

FM 544 4-Lane Divided Road Expansion

Estimated Completion: 2025

544

ELI CT

Approximately 1.5 Acres

GPS Coordinates:

32.995058

-96.521373

Alanis & FM 544
Planned Traffic Light

Alanis Drive
Future Extension

PRIME LOT
ON FM 544 E
@ ALANIS DR.

1.5 ACRES
FOR SALE
UNZONED

\$495,000
\$7.60/SF

FM 544 E @ Alanis Drive Wylie, TX 75098



9330 LBJ Freeway Suite 240; Dallas, TX 75243

(214) 342-2355 bill@republicra.com

RepublicRealtyAdvisors.com





FM 544 E @ Alanis Drive Wylie, TX 75098

1345 E FM 544, Wylie,
TX 75098, United States

PROPERTY INFORMATION

≈1.5 Acre lot w/ 325 ft. (estimated) frontage on FM 544.

FM-544 East 4-lane expansion is estimated for completion in 2025.

Planned extension of Alanis Dr. will make this a hard corner.

Commercial or Residential use.

Traffic Count (2022): FM 544 - 9,125 VPD & Alanis - 4,815 VPD.

Located in Wylie ETJ (future City of Wylie annexation possible).

Utilities Available: Water - East Fork Special Utility District, Electricity - Farmers Coop, Natural Gas - Atmos, Telco/Internet - Frontier, Waste Water - Septic System.

30%
POPULATION
INCREASE
SINCE 2010

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FM 544 E @ Alanis Drive

Wylie, TX 75098

Demographic Summary Report

FM 544 E @ Alanis Drive; Wylie, TX 75098							
Building Type: Land		Total Available: 0 SF					
Class: -		% Leased: 0%					
RBA: -		Rent/SF/Yr: -					
Typical Floor: -							
Radius		1 Mile		3 Mile		5 Mile	
Population							
2028 Projection		7,259		58,332		158,927	
2023 Estimate		6,611		53,618		147,094	
2010 Census		4,246		33,082		94,932	
Growth 2023 - 2028		9.80%		8.79%		8.04%	
Growth 2010 - 2023		55.70%		62.08%		54.95%	
2023 Population by Hispanic Origin		1,103		10,191		26,285	
2023 Population		6,611		53,618		147,094	
White		4,932 74.60%		40,200 74.97%		105,087 71.44%	
Black		1,025 15.50%		6,695 12.49%		19,253 13.09%	
Am. Indian & Alaskan		65 0.98%		602 1.12%		1,409 0.96%	
Asian		351 5.31%		4,371 8.15%		16,853 11.46%	
Hawaiian & Pacific Island		14 0.21%		88 0.16%		183 0.12%	
Other		223 3.37%		1,663 3.10%		4,309 2.93%	
U.S. Armed Forces		0		1		30	
Households							
2028 Projection		2,423		20,670		54,507	
2023 Estimate		2,205		18,940		50,267	
2010 Census		1,397		11,047		30,525	
Growth 2023 - 2028		9.89%		9.13%		8.43%	
Growth 2010 - 2023		57.84%		71.45%		64.67%	
Owner Occupied		2,006 90.98%		16,021 84.59%		43,944 87.42%	
Renter Occupied		198 8.98%		2,919 15.41%		6,323 12.58%	
2023 Households by HH Income		2,204		18,942		50,267	
Income: <\$25,000		86 3.90%		1,094 5.78%		2,901 5.77%	
Income: \$25,000 - \$50,000		218 9.89%		2,127 11.23%		5,501 10.94%	
Income: \$50,000 - \$75,000		492 22.32%		3,105 16.39%		7,311 14.54%	
Income: \$75,000 - \$100,000		367 16.65%		2,439 12.88%		6,056 12.05%	
Income: \$100,000 - \$125,000		396 17.97%		4,042 21.34%		9,273 18.45%	
Income: \$125,000 - \$150,000		187 8.48%		1,799 9.50%		5,014 9.97%	
Income: \$150,000 - \$200,000		360 16.33%		2,489 13.14%		7,406 14.73%	
Income: \$200,000+		98 4.45%		1,847 9.75%		6,805 13.54%	
2023 Avg Household Income		\$107,090		\$116,922		\$126,972	
2023 Med Household Income		\$95,844		\$104,366		\$109,070	



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7/5/2024

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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.

Republic Realty Advisors	289494	bill@republicra.com	214.342.2355
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William L. Bell	289494	bill@republicra.com	214.342.2355
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date