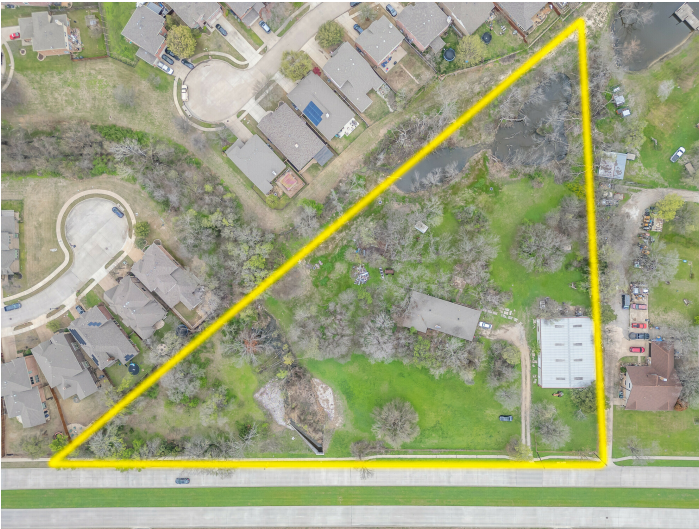


FOR SALE

APPROX. 5 AC | 4800 SF WAREHOUSE

2320 Sachse Road Wylie, TX 75098



PROPERTY DESCRIPTION

Discover a prime commercial real estate offering in the rapidly developing area of Wylie, Texas. Spread across an expansive 5-acre lot on the north side of Sachse Road, northeast of PGBT and south of SH-78, this highly versatile property includes a unique combination of features that present a wealth of commercial redevelopment possibilities in the heart of Collin County. This property represents a rare investment opportunity in a region experiencing rapid growth. The surrounding residential developments contribute to a robust customer base and vibrant community atmosphere, making it an ideal location for retail centers, office parks, storage, or specialty facilities. The excellent visibility on Sachse Road further enhances the appeal for commercial operations to benefit from high traffic and visibility. Whether you're looking to establish a new business venture, expand an existing operation, or develop a project that serves the needs of the surrounding community, this property offers the foundation for your vision. Contact us today to explore the potential of this versatile and strategically located property, turning your vision into reality.

Buyer to verify all information.

PROPERTY HIGHLIGHTS

- **Substantial Acreage:** Offering approximately 5 acres of versatile land, this property is a blank canvas ready for your development vision. The expansive space provides ample room for a variety of commercial projects.
- **Metal Workshop Facility:** Included on the premises is a large, durable 4800 SF metal workshop with three (3) 12ft x 12ft roll-up doors, grade level, 2 personnel doors, office space, mezzanine, and in-place plumbing for restroom. Ceiling height is 13ft at the center. This structure is ideal for a range of uses such as storage, office, workshop, or as a base for business operations.
- **Residential Component:** Enhancing the property's appeal is a 1672 SF home, which can be repurposed as an office space, a temporary headquarters during construction/redevelopment phases, or re-imagined to complement your commercial vision.
- **Location and Visibility:** Positioned with excellent visibility on Sachse Road and surrounded by numerous residential subdivisions, this property provides a strategic location with high exposure and accessibility.
- **Flexible Development Potential:** Located just outside the Wylie city limits in Collin County, the property offers unparalleled flexibility for redevelopment into numerous commercial options.
- **Property website:** <https://buildout.com/website/2320sachserdwylie>

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

Jose Duarte, CCIM
972 885 8180



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SALE PRICE

\$995,000

LOCATION INFORMATION

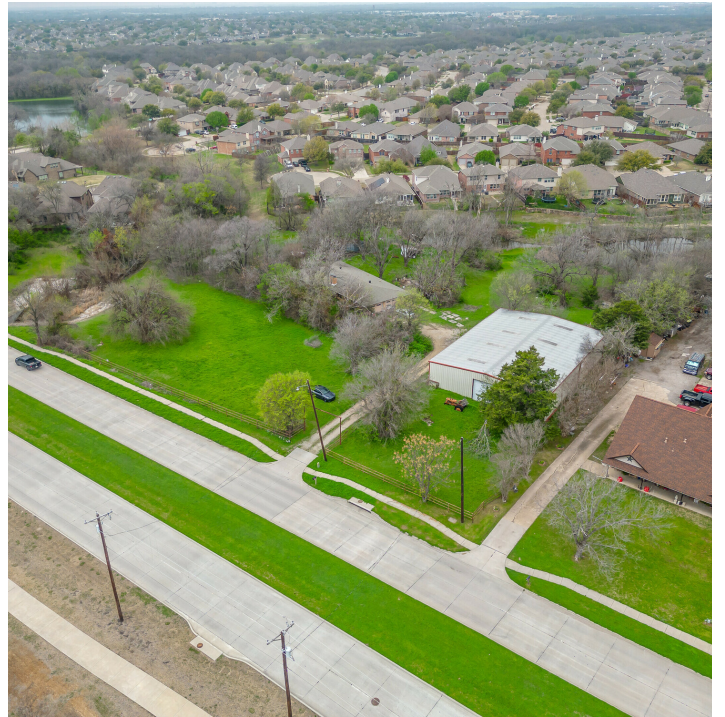
Street Address	2320 Sachse Road
City, State, Zip	Wylie, TX 75098
County	Collin
Market	Dallas
Sub-market	Wylie

WAREHOUSE/STORAGE BUILDING INFORMATION

Building Size	4,800 SF
Year Built	1998
Construction Status	Existing
Restrooms	Plumbed for restrooms

PROPERTY INFORMATION

Property Type	Industrial, Office, Flex, Other
Zoning	N/A - Outside city limits of Wylie in Collin County
Lot Size	5.007 Acres
Residence SF	1,672
Year Built	1974
# Beds/#Baths	3/1
	Approx. 575 FT on Sachse Rd.
Power	TXU (deregulated)
Gas	Atmos Energy
Water	East Fork SUD
Wastewater	Septic



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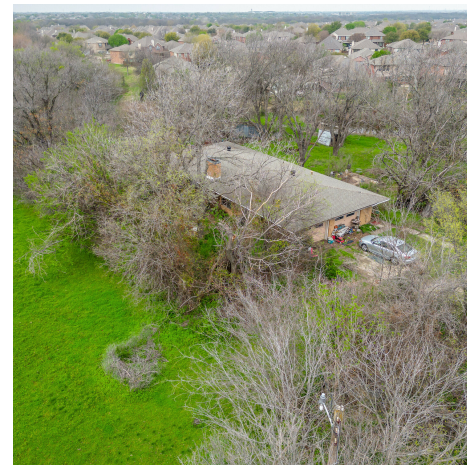
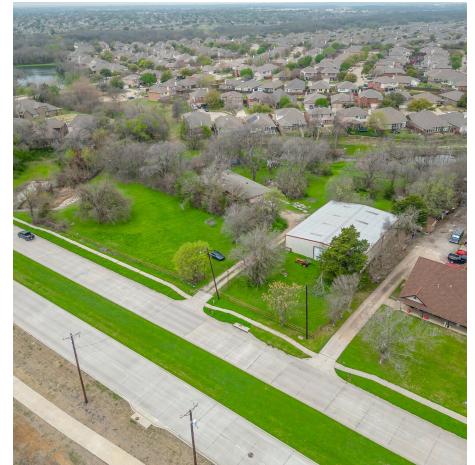


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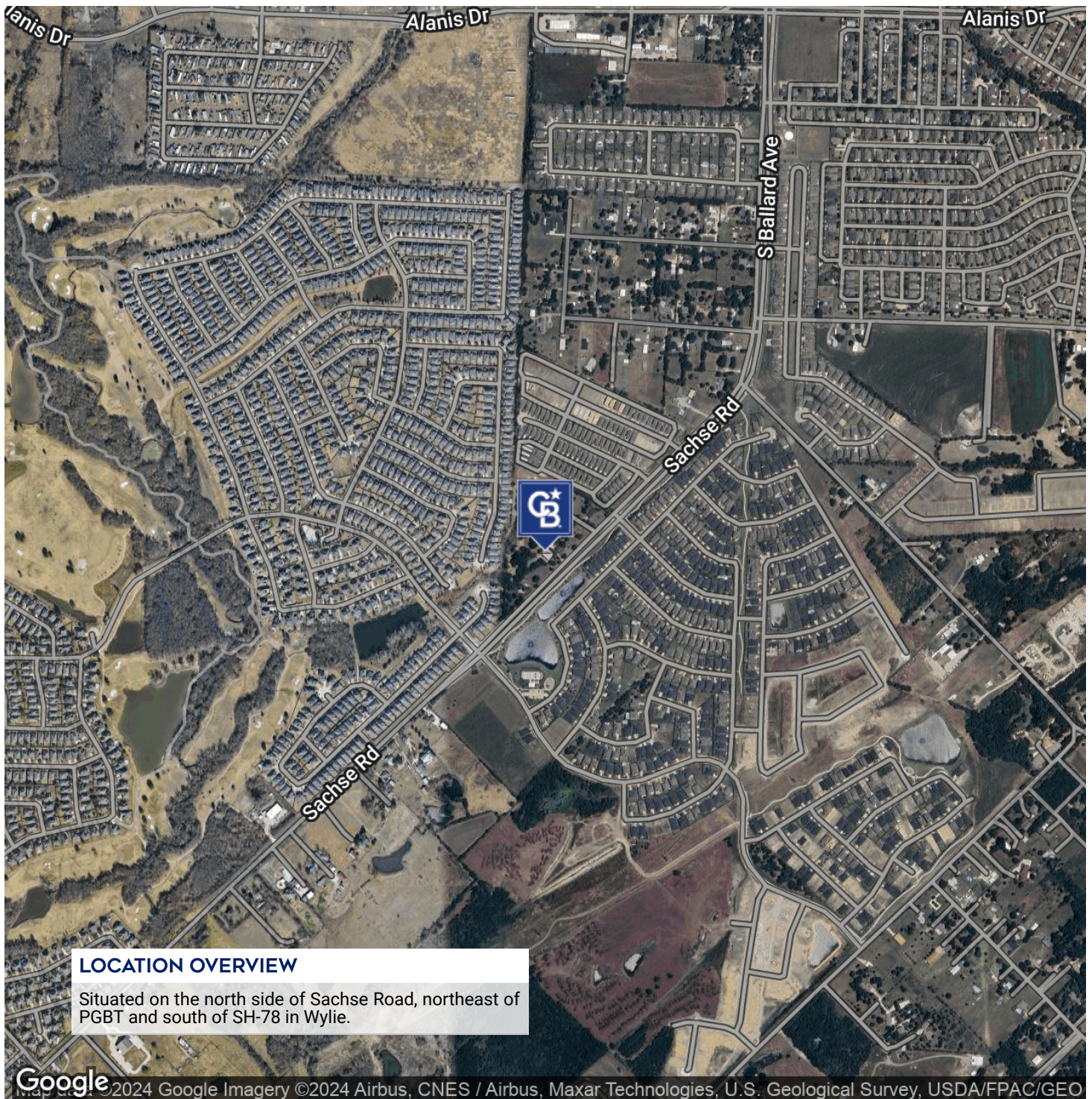


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LOCATION OVERVIEW

Situated on the north side of Sachse Road, northeast of PGBT and south of SH-78 in Wylie.

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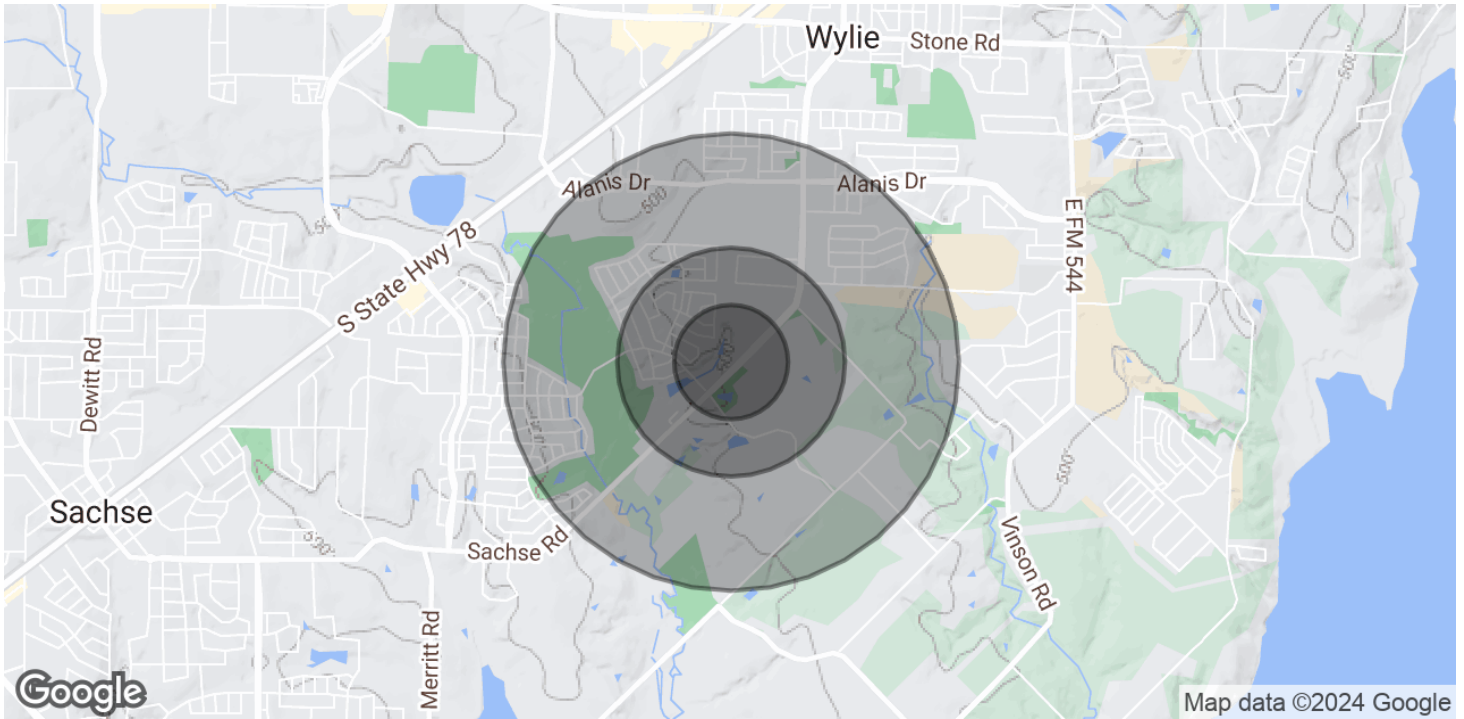


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2320 Sachse Road Wylie, TX 75098



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	535	1,889	6,981
Average Age	36.2	36.3	37.2
Average Age (Male)	37.8	38	39.1
Average Age (Female)	32.8	33.1	34.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	173	621	2,345
# of Persons per HH	3.1	3	3
Average HH Income	\$130,752	\$131,087	\$123,140
Average House Value	\$301,546	\$300,151	\$283,414

* Demographic data derived from 2020 ACS - US Census

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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
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
Designated Broker of Firm	License No.	Email	Phone
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