

RETAIL FOR LEASE

2771 W. FM 544, Wylie, TX 75098



OFFERING SUMMARY

AVAILABLE SF:	900 SF
LEASE RATE:	\$21.00 - 23.00 SF/yr (NNN)
LOT SIZE:	1.47 Acres
BUILDING SIZE:	7,308 SF
MARKET:	Dallas/Ft Worth
SUBMARKET:	Murphy/Wylie Ret Submarket

PROPERTY OVERVIEW

AMAZING FRONTAGE on 544 with tons of traffic daily. Affordable office / retail space for small business owners located in the booming community of Wylie! Property has direct access to the heart of the city including schools, shopping, and more including close proximity to Wylie High School, Kroger super center, Kohl's and multiple restaurants.

Located within 1.5 miles from the newly constructed City of Wylie - Municipal Complex and the Collin College Wylie Campus that is currently under construction. The Collin College will spread over 97 acres and accommodate up to 7,000 students.

PROPERTY HIGHLIGHTS

- 2nd Generation Retail Space
- Can be used Office / Retail
- Excellent visibility
- Ample parking
- Daily traffic count over 33,940
- Average income within 5 mile radius \$117,665
- Population within 5 mile radius 162,029

KW COMMERCIAL
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501 W. President Bush Hwy
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Demographic Summary Report

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Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **7,300 SF**
 Year Built: **2008**

Total Available: **2,700 SF**
 % Leased: **63.01%**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	6,908		102,659		180,226	
2019 Estimate	6,236		91,998		162,029	
2010 Census	5,834		74,847		130,529	
Growth 2019 - 2024	10.78%		11.59%		11.23%	
Growth 2010 - 2019	6.89%		22.91%		24.13%	
2019 Population by Hispanic Origin	908		13,676		25,059	
2019 Population	6,236		91,998		162,029	
White	3,403	54.57%	61,535	66.89%	108,992	67.27%
Black	1,334	21.39%	10,743	11.68%	17,964	11.09%
Am. Indian & Alaskan	36	0.58%	742	0.81%	1,313	0.81%
Asian	1,267	20.32%	16,320	17.74%	29,158	18.00%
Hawaiian & Pacific Island	3	0.05%	67	0.07%	150	0.09%
Other	193	3.09%	2,591	2.82%	4,451	2.75%
U.S. Armed Forces	0		0		27	
Households						
2024 Projection	2,089		33,228		59,455	
2019 Estimate	1,885		29,700		53,358	
2010 Census	1,750		23,350		41,886	
Growth 2019 - 2024	10.82%		11.88%		11.43%	
Growth 2010 - 2019	7.71%		27.19%		27.39%	
Owner Occupied	1,652	87.64%	25,518	85.92%	44,391	83.19%
Renter Occupied	233	12.36%	4,182	14.08%	8,966	16.80%
2019 Households by HH Income	1,885		29,702		53,359	
Income: <\$25,000	70	3.71%	1,705	5.74%	3,291	6.17%
Income: \$25,000 - \$50,000	234	12.41%	3,676	12.38%	6,633	12.43%
Income: \$50,000 - \$75,000	303	16.07%	4,598	15.48%	8,223	15.41%
Income: \$75,000 - \$100,000	144	7.64%	4,889	16.46%	8,723	16.35%
Income: \$100,000 - \$125,000	245	13.00%	5,156	17.36%	8,526	15.98%
Income: \$125,000 - \$150,000	457	24.24%	3,423	11.52%	5,576	10.45%
Income: \$150,000 - \$200,000	186	9.87%	3,492	11.76%	6,496	12.17%
Income: \$200,000+	246	13.05%	2,763	9.30%	5,891	11.04%
2019 Avg Household Income	\$128,741		\$114,788		\$117,665	
2019 Med Household Income	\$119,540		\$99,912		\$99,453	

Traffic Count Report

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Secondary: **Storefront**

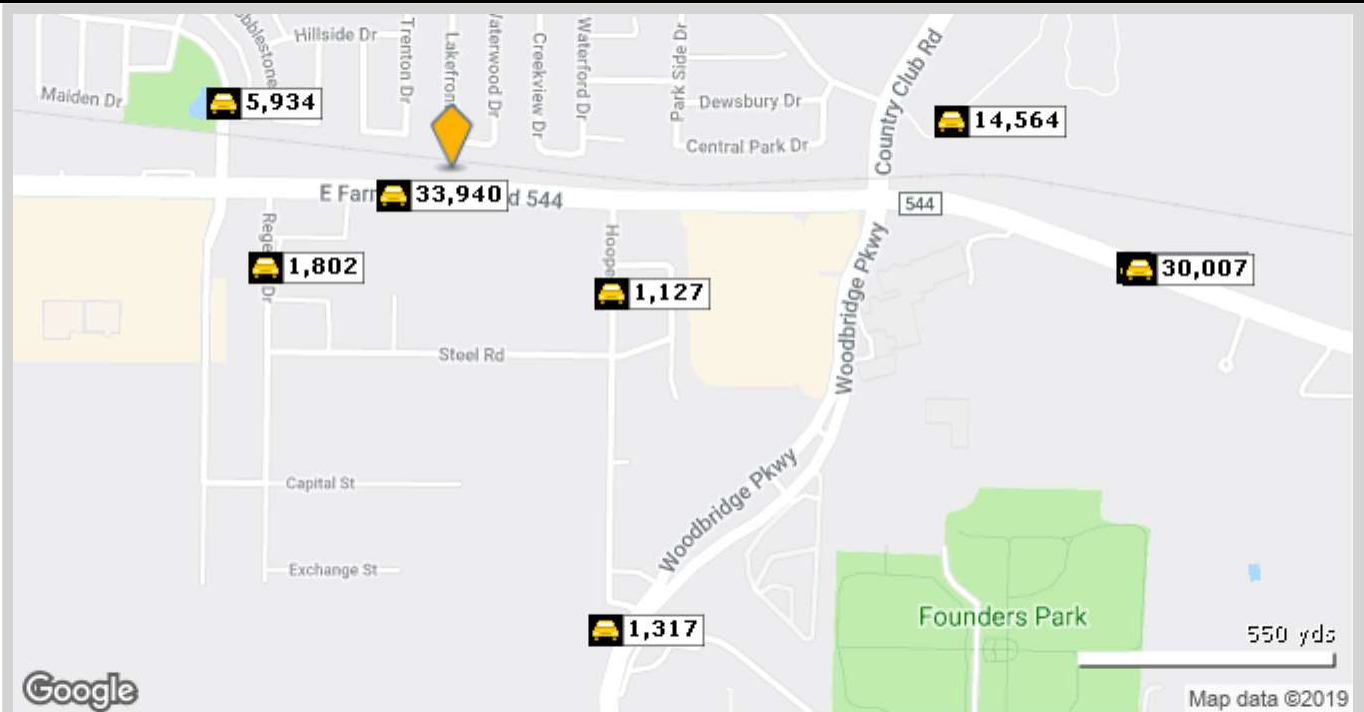
GLA: **7,300 SF**

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% Leased: **63.01%**

Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	FM 544	Mc Creary Rd	0.73 W	2013	33,940	ADT	.08
2	Hooper Rd	Security Ct	0.03 N	2018	1,127	MPSI	.25
3	Regency Dr	FM 544	0.09 N	2018	1,802	MPSI	.26
4	Springwell Pkwy	Marshall Ln	0.02 S	2018	5,934	MPSI	.29
5	Hooper Rd	Woodbridge Pkwy	0.11 S	2018	1,317	MPSI	.60
6	Country Club Rd	W Kirby St	0.13 SW	2017	15,609	MPSI	.63
7	Country Club Rd	Lakefield Dr	0.04 SW	2018	14,564	MPSI	.63
8	FM 544	Woodbridge Dr	0.33 W	2018	30,245	MPSI	.86
9	W Kirby St	Country Club Rd	0.34 W	2012	29,985	MPSI	.87
10	FM 544	W Kirby St	1.66 W	2017	30,007	MPSI	.87



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.

11-2-2015



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.

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Rebecca Kuhl Sales Agent/Associate's Name	0636848 License No.	rebeccakuhl@kw.com Email	469-667-9832 Phone

Buyer/Tenant/Seller/Landlord Initials

Date