



SITE AVAILABLE | WOODBRIDGE CROSSING

3440 FM-544 | Wylie, Texas 75098

WYLIE, TX

ECONOMIC DEVELOPMENT CORPORATION



- AVAILABLE SPACE**
- End Cap Space ± 2,550 SF
 - Inline Space ± 4,115 SF
 - Inline Space ± 5,298 SF
 - Pending ± 8,348 SF
 - Lot 13 – ± 1.03 Acres
 - Lot 15 – ± 1.62 acre pad site
 - Lot 16 – ± 1.04 acre corner pad site
- TRAFFIC COUNTS**
- FM-544 – 50,000+ CPD
 - McCreary – 17,427 CPD
- Source: Wylie EDC 2019

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, TJ Maxx, HomeGoods, Kohl's Ross Dress For Less, PetsMart, Five Below, McAlister's Deli, Cotton Patch Café, Which Wich, and more

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

Alan Grayson, Leasing Agent
InvenTrust Property Management, LLC
alan.grayson@inventrustpm.com
844.570.0100

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.

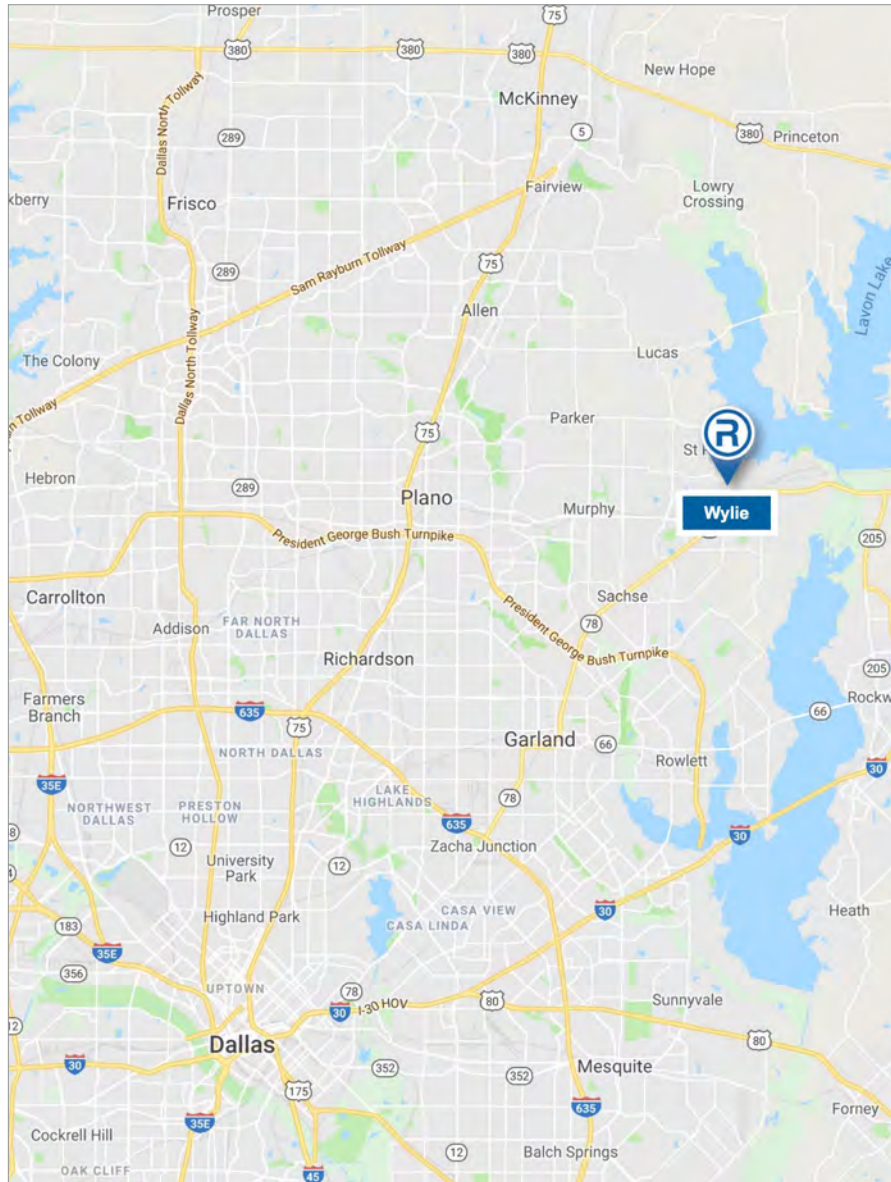


SITE AVAILABLE | WOODBRIDGE CROSSING

3440 FM-544 | 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.