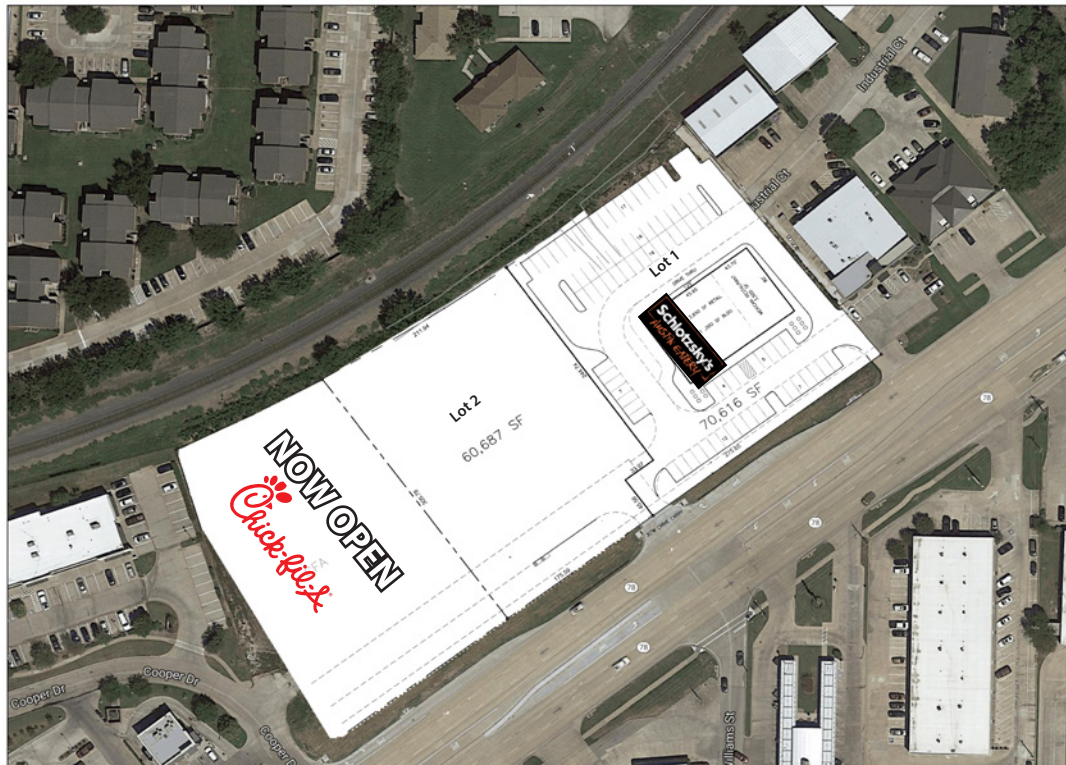




# SITE AVAILABLE | HIGHWAY 78 PROPERTIES

NWQ of Highway 78 and Birmingham Street | Wylie, Texas 75098



## Pad Sites

Lot 1 ± 1.60 acres - UNDER CONTRACT  
Lot 2 ± 1.50 acres

## Retail Space - Pending

Restaurant Space – 3,650 SF  
Retail Space – 3,500 SF

## RATES | NNN & PRICE

Call for pricing

## TRAFFIC COUNTS

Highway 78 – 33,134 CPD  
Source: Wylie EDC 2018

## PROPERTY INFORMATION

- Site benefits from high traffic counts along newly completed Highway 78 and great visibility
- Pad Ready

## 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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972.442.7901

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662.231.0608

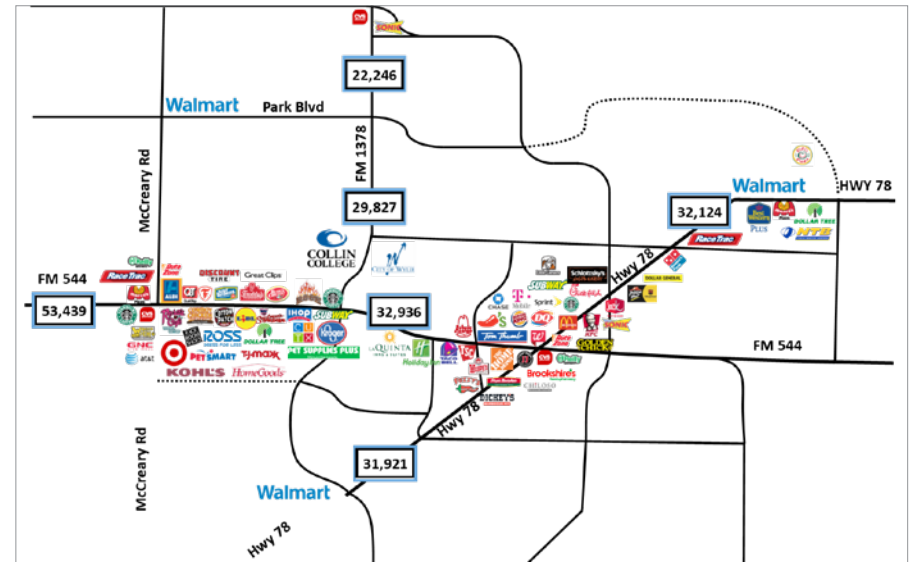
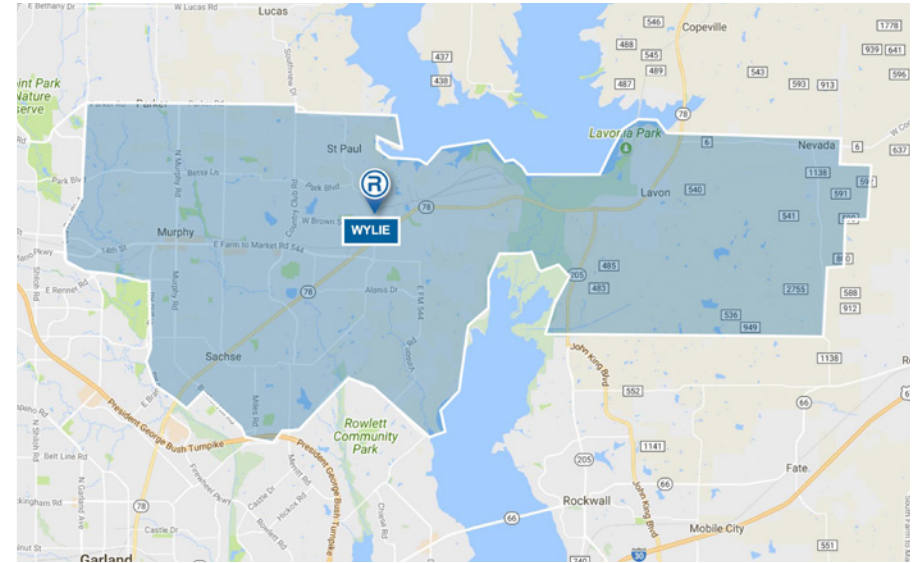
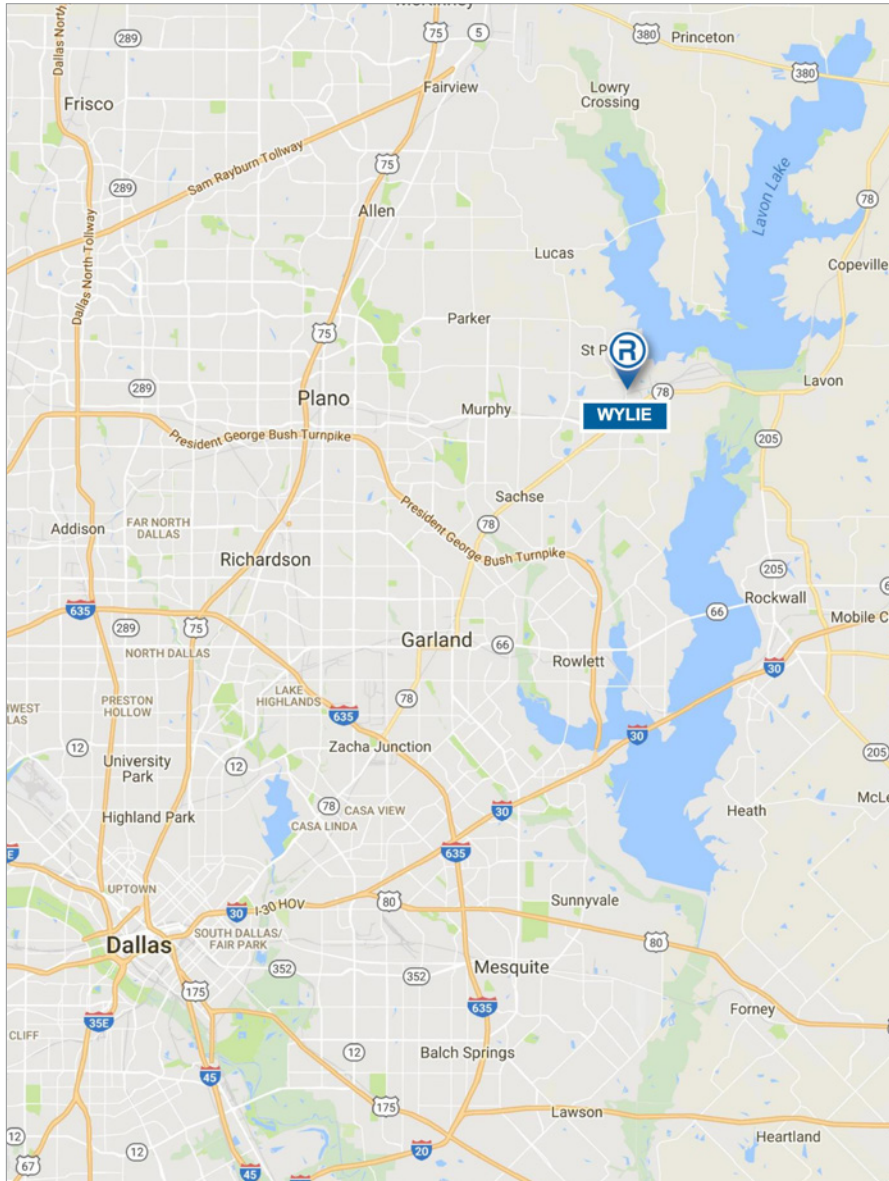
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)


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