



SITE AVAILABLE | WOODBRIDGE CENTRE

SWC FM-544 and Woodbridge Parkway | Wylie, Texas 75098

WYLIE, TX

ECONOMIC DEVELOPMENT CORPORATION



PAD SPACE

Lot 1 – ± 1.046 acres
Lot 2 – ± 1.182 acres

RETAIL SPACE

Lot 2 – 7,920 SF
Shop A – Full
Shop B – Full
Shop C – 8,000 SF

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

FM-544 – 48,014 CPD
FM-1378 – 28,191 CPD
Source: Wylie EDC 2019

PROPERTY INFORMATION

- Highway extension to Woodbridge Parkway complete

DEMOGRAPHICS (based on 2019 data)

Variable	Community Population	Primary RTA
2019 Population	55,820	138,887
Average HH Income	\$109,456	\$124,788
Median Age	35.30	36.26

* 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

Aaron Farmer, Vice President
The Retail Coach
afarmer@theretailcoach.net
662.231.0608

Jim Jamerson, Senior Vice President
John T. Evans Company, Inc.
Jim@jtevans.com
214.891.3209

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

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

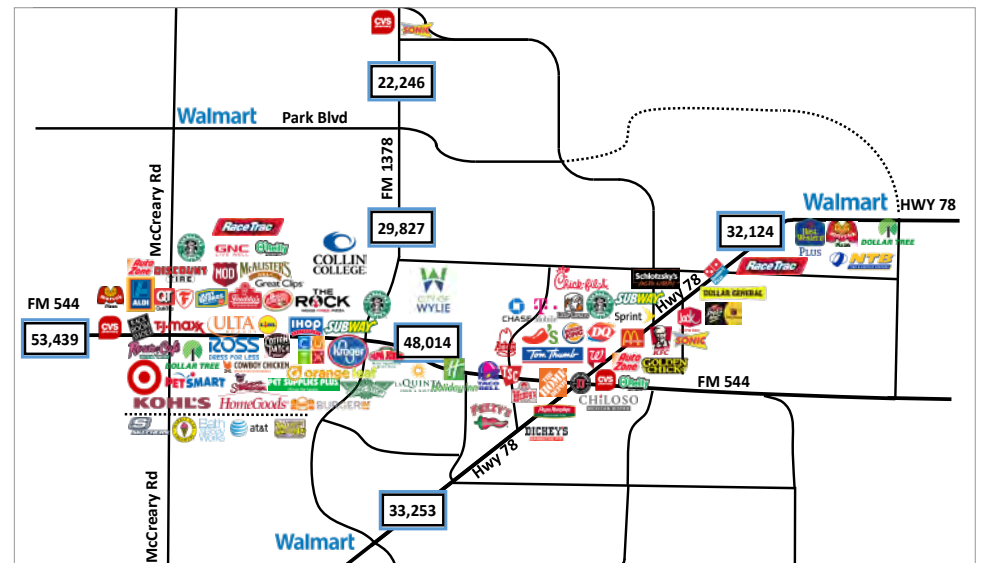
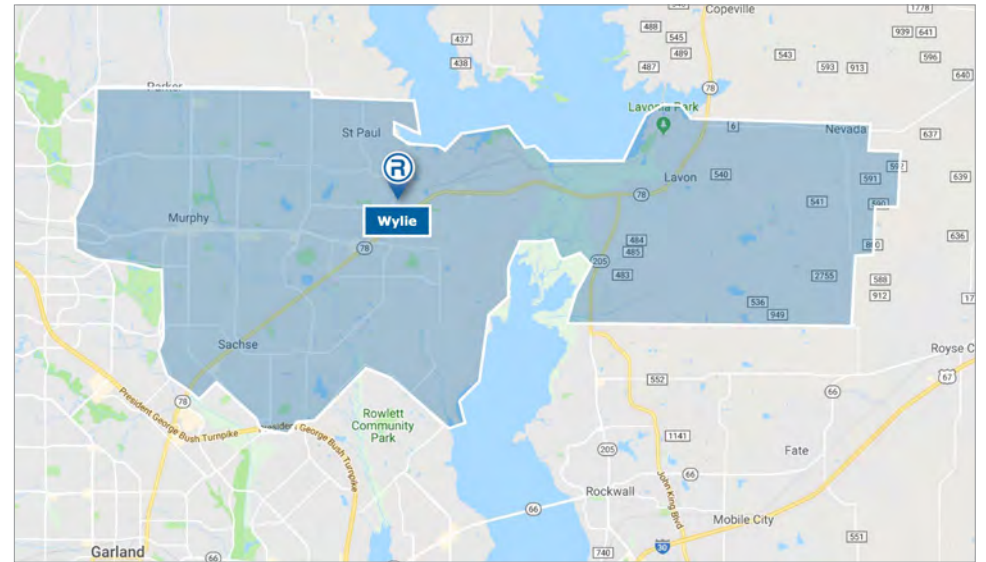


SITE AVAILABLE | WOODBRIDGE CENTRE

SWC FM-544 and Woodbridge Parkway | Wylie, Texas 75098

WYLIE, TX

ECONOMIC DEVELOPMENT CORPORATION



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

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.