



## INDUSTRIAL OPPORTUNITY

18 Decker Ct, Wylie, TX 75098



**Rambo Wang**

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# INDUSTRIAL OPPORTUNITY

\$1,050,000

- **STRATEGIC INDUSTRIAL LOCATION IN TIGHT DFW SUBMARKET:** Located just off Highway 78
- **IMPROVED SITE WITH FUNCTIONAL WAREHOUSE:** ±1,600 SF metal building with a lift provides immediate utility for contractors, service providers
- **AMPLE YARD SPACE WITH IOS POTENTIAL:** ±1.15-acre lot featuring generous outdoor storage capacity, suitable for truck parking, equipment storage
- **FLEXIBLE ZONING:** Light Industrial zoning tag allows for a wide range of industrial and commercial uses.
- **STRONG ACCESSIBILITY AND VISIBILITY:** Easy access to Murphy, Sachse, Plano, and surrounding Northeast DFW submarkets via Hwy 78.
- **CLEAN, USABLE SITE WITH FUTURE UPSIDE:** Well-maintained property with low site coverage, offering future expansion or redevelopment potential



Price:	\$1,050,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	1.15 AC
No. Lots:	1
Zoning Description:	Light Industrial
APN / Parcel ID:	R-1948-00A-0020-1



**18 Decker Ct, Wylie, TX 75098**

# Property Photos



Exterior from lot



Exterior front

# Property Photos



Exterior front



View from the east

# Property Photos



# Property Photos



View from the south



View from the east

# Property Photos



View from the east



Expansive lot

# Property Photos



View from the west

