



WOODLAKE VILLAGE FRONT LAND FOR SALE WITH COMMERCIAL APPROVALS

2016 State Hwy 78, Wylie,
TX 75098



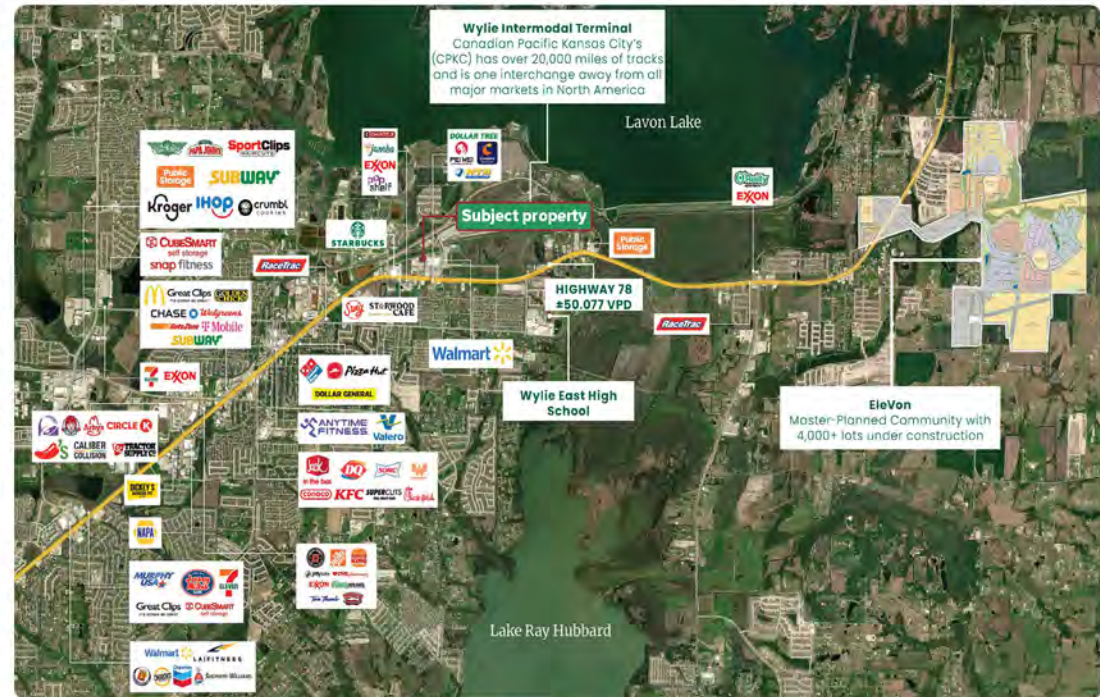
Wylie is in one of the fastest growing counties in Texas. The City has a thriving economy with great employers, developmental projects, and more. Among these employers the biggest types of employers include Manufacturing, Healthcare, Construction, and Education. Wylie has an unemployment rate of 5.4%, lower than the US average. The City has seen a job market increase of 3.3% over the last year and it is expected to grow by 47.3% in the next 10 years, much higher than the US average of 33.5%. The City has great numbers when it comes to income. The average income is \$28,869, slightly higher than the US average and the median household income. This City has many approved development projects underway and will lead the City to grow in employment and population year by year is \$85,594.

LAND PRICE :- **CALL FOR PRICE**

NEARBY



STARBUCKS



TRAFFIC COUNTS

Collection Street

Traffic Volume

State HWY 76

25,252 VPD

East Brown St

4,939 VPD

MUKESH PARNA

✉ **MP@SankalpRealty.US**
📞 **(972) 897-2002**

**8195 Custer Rd, Suite #200A,
Frisco, TX 75035**

The information contained herein was obtained from sources believed reliable; however, Sankalp Realty 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.



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HIGHLIGHTS

- This opportunity benefits from the direct way along Hwy 78, which carries over $\pm 50,077$ VPD, and is a main commuter thoroughfare connecting the subject to Plano and Dallas, TX. The subject sits near Fuel City, and a newly constructed multi-tenant retail building occupied by Swig and Starwood Café. Additional nearby co-tenants include a Walmart Superstore, Panda Express, PopShelf, Starbucks, Dollar Tree, Comfort Suites (51 rooms), and Marco's Pizza.
- The Wylie Municipal Complex is a popular attraction in the City featuring a 44,000-square-foot library, a 47,000-square-foot recreation center, and a 46,000-square-foot city hall.
- Wylie Independent School District serves over 16,000 students across 19 campuses, including 9 elementary, 3 middle, and 2 high schools, plus 5 specialized campuses. The district boasts an impressive 92% high school graduation rate.

KEY FACTS

Property Use	Retail
Land	Land with commercial development approved for Retail/ Medical/ Office/ Restaurant/ Banquet Hall
Approved Sq Ft	For Bldg 1 - 1,450 - 10,000 Sq Ft, For Bldg 2 - 1,450 - 15,000 Sq Ft
Property Land Size (AC)	Approx 2.4 Acres
Zoning	C3 Commercial
Property Visibility	Centennial Dr
Utilities	All Utilities Available on Site
Adjacent Parcels	Walmart
Access	N State Hwy 78 & Centennial Dr
AG exemption	No

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DEMOGRAPHICS

2024 Summary	1 Miles	3 Miles	5 Miles
Population	5,346	44,847	109,256
Households	1,794	14,178	34,582
Average Household Income	\$122,632	\$129,805	\$138,696
2028 Average Household Income	\$1,35,903	\$143,537	\$154,509
2023 Per Capita Income	\$41,226	\$41,479	\$44,061
2028 Estimated Per Capita Income	\$46,219	\$46,238	\$49,640



1,911
TOTAL BUSINESSES



17,629
TOTAL EMPLOYEES



\$154,509
MEDIAN HH INCOME



\$44,061
PER CAPITA INCOME



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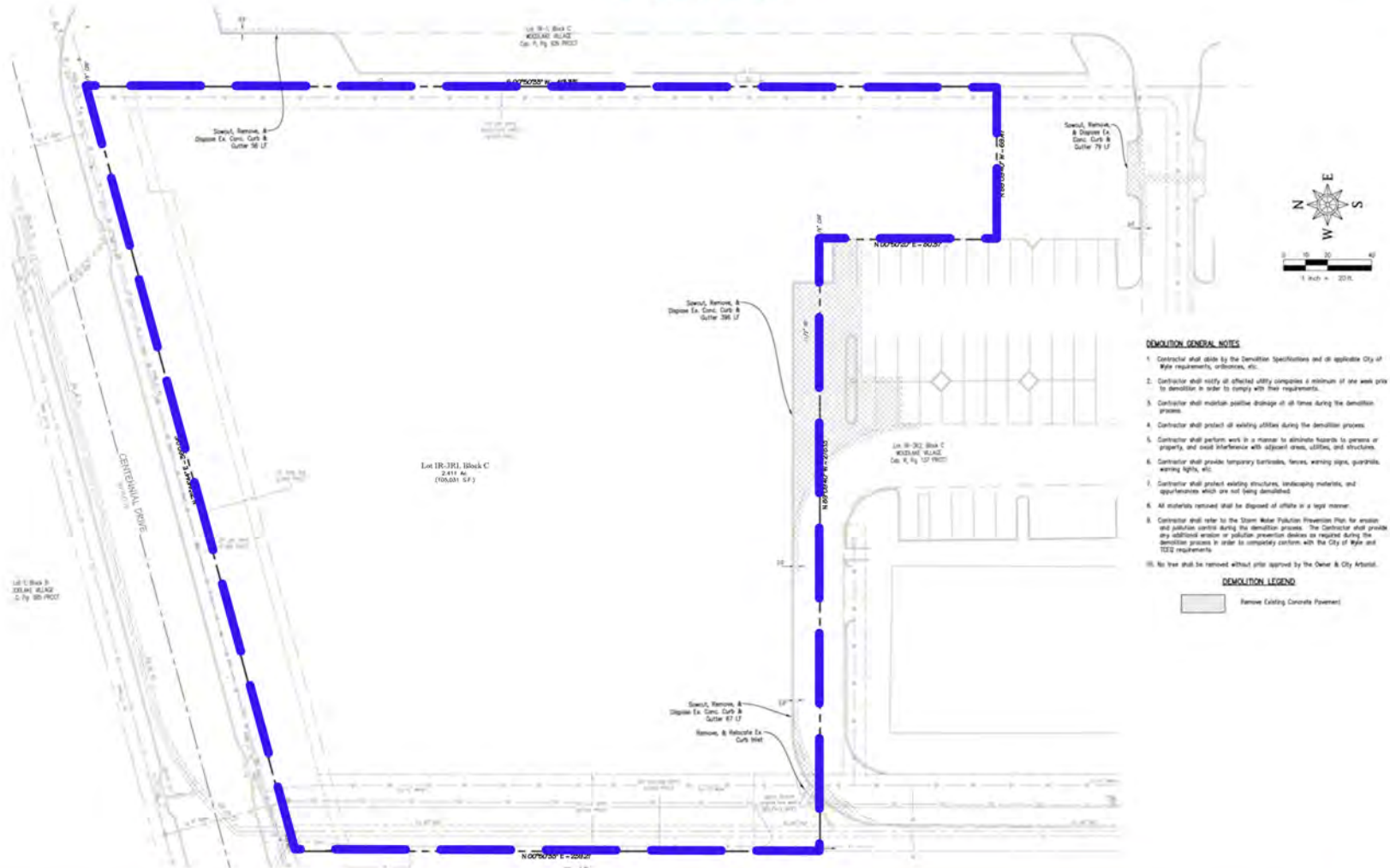


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SITE PLAN



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APPROVED ELEVATIONS



Typical Side Elevation - Alternate A



Typical Front Elevation - Alternate A



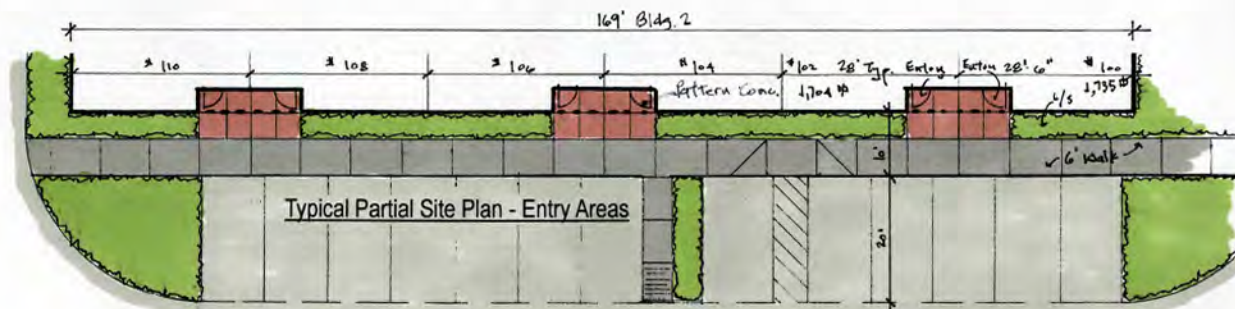
Typical Side Elevation - Alternate B



Typical Front Elevation - Alternate B

Exterior Materials Legend ○

- ① Stone veneer, adhered installation.
- ② Stucco, 3-part cement plaster on lath, 2 colors.
- ③ Storefront, anodized aluminum framing with insulated Low E glass.
- ④ Awning, 4' depth, with downlights.
Alt. A - suspended, Alt. B - cantilevered.
- ⑤ Parapet wall cap, EIFS stepped profile with prefinished brake metal cap.



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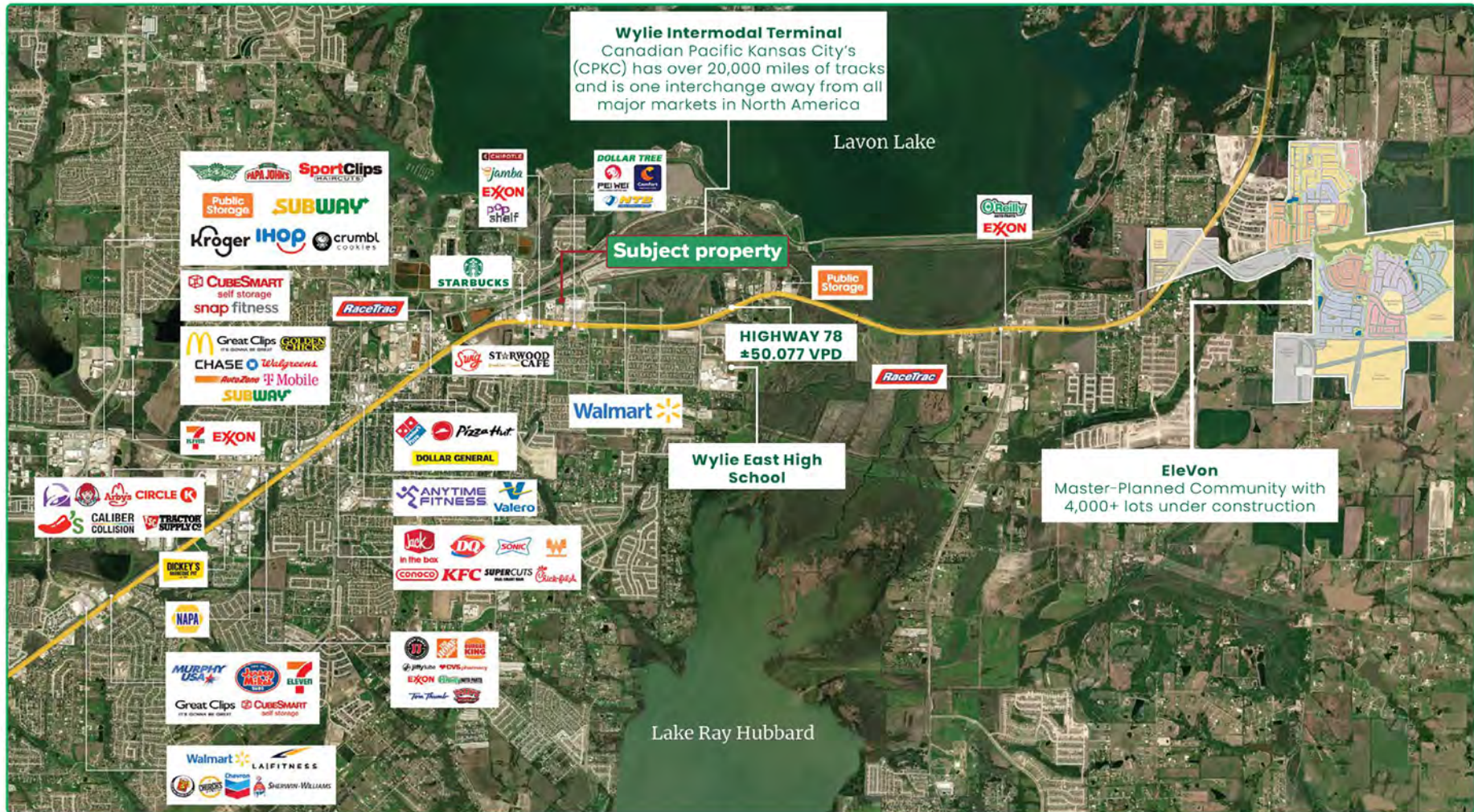
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RETAIL/HIGHLIGHTS MAP



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VICINITY MAP

The trade area consists of $\pm 109,256$ residents with an average household income of $\pm 138,696$ within a 5-mile radius.

Nearby Amenities ± 5 - Mile Radius

- Wylie East High School (2,533 students) - 1.7 miles
- Methodist Richardson Medical Center (205 beds) - 10.5 miles
- Collin College Wylie Campus (7,500 students) - 4.0 miles
- Lavon Lake (21,400 AC) - 2.1 miles
- Lake Ray Hubbard (22,000 AC) - 2.6 miles
- The Venue at Boyd Farm (40 AC) - 4.1 miles
- Comfort Inn & Suites (51 rooms) - 0.4 miles



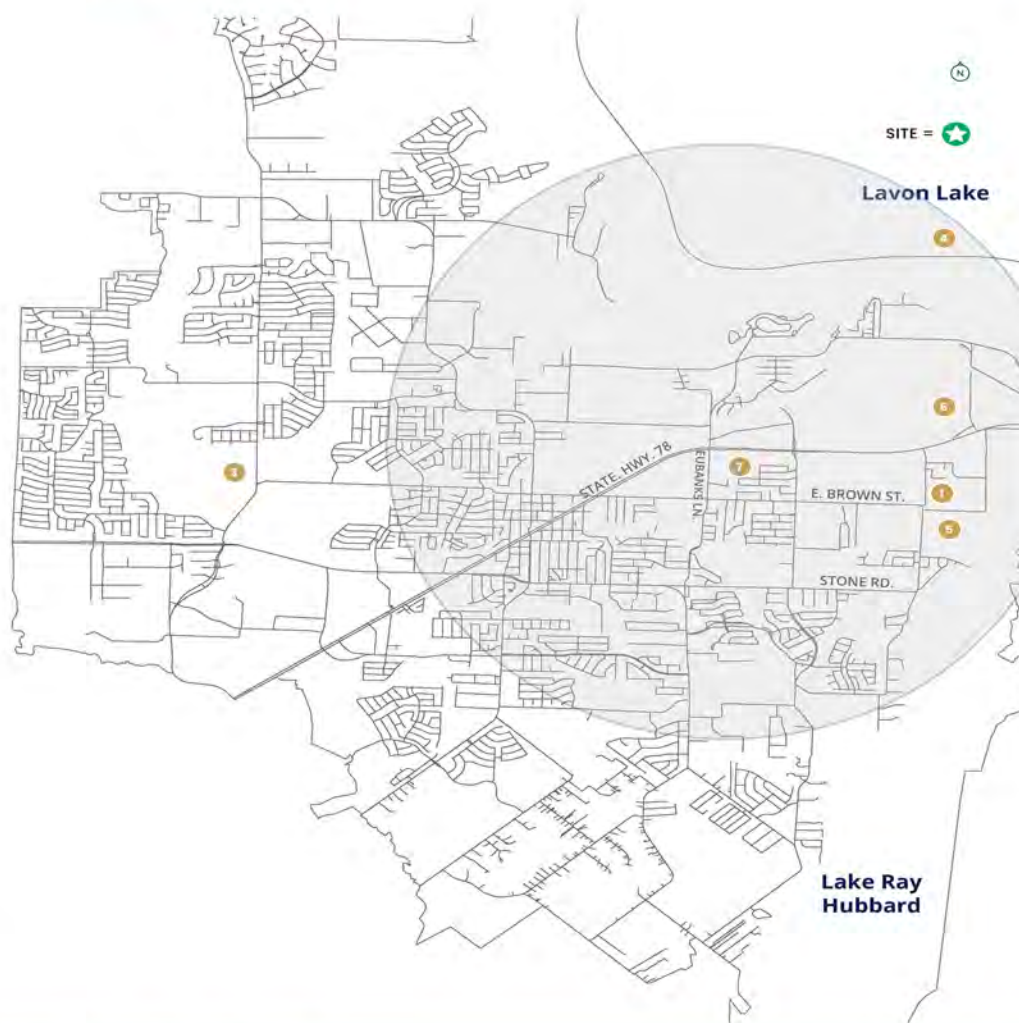
35.2
Median Age



34,582
Homeowners



62.4%
Married Households



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Sankalp Realty LLC

Licensed Broker /Broker Firm Name or
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Date