



# SITE AVAILABLE | 12 ACRE AVAILABLE

900 FM 544 | Wylie, Texas 75098



**FM 544**

## CONTACT

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## AVAILABLE SPACE

Pad Site 1 - Approx. 1.5 Acres  
Pad Site 2 - Approx. 1.5 Acres  
Remaining Land - Approx. 9 Acres

## RATES | NNN & PRICE

Call for Pricing

## TRAFFIC COUNTS

FM-544 – 28,400  
Highway 78 – 33,134  
Source: WYLIEEDC 2018

## PROPERTY INFORMATION

- Adjacent to Burger King
- Across the Street from Chiloso, Jimmy Johns, Tom Thumb and Home Depot
- Restaurant Pad Sites Available
- Possible Hotel, Strip Center, Office and/or Flex Space Available

## 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.

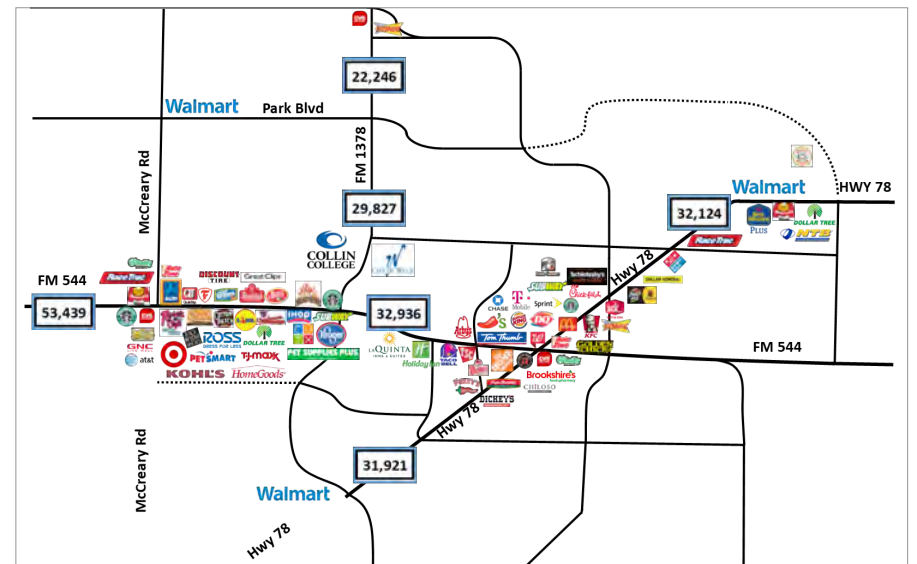
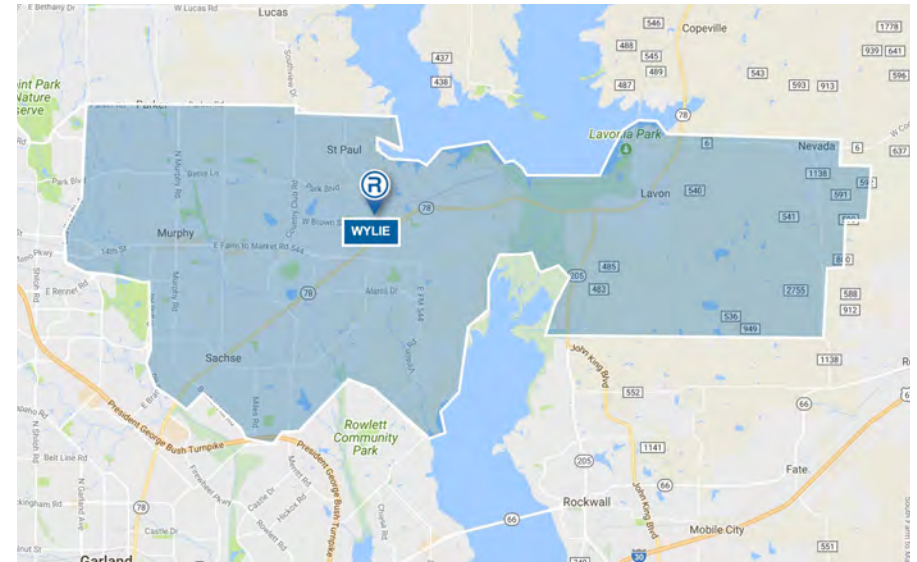
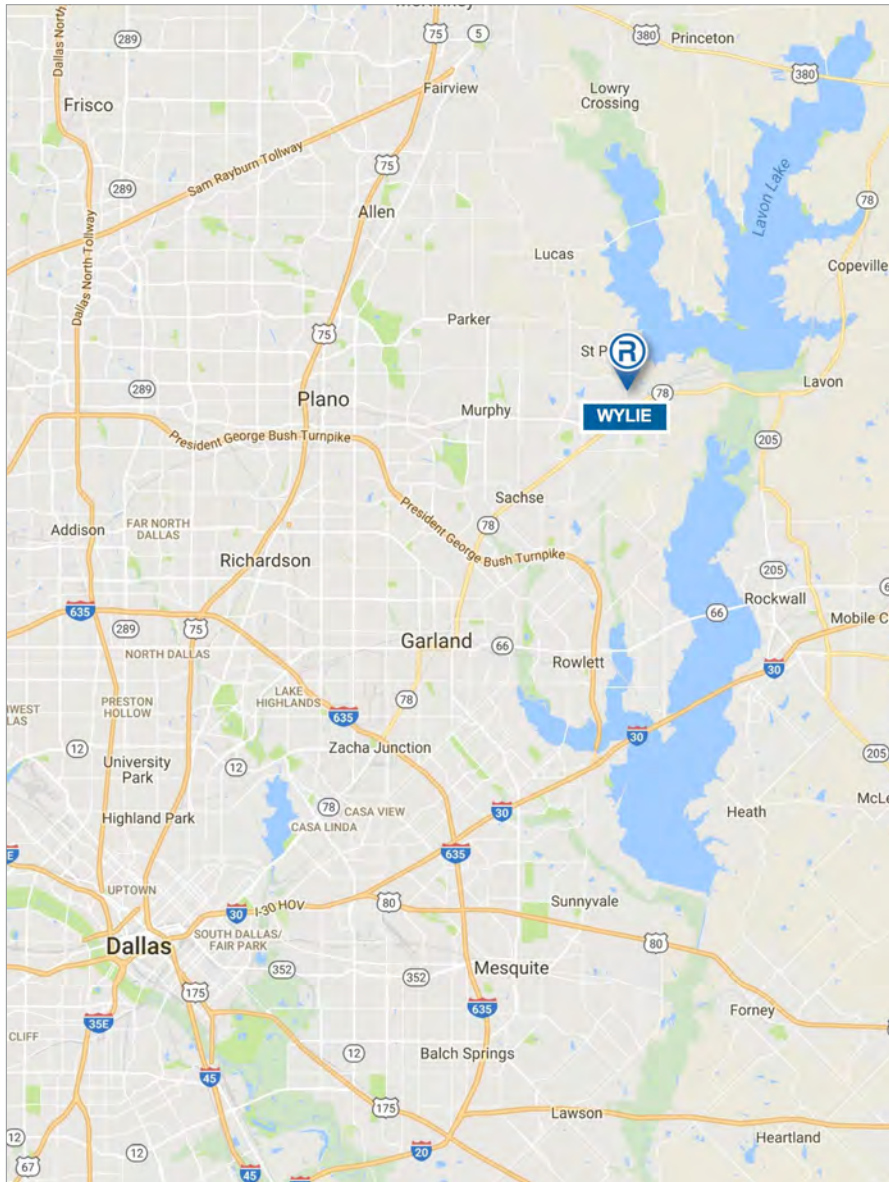
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)


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