

FOR SALE

APPROXIMATELY 1.162 ACRES

W FM 544 Wylie, TX 75098



PROPERTY DESCRIPTION

Situated within the city limits of Wylie, directly behind Aldi Food Market and just west of Meineke Car Care Center. This 1.162 acre parcel is zoned Commercial Corridor which allows for a wide variety of uses. Ideal for investment or owner-user with level topography and excellent access from FM 544. Buyer to verify all information.

PROPERTY HIGHLIGHTS

- Approximately 1.162 acres
- Located behind(north of) Aldi and west of Meineke Car Care Center
- Zoned Commercial Corridor through the City of Wylie
- Property website: <https://buildout.com/website/wylieland>

OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	1.162 Acres
Zoning:	Commercial Corridor - City of Wylie

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	174	706	3,118
Total Population	653	2,632	10,725
Average HH Income	\$131,559	\$135,552	\$140,454

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte
972 885 8180



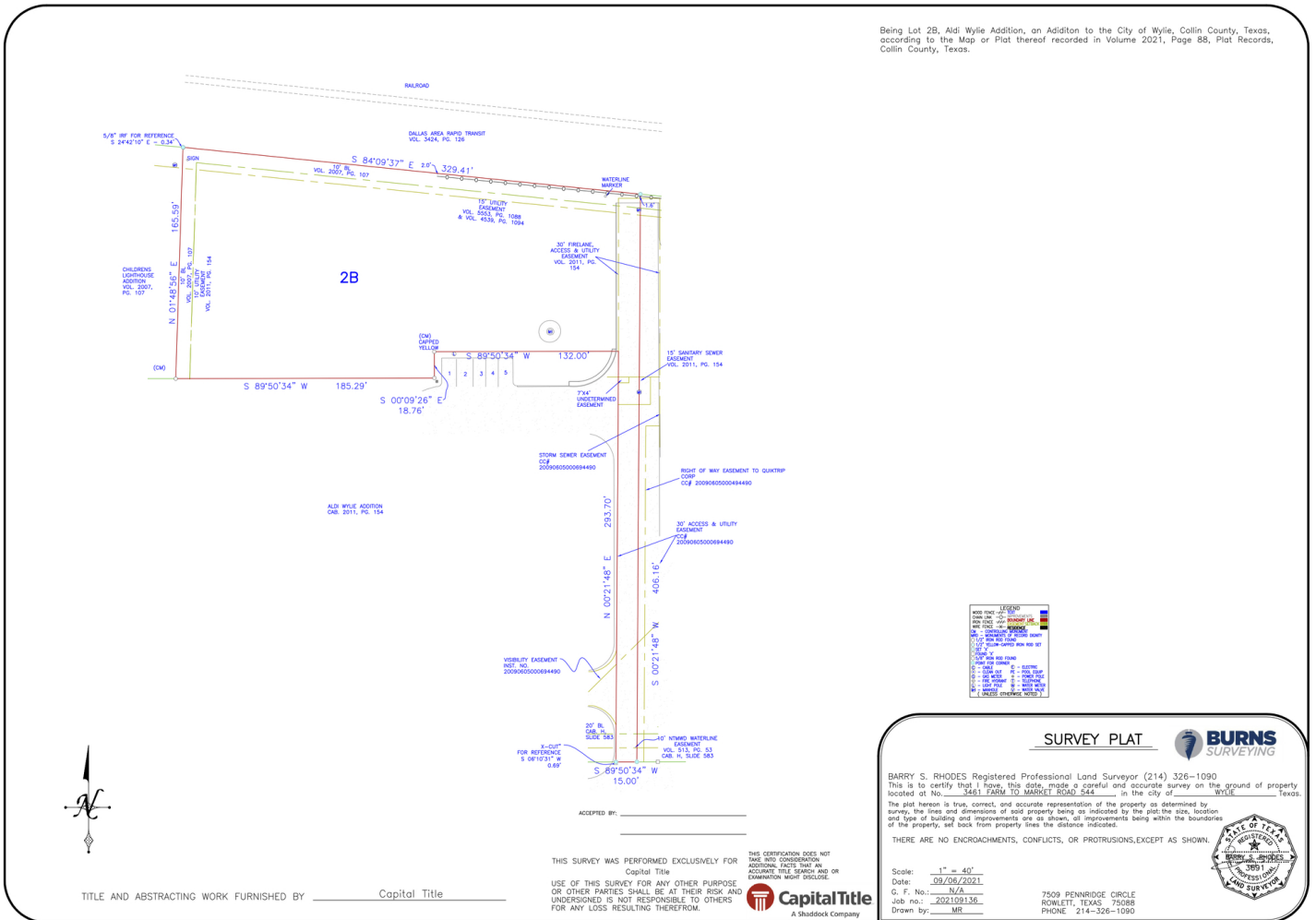
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Being Lot 2B, Aldi Wylie Addition, an Addition to the City of Wylie, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 2021, Page 88, Plat Records, Collin County, Texas.



Survey Plat - Not to scale

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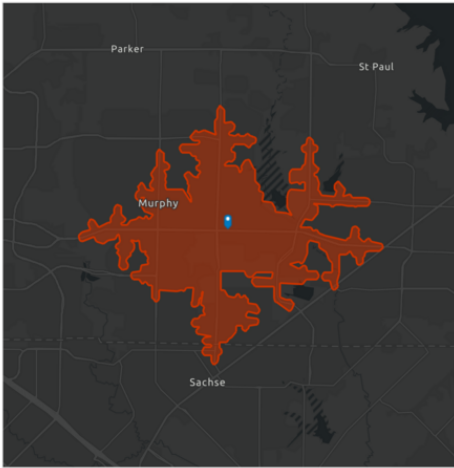
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\$116,725
Median Household Income

\$42,691
Per Capita Income

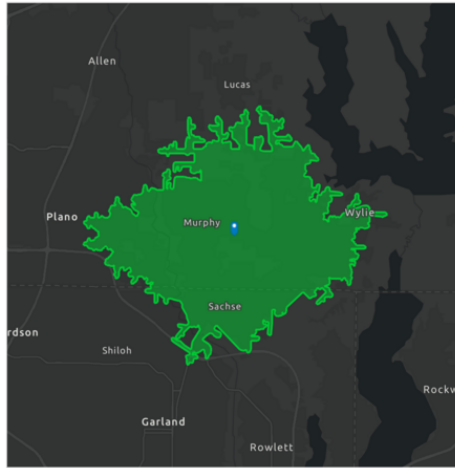
\$356,367
Median Net Worth



\$107,610
Median Household Income

\$43,326
Per Capita Income

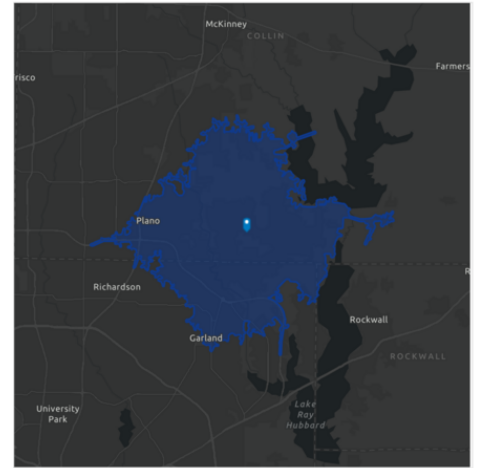
\$298,005
Median Net Worth



\$98,705
Median Household Income

\$43,010
Per Capita Income

\$231,686
Median Net Worth



KEY FACTS

24,258

Population



7,230

Households

34.6

Median Age

\$100,597

Median Disposable Income

KEY FACTS

138,644

Population



44,201

Households

35.2

Median Age

\$90,370

Median Disposable Income

KEY FACTS

306,324

Population



105,256

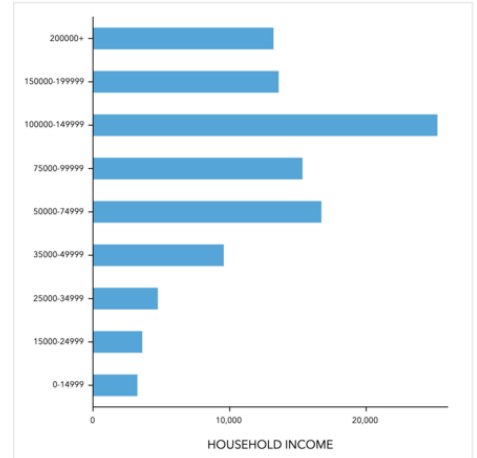
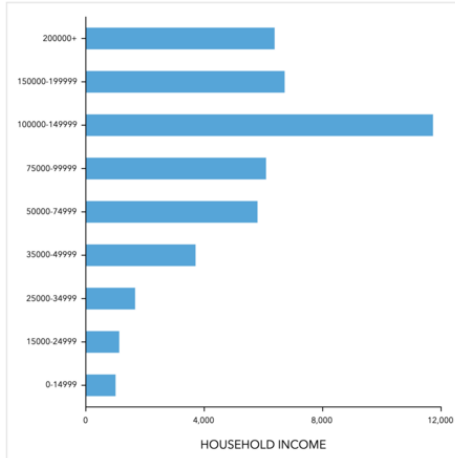
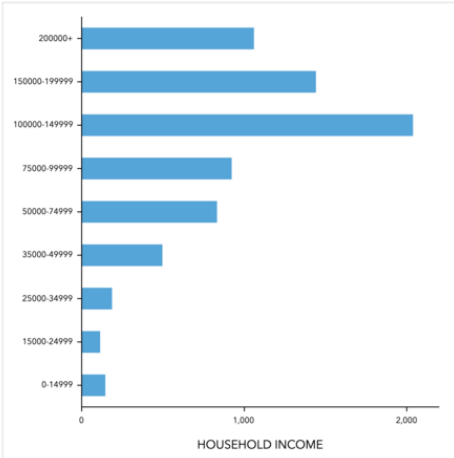
Households

36.0

Median Age

\$81,340

Median Disposable Income



EDUCATION

4%

No High School Diploma



19%
High School



25%
Some College



52%
Bachelor's/Grad/Prof

7%

No High School Diploma



18%
High School



27%
Some College



48%
Bachelor's/Grad/Prof

9%

No High School Diploma



19%
High School



28%
Some College



45%
Bachelor's/Grad/Prof

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Grace Braswell	437683	grace@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date