

# 7.79 ACRE DEVELOPMENT IN WYLIE

NEQ SH-78 & EUBANKS LN, WYLIE, TX 75098

## AVAILABLE

- RETAIL / OFFICE / INDUSTRIAL SPACE AVAILABLE
- PADS AVAILABLE

## HIGHLIGHTS

- VERY STRONG TRAFFIC COUNTS
- SOLID DEMOGRAPHICS
- ADJACENT TO FUEL CITY
- CLOSE PROXIMITY TO WYLIE INTERMODAL TERMINAL (WIT)
- HIGH GROWTH AREA

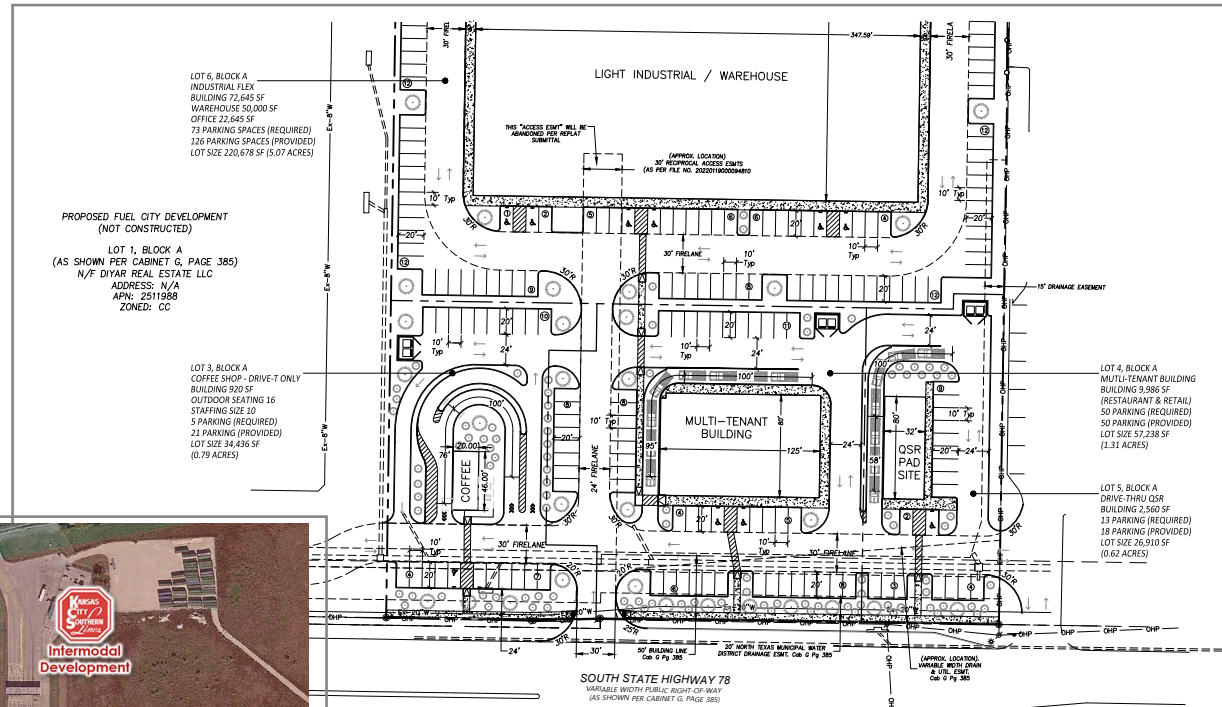
## RATE

CALL FOR PRICE

## TRAFFIC COUNTS

SH-78: 50,077 VPD

EUBANKS LN: 3,429 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,287	41,235	98,762
DAYTIME POPULATION	4,550	35,440	84,517
TOTAL HOUSEHOLDS	1,750	13,422	31,269
AVERAGE HH INCOME	\$90,652	\$97,441	\$113,497

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**SLATE**

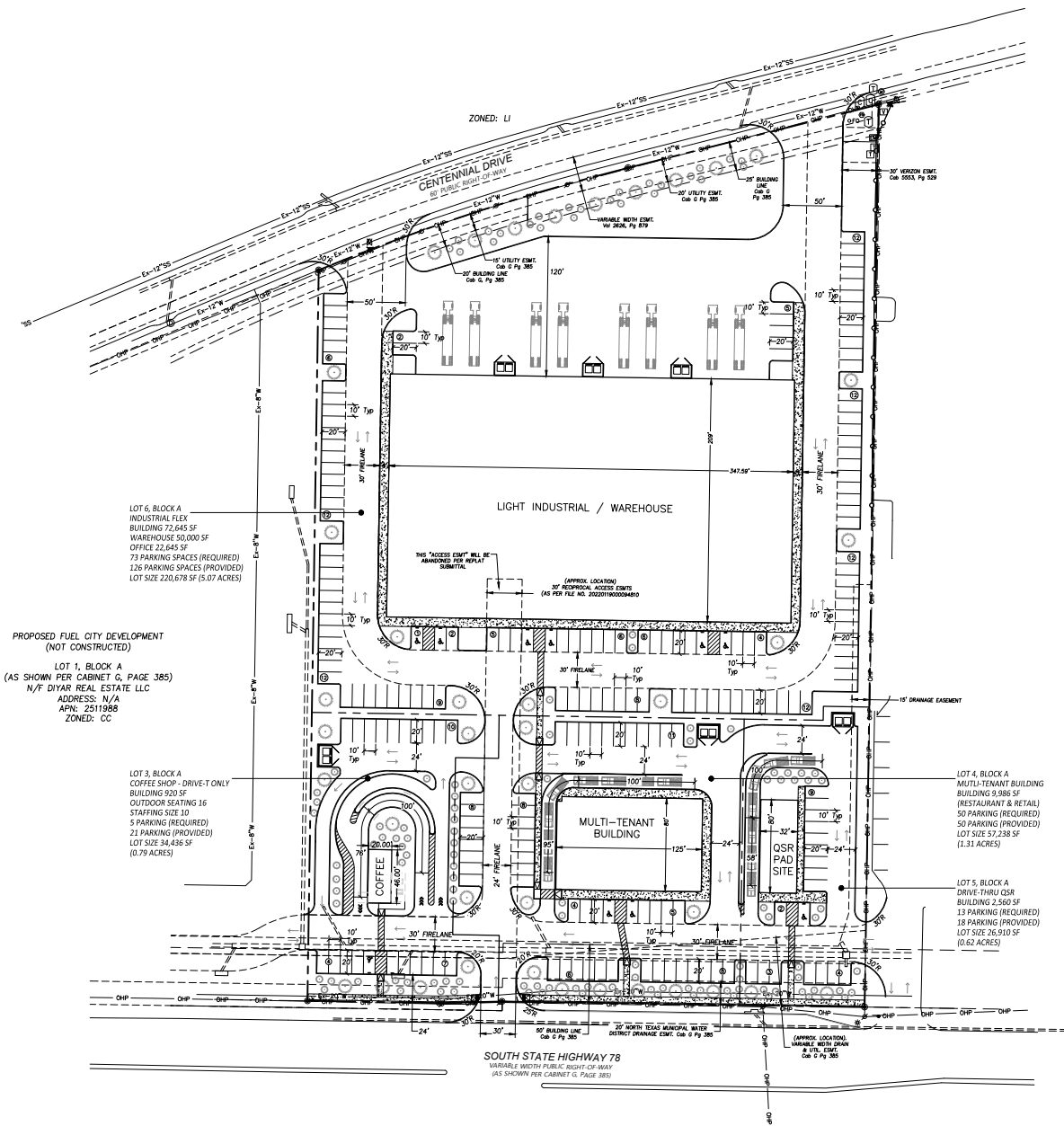


# SITE AERIAL

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WYLIE 7.79 ACRE  
DEVELOPMENT





LOT 6, BLOCK A  
INDUSTRIAL FLEX  
BUILDING 72,645 SF  
WAREHOUSE 50,000 SF  
OFFICE 22,645 SF  
73 PARKING SPACES (REQUIRED)  
126 PARKING SPACES (PROVIDED)  
LOT SIZE 220,678 SF (5.07 ACRES)

PROPOSED FUEL CITY DEVELOPMENT  
(NOT CONSTRUCTED)

LOT 1, BLOCK A  
(AS SHOWN PER CABINET G, PAGE 385)  
N/F DIYAR REAL ESTATE LLC  
ADDRESS: N/A  
APN: 2511988  
ZONED: CC

LOT 3, BLOCK A  
COFFEE SHOP - DRIVE-T ONLY  
BUILDING 520 SF  
OUTDOOR SEATING 16  
STAFFING SIZE 10  
5 PARKING (REQUIRED)  
21 PARKING (PROVIDED)  
LOT SIZE 34,436 SF  
(0.79 ACRES)

LOT 4, BLOCK A  
MULTI-TENANT BUILDING  
BUILDING 3,585 SF  
(RESTAURANT & RETAIL)  
50 PARKING (REQUIRED)  
50 PARKING (PROVIDED)  
LOT SIZE 57,238 SF  
(1.31 ACRES)

LOT 5, BLOCK A  
DRIVE THRU QSR  
BUILDING 2,560 SF  
13 PARKING (REQUIRED)  
18 PARKING (PROVIDED)  
LOT SIZE 26,910 SF  
(0.62 ACRES)

SOUTH STATE HIGHWAY 78  
VARIOUS NORTH PUBLIC RIGHT-OF-WAY  
(AS SHOWN PER CABINET G, PAGE 385)

# SITE PLAN

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