

AVAILABLE
6,667 SF



SLATE SHOPS ON HWY 78 FOR LEASE

214.378.1212

NEQ SH 78 & EUBANKS LN
WYLIE, TX

NATALIA SINGER
NSINGER@VENTUREDFW.COM

SAMARA JANOWSKI
SJANOWSKI@VENTUREDFW.COM

LOCATION

NEQ SH 78 & EUBANKS LN

SIZE

LAND 7.79 AC **BUILDING** 10,870 SF

AVAILABLE SPACES

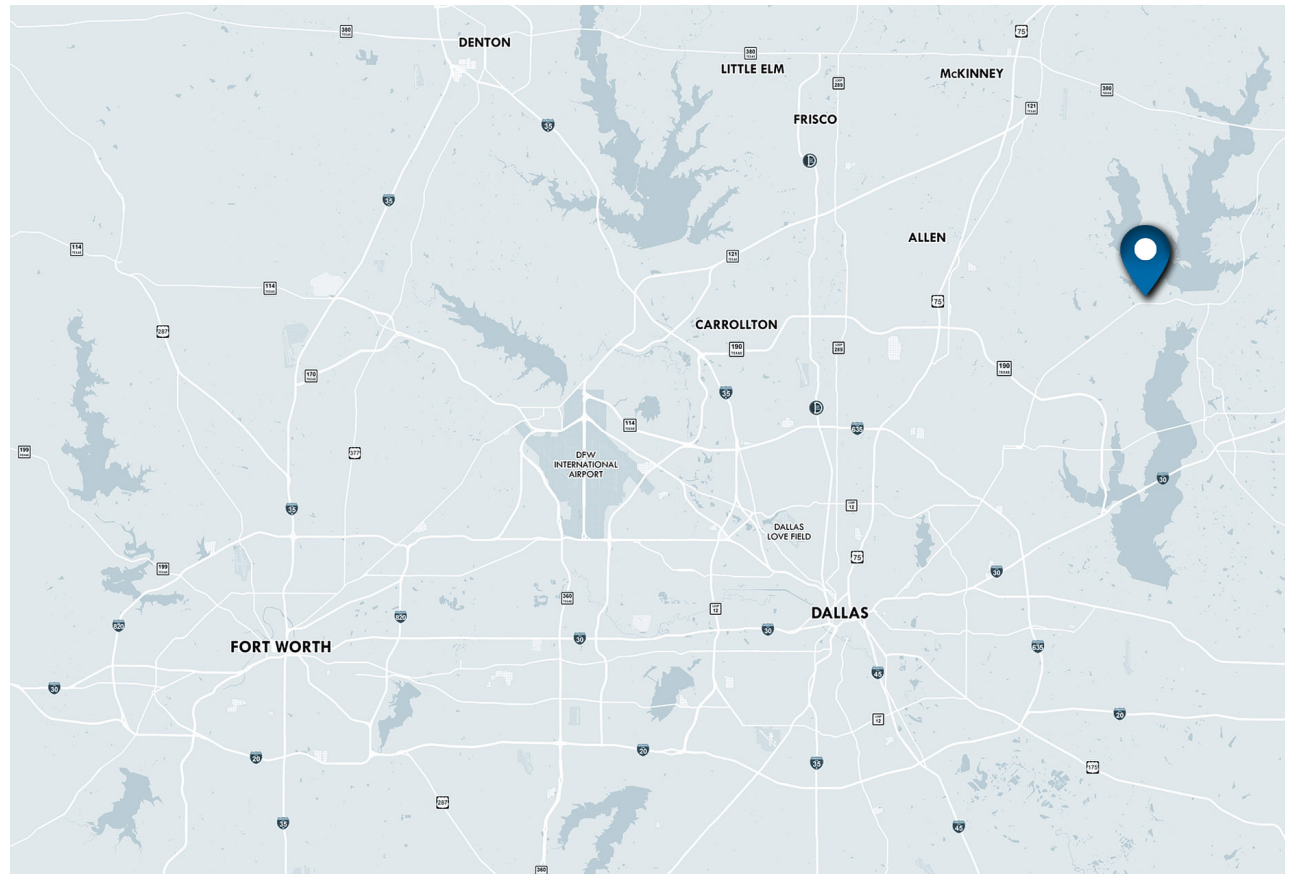
SUITE 102 2,637 SF **SUITE 104** 2,198 SF
SUITE 106 1,832 SF **PAD-GROUND LEASE** 0.794 AC

TRAFFIC COUNTS

SH 78 33,081 VPD 2022 **EUBANKS LN** 2,636 VPD 2019

PROPERTY HIGHLIGHTS

- ★ **COLLIN COLLEGE WYLIE CAMPUS ACCOMMODATES 7,500 STUDENTS**
- ★ **WYLIE'S GROWTH REFLECTS A 230% INCREASE SINCE 2000**
- ★ **SAFewise NAMED WYLIE THE 18TH SAFEST CITY IN TEXAS | 2023**
- ★ **Q4 2023 DELIVERY**



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,591	45,232	107,185
EST. DAYTIME POPULATION	2,221	8,477	17,638
EST. AVG. HH INCOME	\$143,591	\$126,147	\$136,821

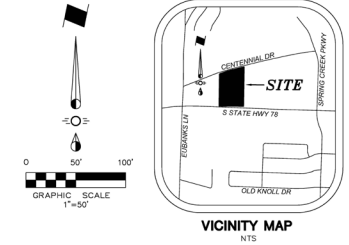
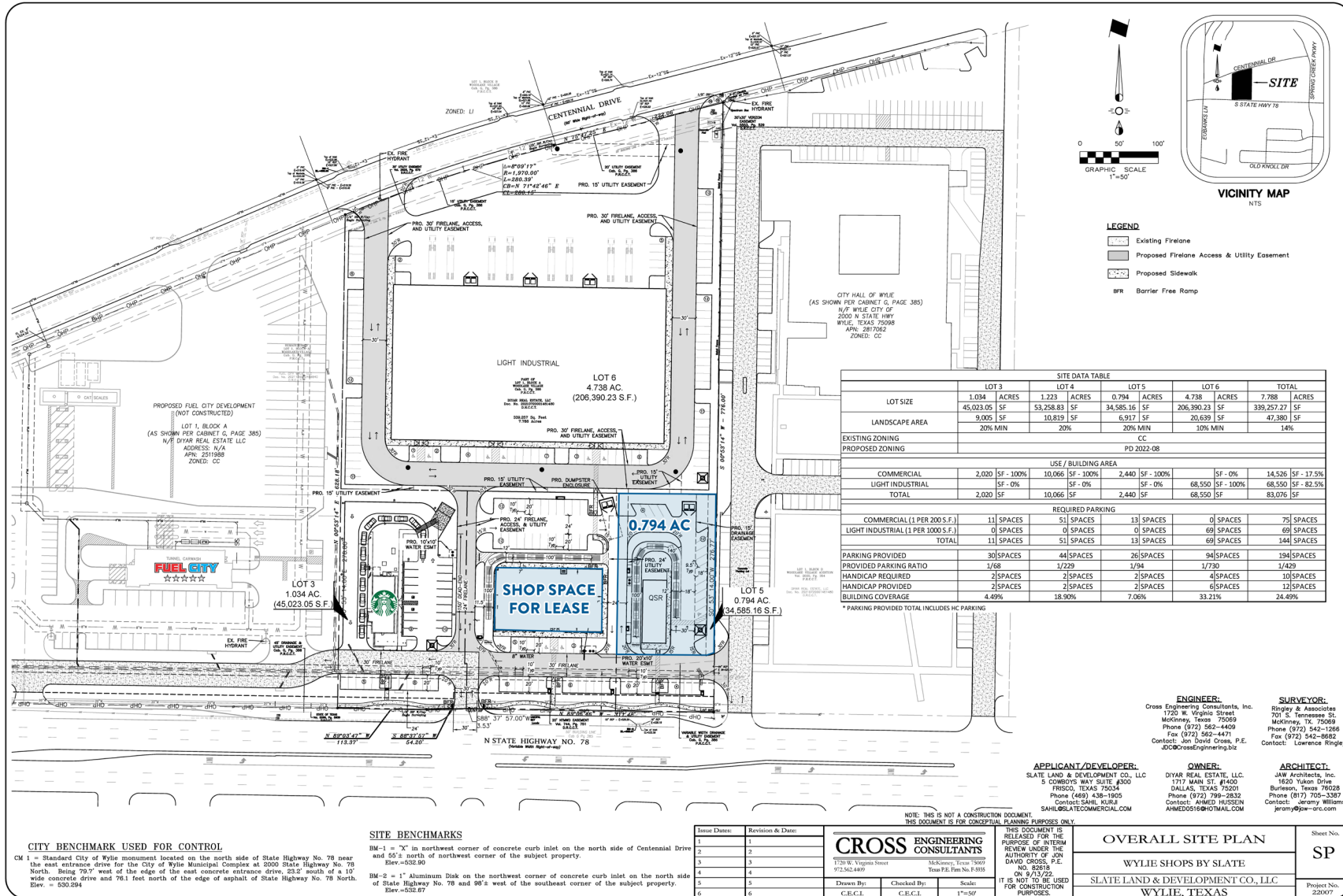
AREA ATTRactions





AVAILABLE SPACES

SUITE	TENANTS	SF
100	Swig	1,500
102	AVAILABLE	2,637
104	AVAILABLE	2,198
106	AVAILABLE	1,832
108	Starwood Cafe	2,703



LEGEND

- Existing Firelane
- Proposed Firelane Access & Utility Easement
- Proposed Sidewalk
- BFR Barrier Free Ramp

	SITE DATA TABLE					
	LOT 3	LOT 4	LOT 5	LOT 6	TOTAL	
LOT SIZE	1.034 ACRES	1.223 ACRES	0.794 ACRES	4.738 ACRES	7.789 ACRES	
LANDSCAPE AREA	45,023.05 SF	53,258.83 SF	34,585.16 SF	206,390.23 SF	339,257.27 SF	
EXISTING ZONING	CC	CC	CC	CC	CC	
PROPOSED ZONING	PD 2022-08	PD 2022-08	PD 2022-08	PD 2022-08	PD 2022-08	
USE / BUILDING AREA	COMMERCIAL	2,020 SF - 100%	10,066 SF - 100%	2,440 SF - 100%	68,550 SF - 100%	16,526 SF - 17.5%
	TOTAL	2,020 SF	10,066 SF	2,440 SF	68,550 SF	83,076 SF
REQUIRED PARKING	COMMERCIAL (1 PER 200 S.F.)	11 SPACES	51 SPACES	13 SPACES	0 SPACES	75 SPACES
	LIGHT INDUSTRIAL (1 PER 1000 S.F.)	0 SPACES	0 SPACES	0 SPACES	69 SPACES	69 SPACES
TOTAL	11 SPACES	51 SPACES	13 SPACES	69 SPACES	144 SPACES	
PARKING PROVIDED	30 SPACES	44 SPACES	26 SPACES	94 SPACES	194 SPACES	
PROVIDED PARKING RATIO	1/68	1/229	1/34	1/730	1/429	
HANDICAP REQUIRED	2 SPACES	2 SPACES	2 SPACES	4 SPACES	10 SPACES	
HANDICAP PROVIDED	2 SPACES	2 SPACES	2 SPACES	5 SPACES	11 SPACES	
BUILDING COVERAGE	4.99%	38.90%	7.06%	33.21%	24.49%	

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.
jdc@crossengineering.biz

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley
lrc@ringleyandassociates.com

APPLICANT/DEVELOPER:
SLATE LAND & DEVELOPMENT CO., LLC
5 COWBOYS WAY SUITE #300
FRISCO, TEXAS 75034
Phone (469) 438-1805
Contact: SAHLI KURIA
SAHLI@SLATECOMMERCIAL.COM

OWNER:
DIYAR REAL ESTATE, LLC
1717 MAIN ST. #1400
DALLAS, TEXAS 75201
Phone (972) 798-2832
Contact: AHMED HUSEIN
AHMED@DIYAR-RE.COM

ARCHITECT:
JAW Architects, Inc.
1820 Yukon Drive
Burleson, Texas 76028
Phone (817) 705-3387
Contact: Jeremy Williams
jeremy@jaw-arch.com

CITY BENCHMARK USED FOR CONTROL
CM 1 = Standard City of Wylie monument located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 State Highway No. 78 North. Being 79.7' west of the edge of the east concrete entrance drive, 23.5' south of a 10' wide concrete drive and 76.1' feet north of the edge of asphalt of State Highway No. 78 North. Elev. = 520.294

SITE BENCHMARKS
BM-1 = "X" in northwest corner of concrete curb inlet on the north side of Centennial Drive and 55.3' north of northwest corner of the subject property. Elev. = 532.190
BM-2 = "X" in northwest corner of concrete curb inlet on the north side of State Highway No. 78 and 99.5' west of the southeast corner of the subject property. Elev. = 532.87

Issue Date:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CROSS ENGINEERING CONSULTANTS
1710 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Team P.E. Jim Na, P.935

Drawn By: C.E.C.I.
Checked By: C.E.C.I.
Scale: 1"=50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JON DAVID CROSS, P.E. ON 9/15/22. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

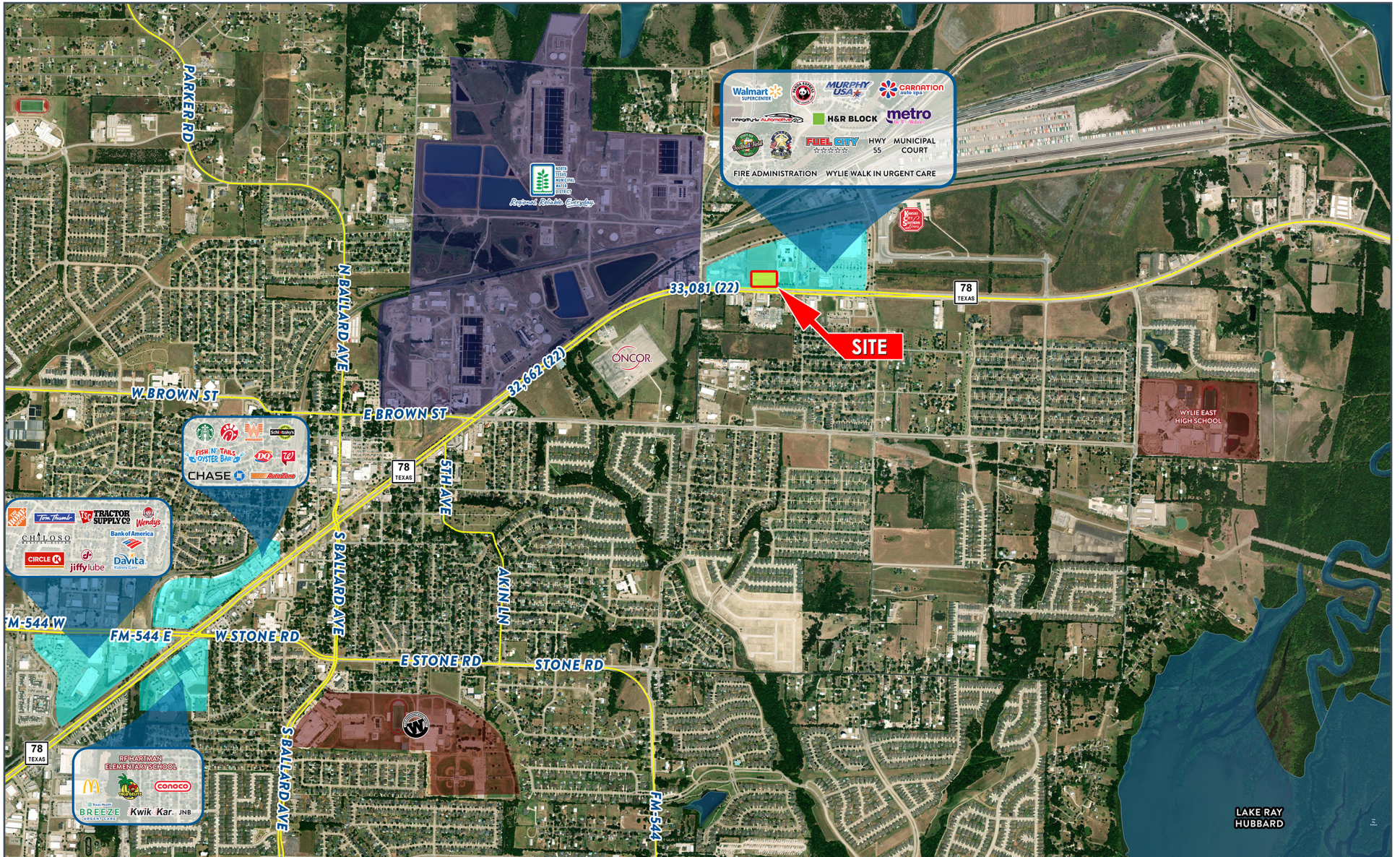
OVERALL SITE PLAN

WYLIE SHOPS BY SLATE

SLATE LAND & DEVELOPMENT CO., LLC
WYLIE, TEXAS

Sheet No. SP
Project No. 22007









8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

NATALIA SINGER

Senior Vice President
214.378.1212
nsinger@venturedfw.com

SAMARA JANOWSKI

Assistant Vice President
214.378.1212
sjanowski@venturedfw.com

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Samara Janowski	739321	sjanowski@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date