

# Ground Lease Opportunity

SITE

N State Hwy 78  
Wylie, TX 75098



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J. ELMER TURNER  
"SINCE 1898"

# GROUND LEASE OPPORTUNITY

Location

N State Hwy 78  
Wylie, TX 75098

## HIGHLIGHTS

- 1 acre of land available for ground lease
- Located at the North side of State Hwy 78
- +/- 214' of frontage at N State Hwy 78
- Wylie is experiencing tremendous population growth and development
- Highly visible parcel situated near prominent retailers
- Utilities are available to the site
- Traffic counts: Hwy 78 +/- 33,000 VPD



### POPULATION

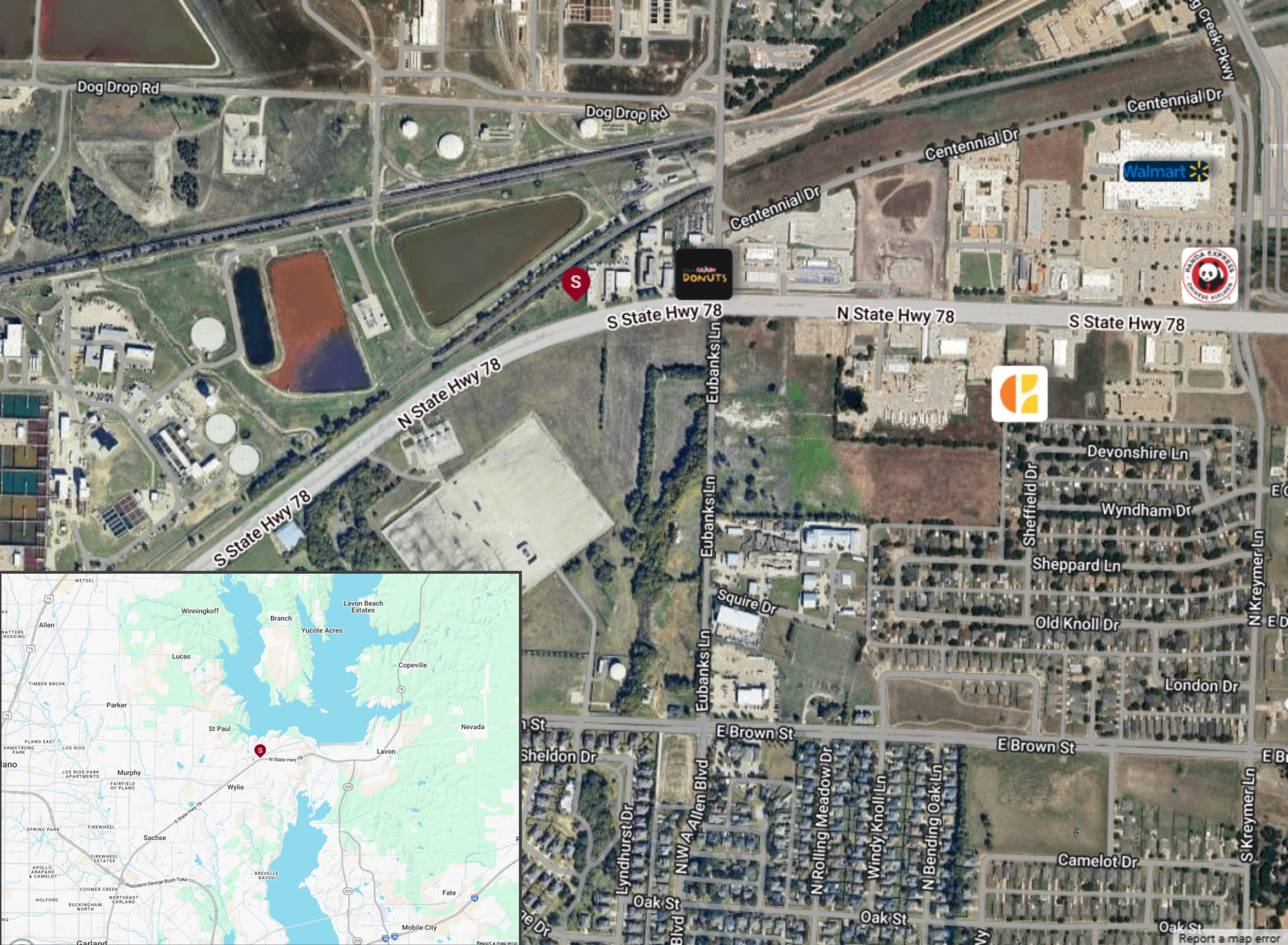
	1.00 MILE	3.00 MILE	5.00 MILE
	4,999	30,496	95,843

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$124,497	\$142,751	\$151,195

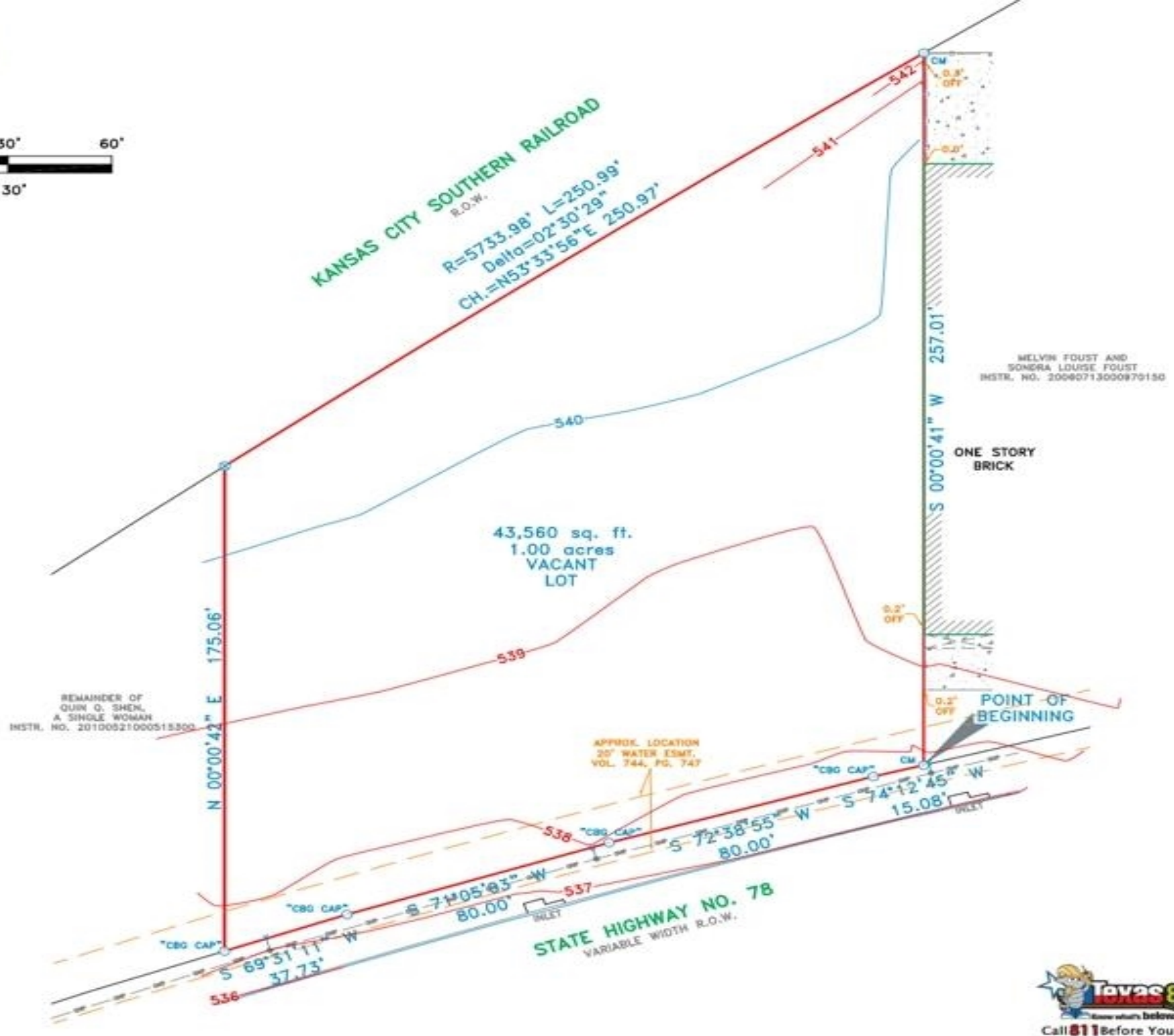
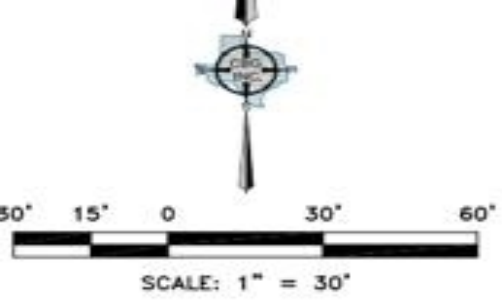
### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,593	9,902	30,963





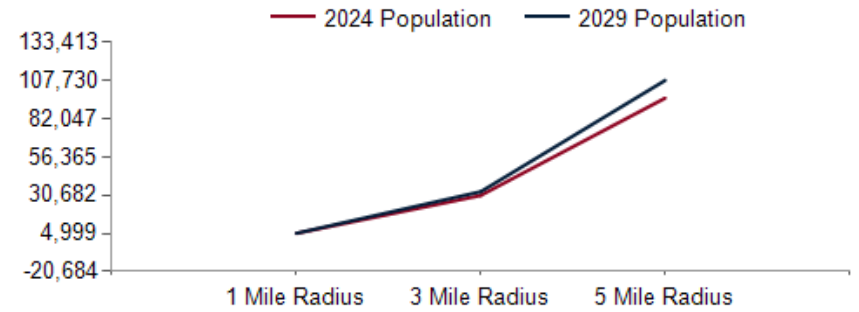




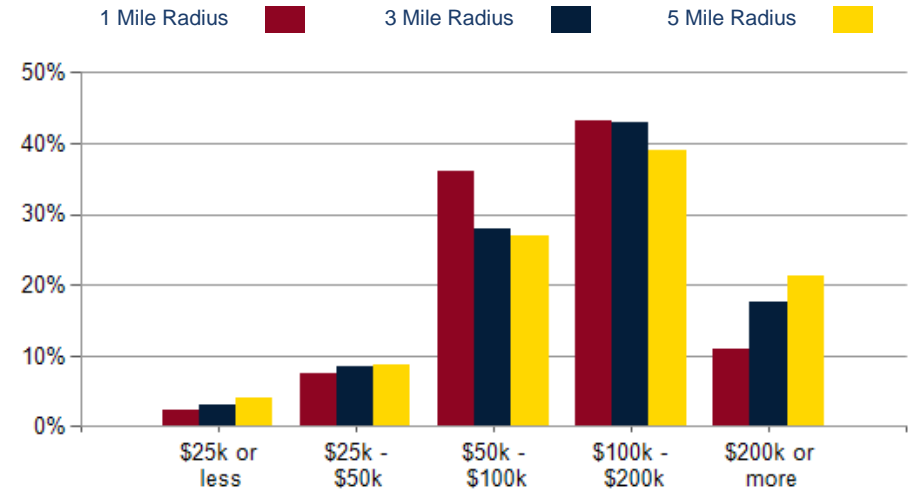
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,571	11,442	24,298
2010 Population	3,468	19,817	56,273
2024 Population	4,999	30,496	95,843
2029 Population	5,087	33,003	107,730
2024-2029: Population: Growth Rate	1.75%	7.95%	11.85%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6	99	700
\$15,000-\$24,999	31	209	589
\$25,000-\$34,999	8	222	1,014
\$35,000-\$49,999	110	610	1,673
\$50,000-\$74,999	334	1,388	4,007
\$75,000-\$99,999	241	1,378	4,308
\$100,000-\$149,999	487	2,618	6,774
\$150,000-\$199,999	201	1,631	5,329
\$200,000 or greater	176	1,747	6,568
Median HH Income	\$104,025	\$114,490	\$118,360
Average HH Income	\$124,497	\$142,751	\$151,195

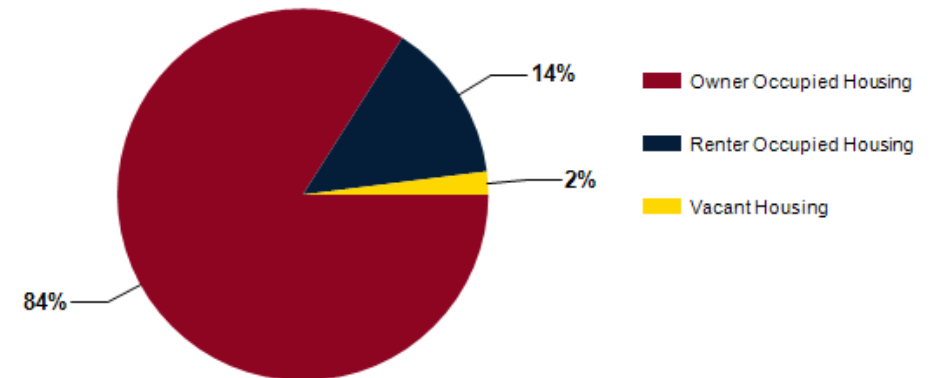
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	531	3,938	8,566
2010 Total Households	1,120	6,626	18,551
2024 Total Households	1,593	9,902	30,963
2029 Total Households	1,637	10,773	35,274
2024 Average Household Size	3.14	3.07	3.09
2024-2029: Households: Growth Rate	2.75%	8.50%	13.20%



2024 Household Income

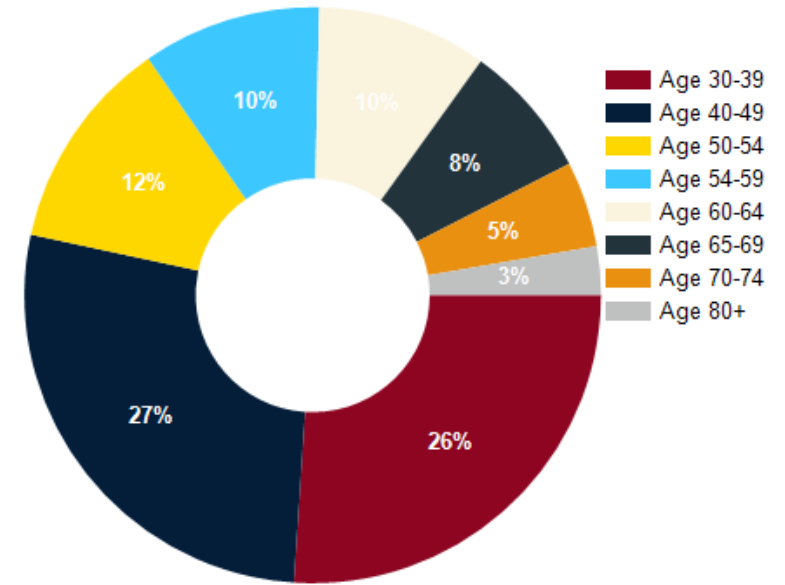


2024 Own vs. Rent - 1 Mile Radius

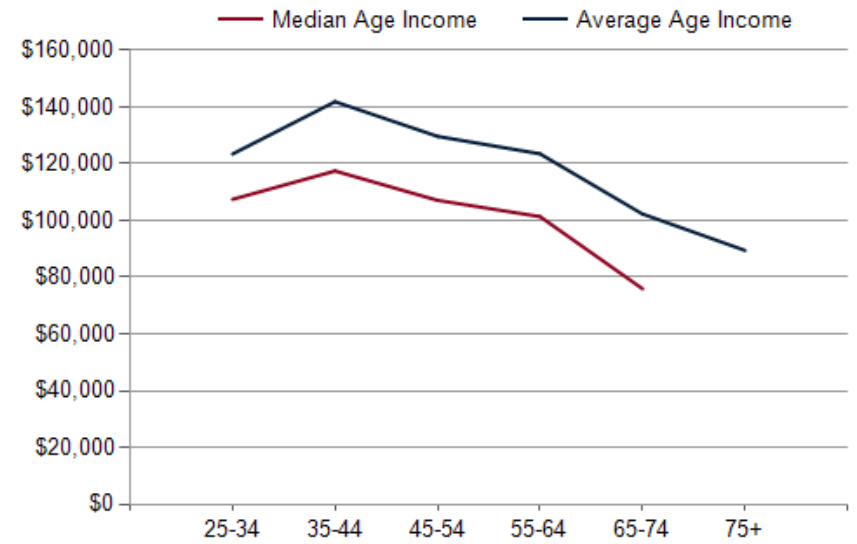


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	348	2,007	5,633
2024 Population Age 35-39	377	2,397	7,015
2024 Population Age 40-44	370	2,484	7,808
2024 Population Age 45-49	391	2,241	7,283
2024 Population Age 50-54	333	2,049	6,947
2024 Population Age 55-59	279	1,656	5,515
2024 Population Age 60-64	266	1,555	4,976
2024 Population Age 65-69	210	1,245	3,879
2024 Population Age 70-74	134	871	2,864
2024 Population Age 75-79	76	602	2,063
2024 Population Age 80-84	40	342	1,111
2024 Population Age 85+	36	266	834
2024 Population Age 18+	3,640	21,964	69,369
2024 Median Age	35	36	37
2029 Median Age	36	36	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,431	\$117,388	\$114,329
Average Household Income 25-34	\$123,417	\$143,938	\$143,607
Median Household Income 35-44	\$117,429	\$132,916	\$144,872
Average Household Income 35-44	\$141,842	\$161,973	\$172,404
Median Household Income 45-54	\$107,092	\$124,337	\$139,774
Average Household Income 45-54	\$129,623	\$154,388	\$170,740
Median Household Income 55-64	\$101,349	\$114,649	\$120,308
Average Household Income 55-64	\$123,463	\$143,463	\$153,373
Median Household Income 65-74	\$75,912	\$85,572	\$87,295
Average Household Income 65-74	\$102,249	\$114,730	\$119,414
Average Household Income 75+	\$89,437	\$89,168	\$89,566







# 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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<b>Michael C. Turner</b>	<b>0277278</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER  
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Information About Brokerage Services |

Date

Ground Lease Opportunity

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

ABS 1-0 11-2-2015