

WYLIE RETAIL

NWQ of FM-544 & SH-78



SEGOVIA
PARTNERS



Property Information

LOCATION:

NWQ of FM-544 & SH-78, Wylie, Texas 75098

LEASE RATES:

Available Upon Request

NNN: \$8.65 PSF

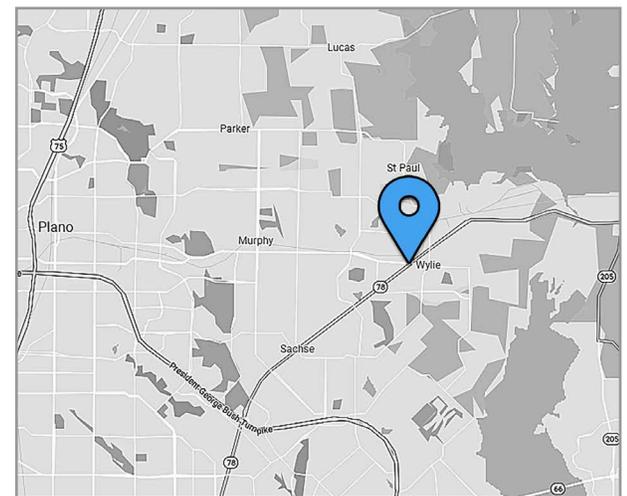
HIGHLIGHTS:

- 4,036 SF available
- 2,000 SF endcap drive-thru available
- Wylie, located in Collin County, has seen tremendous population growth of 173% from 2000 to 2010
- Kroger has a trade area of 95,000 population with an average of over 55,000 customers a week
- Wylie High School is located ±2 miles away from the site and is an open campus (2,428 students currently enrolled)
- Collin Community College just opened this fall with planned 7,500 students just north of the site

Traffic Counts

FM-544: 30,121 VPD

SH-78: 32,950 VPD



Demographics	1 MILE	3 MILE	5 MILE
POPULATION	11,157	71,951	141,021
HOUSEHOLDS	3,817	22,993	43,429
AVG HH INCOME	\$89,860	\$107,150	\$125,085

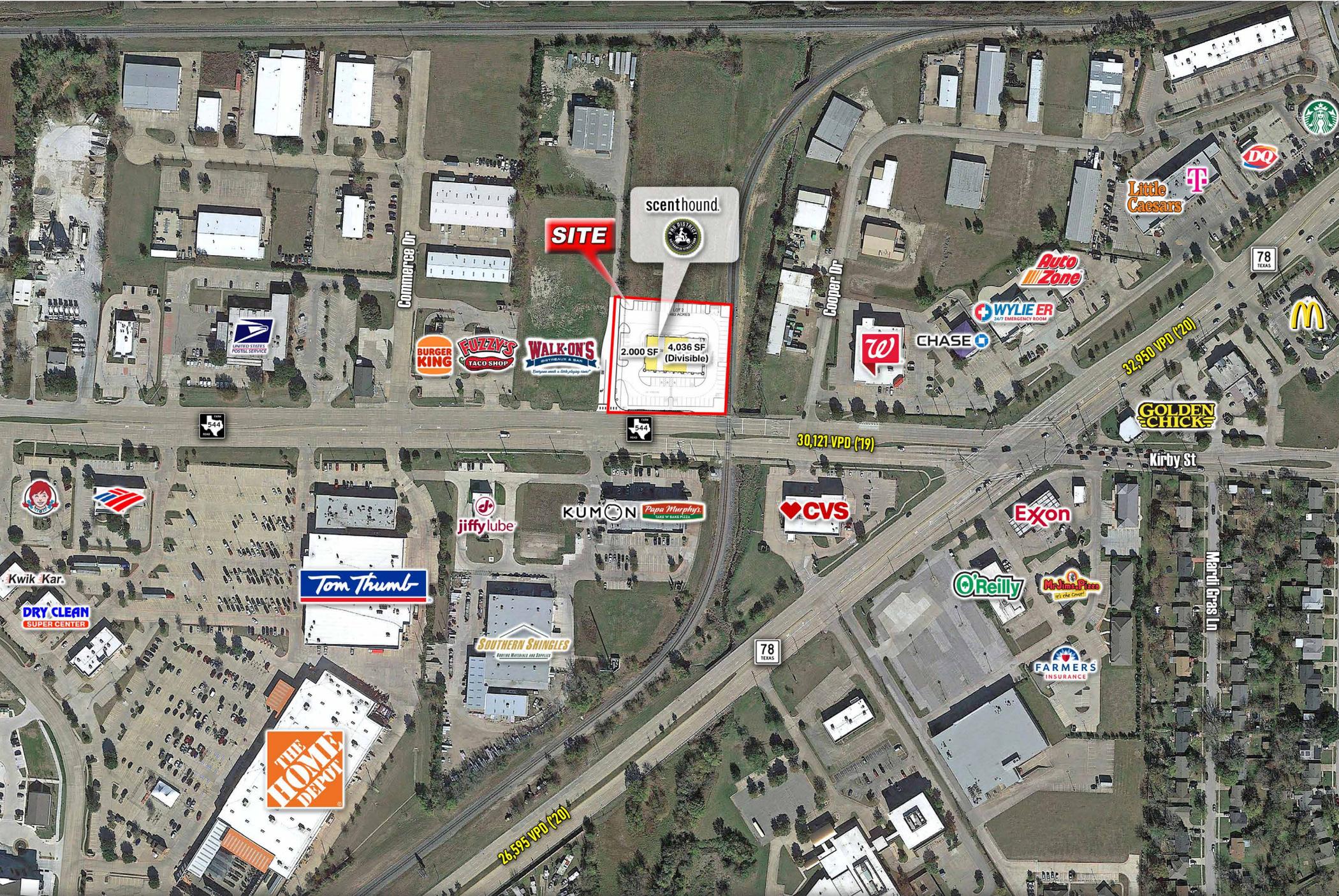


Albert Enterprises

Developing places that *inspire*.

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The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Stefano Ulrich
Stefano@segoviapartners.com • 404.550.8530

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

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WYLIE ECONOMIC
DEVELOPMENT
CORPORATION

LOT 3
1.244 ACRES

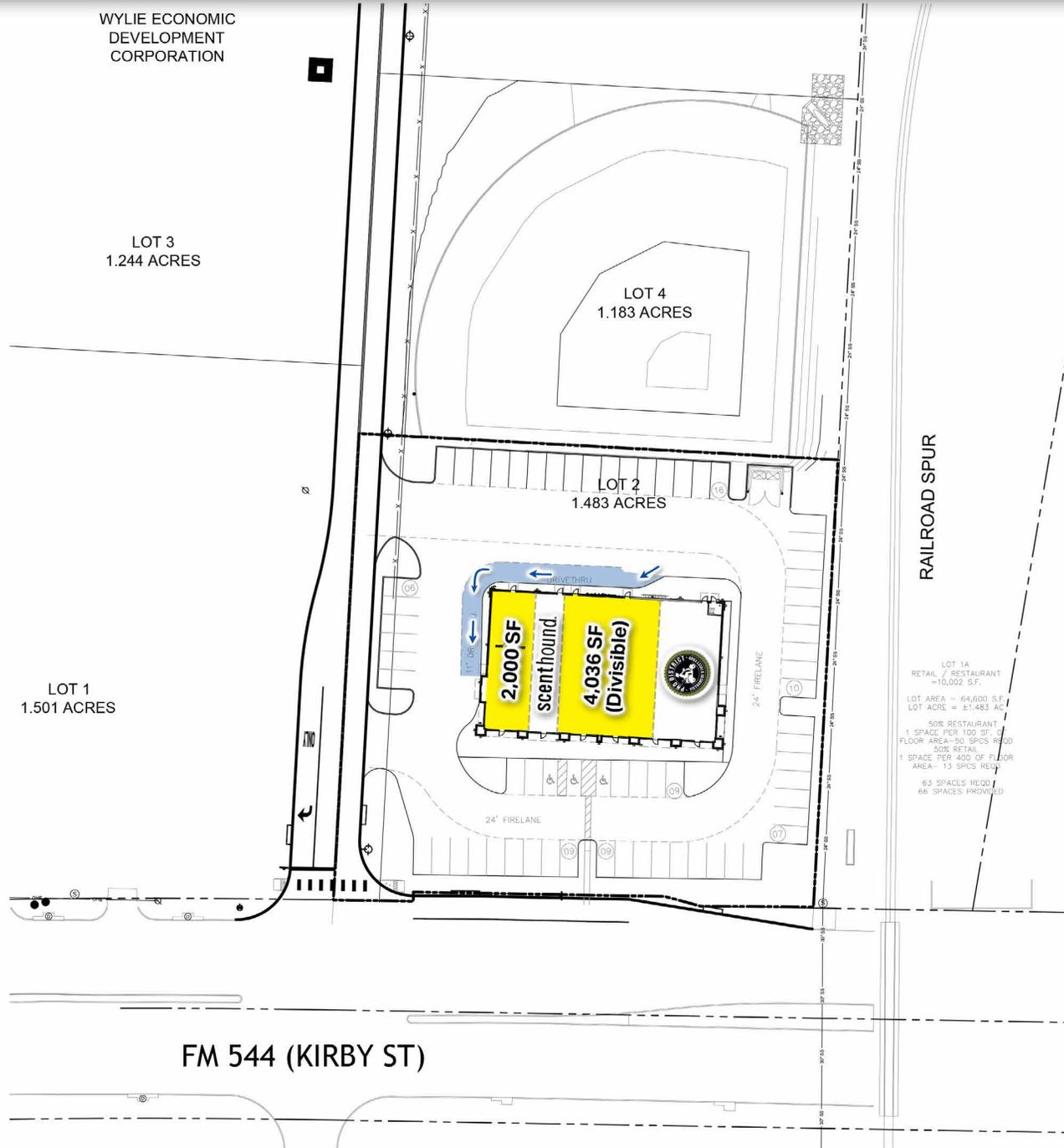
LOT 4
1.183 ACRES

LOT 2
1.483 ACRES

LOT 1
1.501 ACRES

RAILROAD SPUR

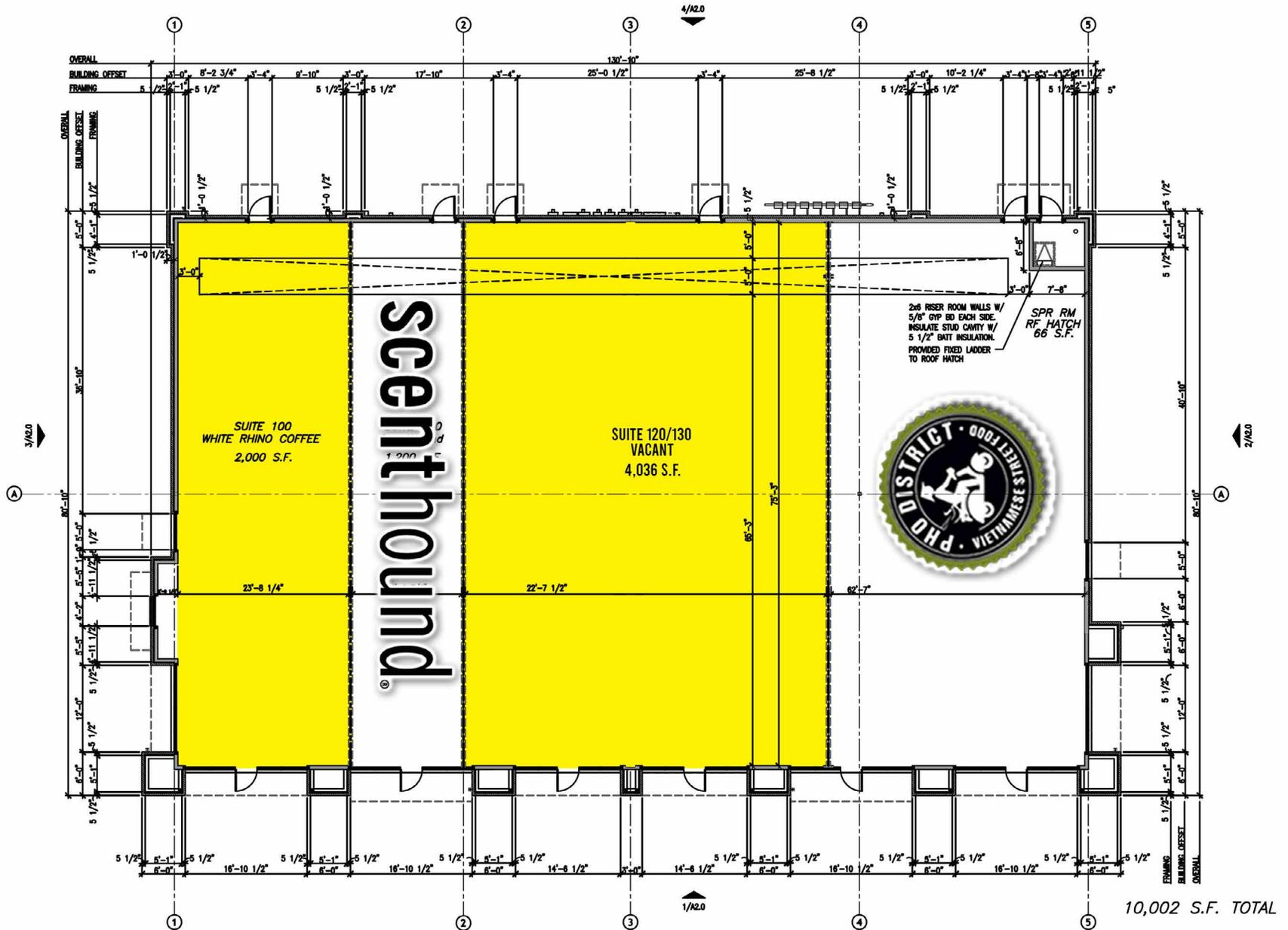
LOT 1A
RETAIL / RESTAURANT
=10,002 S.F.
LOT AREA = 64,600 S.F.
LOT ACRE = 1.1483 AC
50% RESTAURANT
1 SPACE PER 100 SF OF
FLOOR AREA=50 SPACES REQD
50% RETAIL
1 SPACE PER 400 OF FLOOR
AREA= 13 SPACES REQD
83 SPACES REQD
68 SPACES PROVIDED



FM 544 (KIRBY ST)

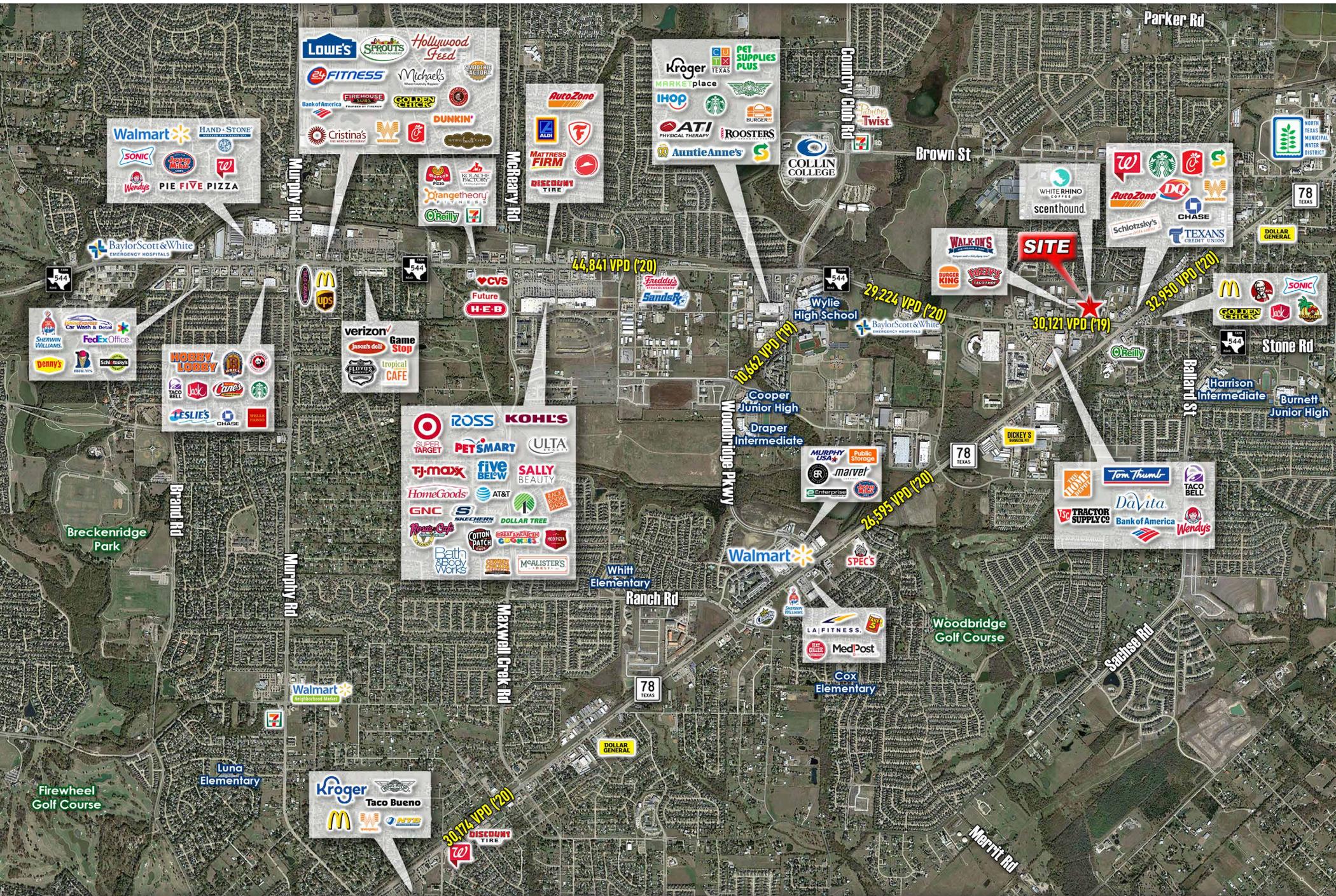
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Information About Brokerage Services

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.

<u>Segovia Retail Group LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9004086</u> License No.	<u>jennifer@segoviapartners.com</u> Email	<u>214.224.4618</u> Phone
<u>Jennifer Elizabeth Frank</u> Designated Broker of Firm	<u>369268</u> License No.	<u>jennifer@segoviapartners.com</u> Email	<u>214.668.0605</u> Phone
<u>James F Jamerson</u> Licensed Supervisor of Sales Agent/ Associate	<u>389746</u> License No.	<u>jim@segoviapartners.com</u> Email	<u>214.437.0025</u> Phone
<u>Bretley Roche</u> Sales Agent/Associate's Name	<u>677043</u> License No.	<u>bretley@segoviapartners.com</u> Email	<u>661.319.5000</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date