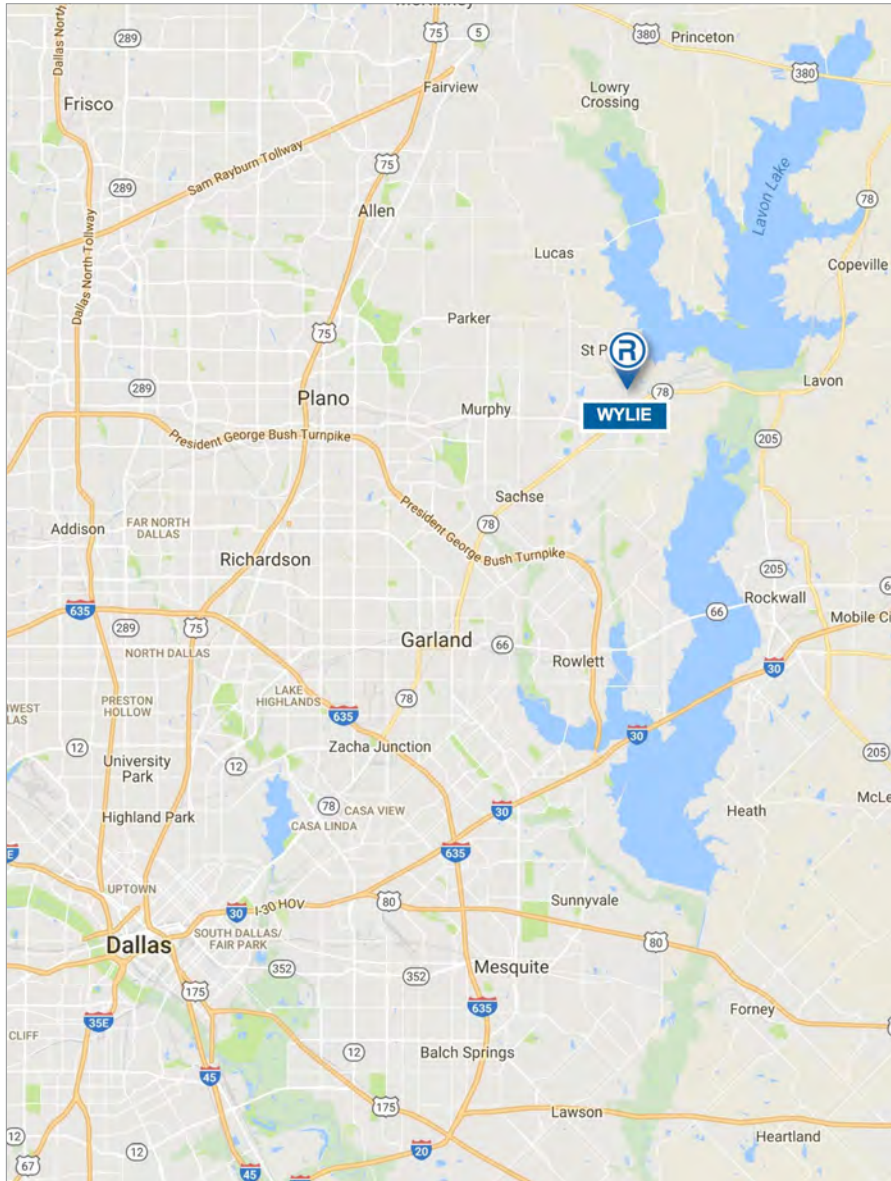
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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SITE AVAILABLE | APPROXIMATELY 3.5 ACRE SITE

FM-544 and Sanden Boulevard | Wylie, Texas 75098



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