

10.33 AC ON SH-78

SEC SH-78 & FM-432



SEGOVIA
PARTNERS



Property Information

LOCATION:

SEC SH-78 & FM-432, Wylie, Texas 75098

LEASE RATES:

Available Upon Request

NNN: \$9.00 PSF

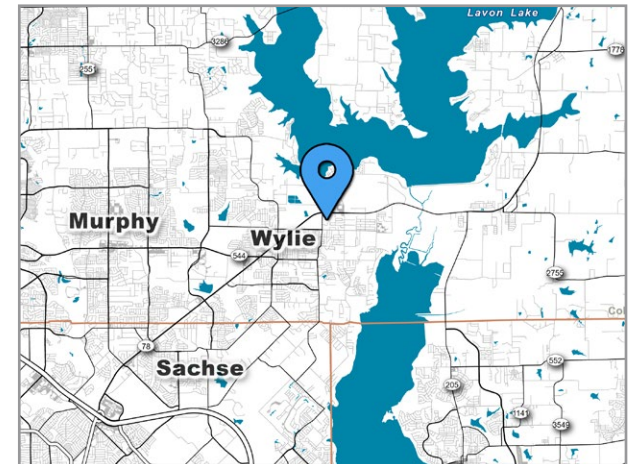
HIGHLIGHTS:

- ±10 AC development opportunity with retail & pad sites
- Estimated Q4 2024 delivery
- Adjacent to Walmart Supercenter
- Within 1 mile of Wylie East High School (Expanding to 6A designation with open campus)
- Future 2.4 MM SF business park across the street (5K+ Jobs)
- Future 6 lane bypass, planned that runs through the intersection
- Major housing developments planned around Lake Lavon (Over 10,000 lots under development)

Traffic Counts

SH-78: 28,910 VPD

FM-423: 2,810 VPD



Demographics	1 MILE	3 MILE	5 MILE
POPULATION	5,564	33,513	91,124
HOUSEHOLDS	1,752	11,065	29,360
AVG HH INCOME	\$95,172	\$94,212	\$112,885
DAYTIME POPULATION	4,624	28,386	78,249



Albert Enterprises

Developing places that *inspire*.

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NATIONAL GUARD

KANSAS CITY SOUTHERN
Intermodal
Development

Kansas City Southern
Railway Company
2 Million SF
Light Industrial/Assembly
& Distribution Development

FUEL CITY
Retail
Development

Walmart

POLICE

H&R BLOCK

metro

CARNATION
auto spa

Retail Center/
Urgent Care

MURPHY
USA

WALMART
55

28,910 VPD (20)

78
TEXAS

Spring Creek Pkwy



78
TEXAS

McDonald's
SITE

HOEGGER
& ASSOCIATES

Dutch Bros

NTB
TIRE & SERVICE CENTER

Comfort
SUITES

LESLIE'S

McDonald's
PIZZA

FM
432
ROAD

2,810 VPD (20)

N Kreynier Ln

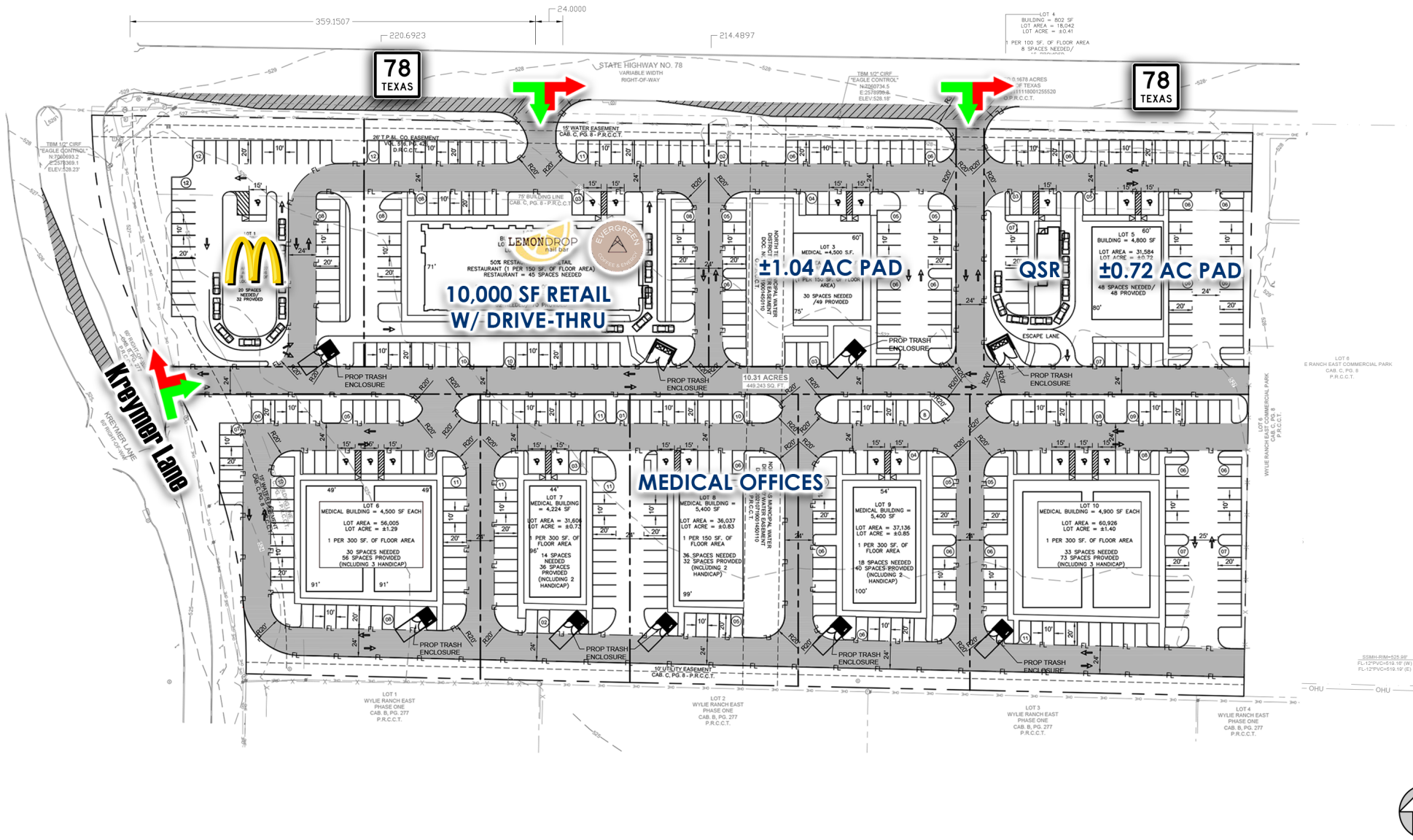
*Source: Kalibrate Technologies traffic count

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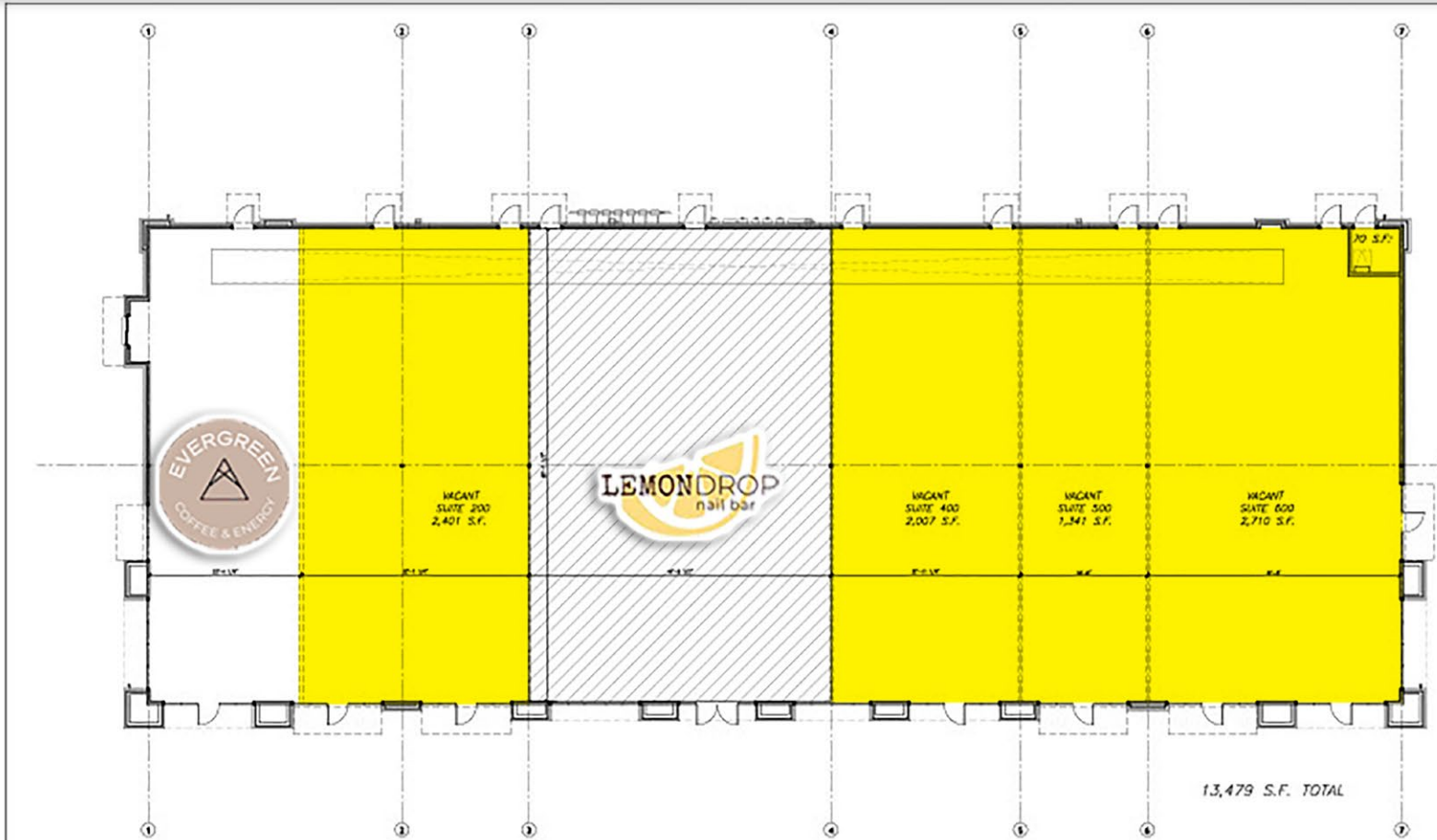
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GENERAL NOTES

- REFER TO FINISH SCHEDULE FOR ANY ELEMENTS NOT APPLICABLE.
- REFER TO WALL TYPE SCHEDULE FOR WALL FINISHES.

KEY NOTES:

- LINE OF DRYOUT AGING
- EXTERIOR DOOR: REFER ELECTRICAL SHED 42.8
- ROOF LAYOUT AND GAGE, RE: 3.03.7
- PURPOSE: RETAIL BUILDING
- COLLISION WITH STRUCTURAL PLANS
- CONCRETE
- TRUCK BOX, VERIFY LOCATION WITH THE ORIGINAL DRAWING TO BE USED.
- WALL MOUNTED FIRE EXTINGUISHER COORDINATE FINAL LOCATION WITH THE ARCHITECT.
- REFER TO MECHANICAL PLANS
- ELECTRICAL PANELS, REFER ELECTRICAL
- LONG WALK-IN REFRIGERATION

WALL LEGEND

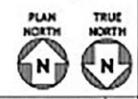
[Symbol]	FULL HEIGHT WALLS / WALL INFILL
[Symbol]	FUTURE DRAWING WALLS

icstudio
 ARCHITECTURE
 10000 W. STATE ST. SUITE 100
 DALLAS, TX 75243
 TEL: 972.382.1234
 WWW.ICSTUDIO.COM

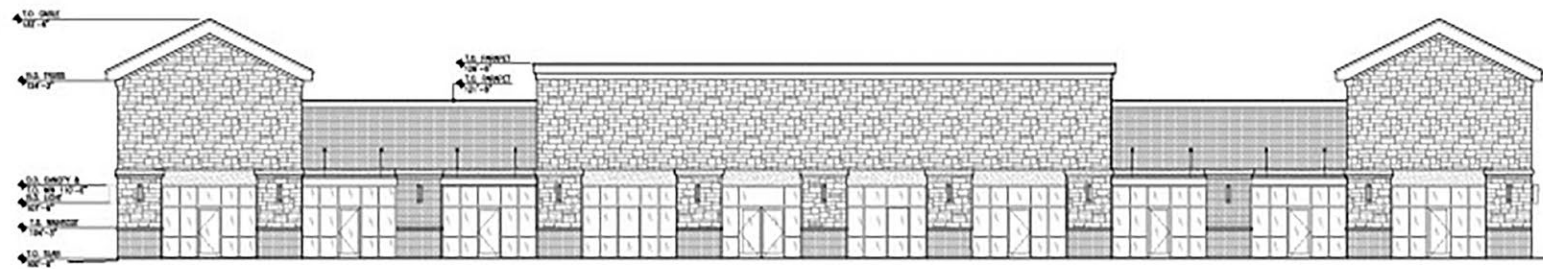
ALBERT ENTERPRISE, LLC
 100 WALLS PLAZA, SUITE 800
 DALLAS, TX 75201

PREPARED FOR ARCHITECT BY ARCHITECT
 THESE DOCUMENTS ARE FOR EXAMINATION PURPOSES ONLY. NO WARRANTIES, REPRESENTATIONS, OR CONTRACTS ARE MADE HEREIN.
 10.22.22

Retail Building Lot #2 Shell Building
 SEC of State Hwy 78 & Freeway Lane
 Wylie, TX
 CLIENT: Gary Albert
 PROJECT NO: 1400-070
 DATE: 10/27/22



DIMENSIONED FLOOR PLAN
 1



NORTH ELEVATION
 2

LOD FLOOR PLAN

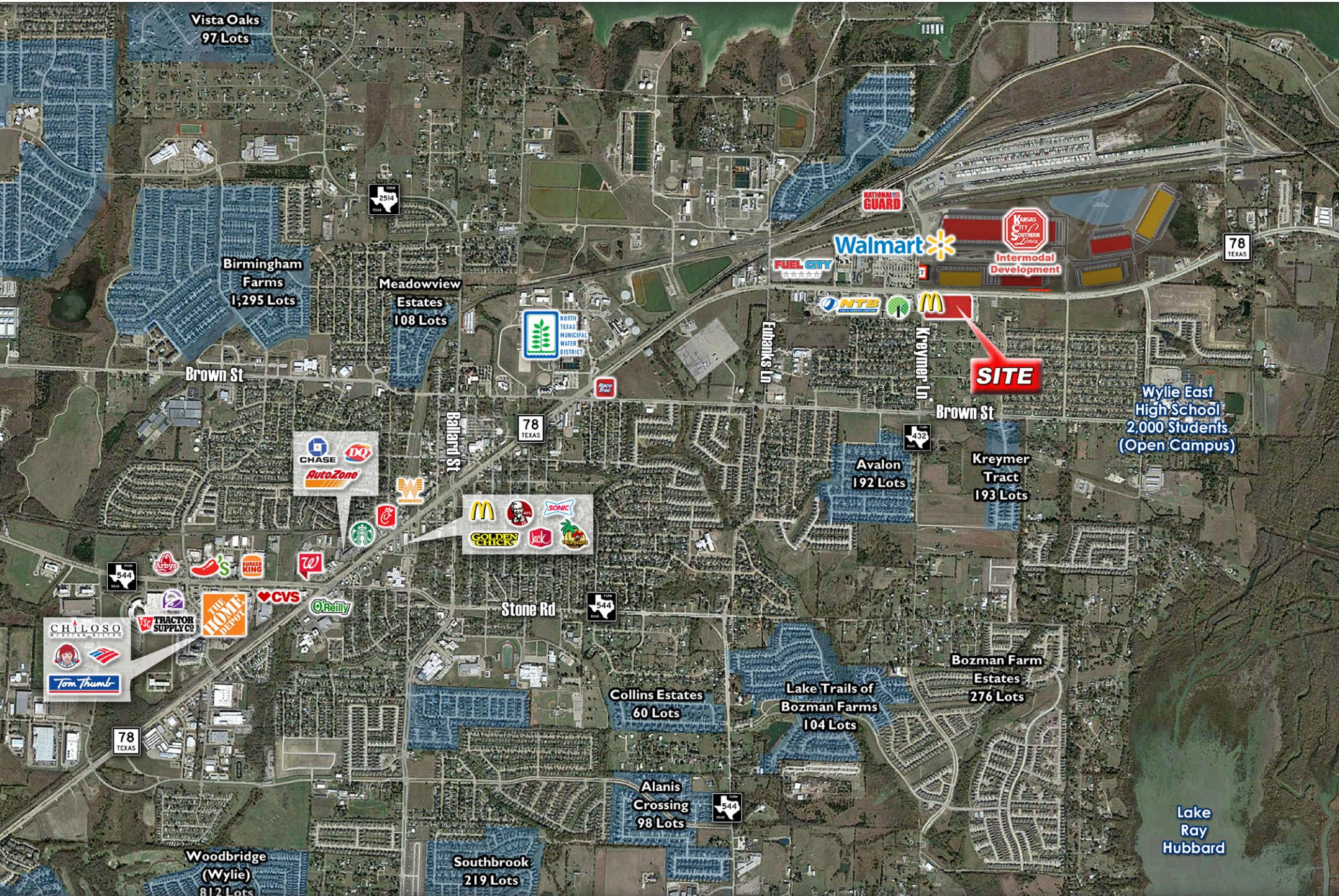
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CAE22005

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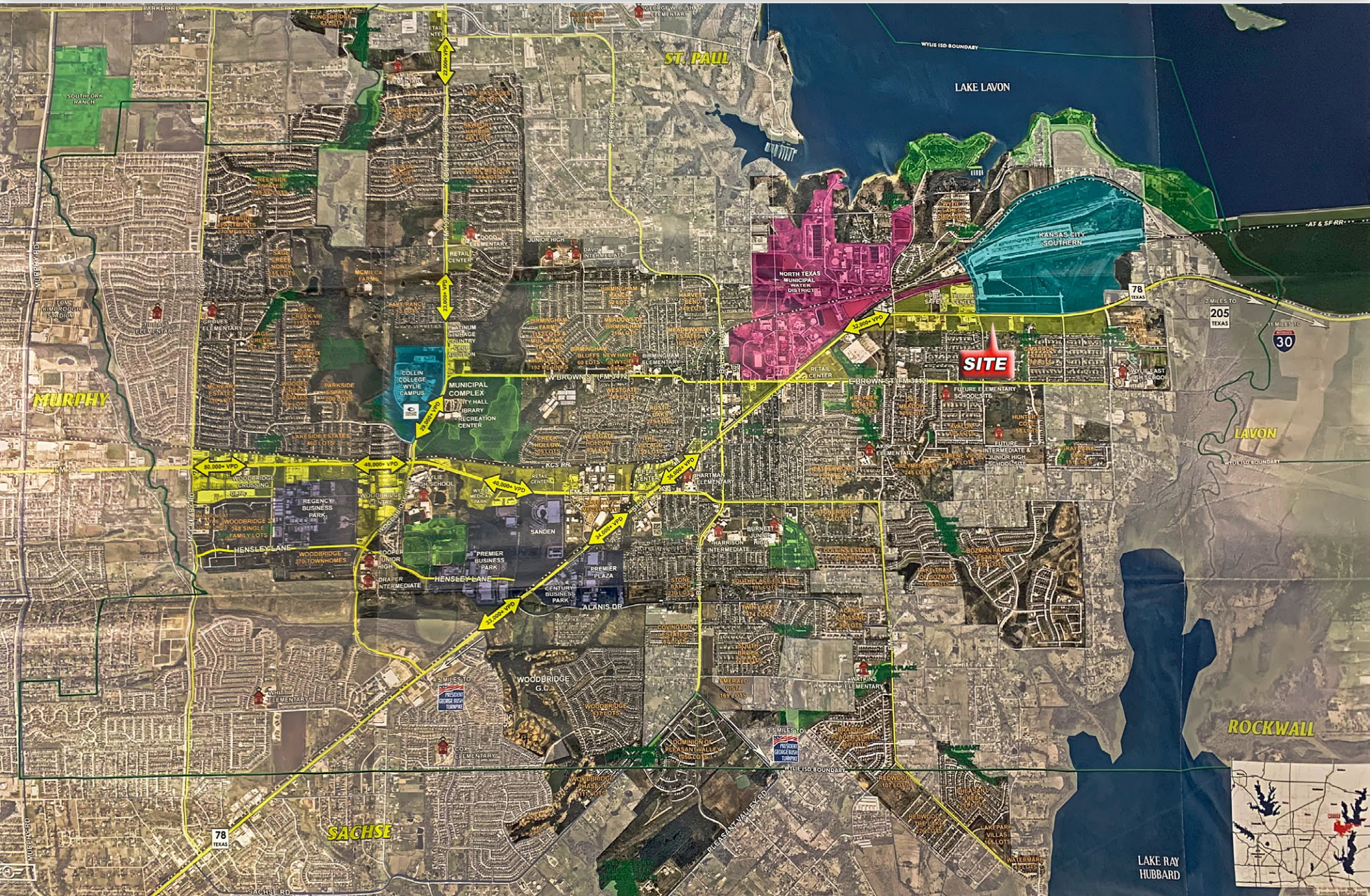
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Lavon Lake

33,866 VPD (27)

10,000 SF RETAIL
W/ DRIVE-THRU

MEDICAL OFFICES

±1.04 AC PAD

78
TEXAS



Intermodal Development
Kansas City Southern
Railway Company
2 Million SF
Light Industrial/Assembly
& Distribution Development

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Intermodal
Development

**Kansas City Southern
Railway Company**
2 Million SF
Light Industrial/Assembly
& Distribution Development

Wylie East High School
2,000 Students
(Open Campus)

Richmond Ave

±10.72 AC PAD
QSR

±1.04 AC PAD

MEDICAL OFFICES


10,000 SF RETAIL
W/ DRIVE-THRU



Spring Creek Pkwy

78
TEXAS

FARM
ROAD
432



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Collin County - Park Boulevard Improvements

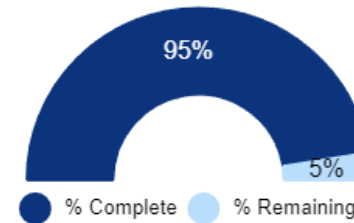
Project Description

Collin County project to extend a 4-lane Park Blvd from Parker Road to Hwy 78.

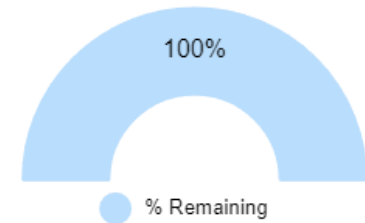
Project Location



Design Phase



Construction



Estimated Cost

N/A

Current Status

*Utility relocations underway.
Railroad coordination for temporary and permanent easements.*

Estimated Project Timeline

Primary	2024												2025												2026					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Ju
All Phases	[Gantt bar showing progress up to Dec 2025]																								47.5%					
Design Phase	[Gantt bar showing progress up to Dec 2025]																													
Construction Phase	[Gantt bar showing progress up to Dec 2025]																								0.0%					



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date