

WYLIE 16

COMMERICAL CORRIDOR

SH-78 FRONTAGE / CITY OF WYLIE, COLLIN COUNTY, TEXAS



78 TEXAS

Subject



CONTACT FOR MORE INFORMATION

Austin Reilly
areilly@landadvisors.com
817.789.4696

Land Advisors[®]
ORGANIZATION

214.550.1550 | LandAdvisors.com



PROPERTY HIGHLIGHTS

LOCATION 2535 S Hwy 78 Wylie, TX 75098

SIZE ±16.2 Acres

ZONING CC - Commerical Corridor

TRAFFIC COUNTS ±29,378 VPD (2024)

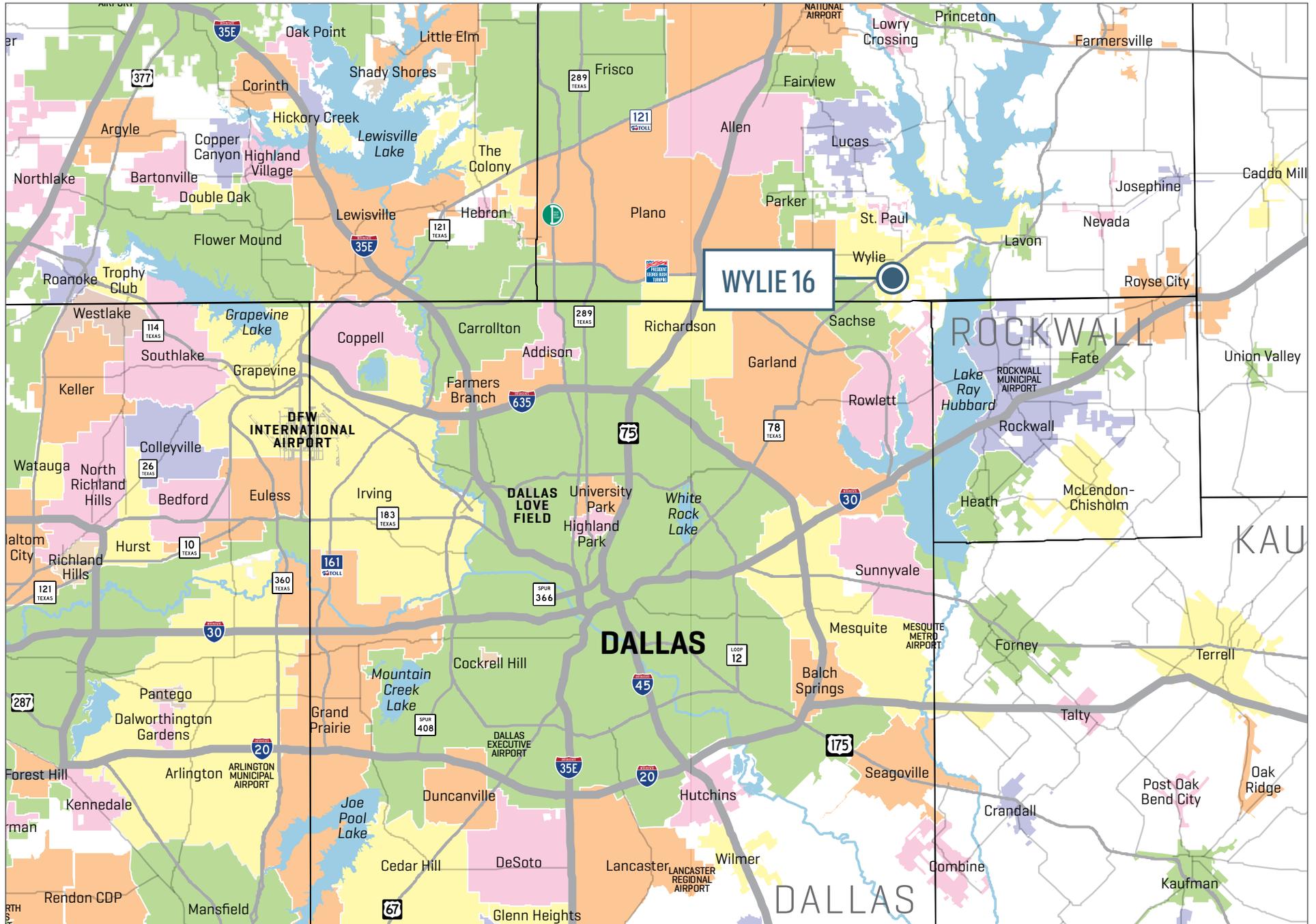
UTILITIES To Site

SCHOOL DISTRICT Wylie ISD

PRICE \$8,250,000

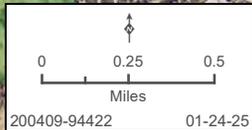


PROXIMITY



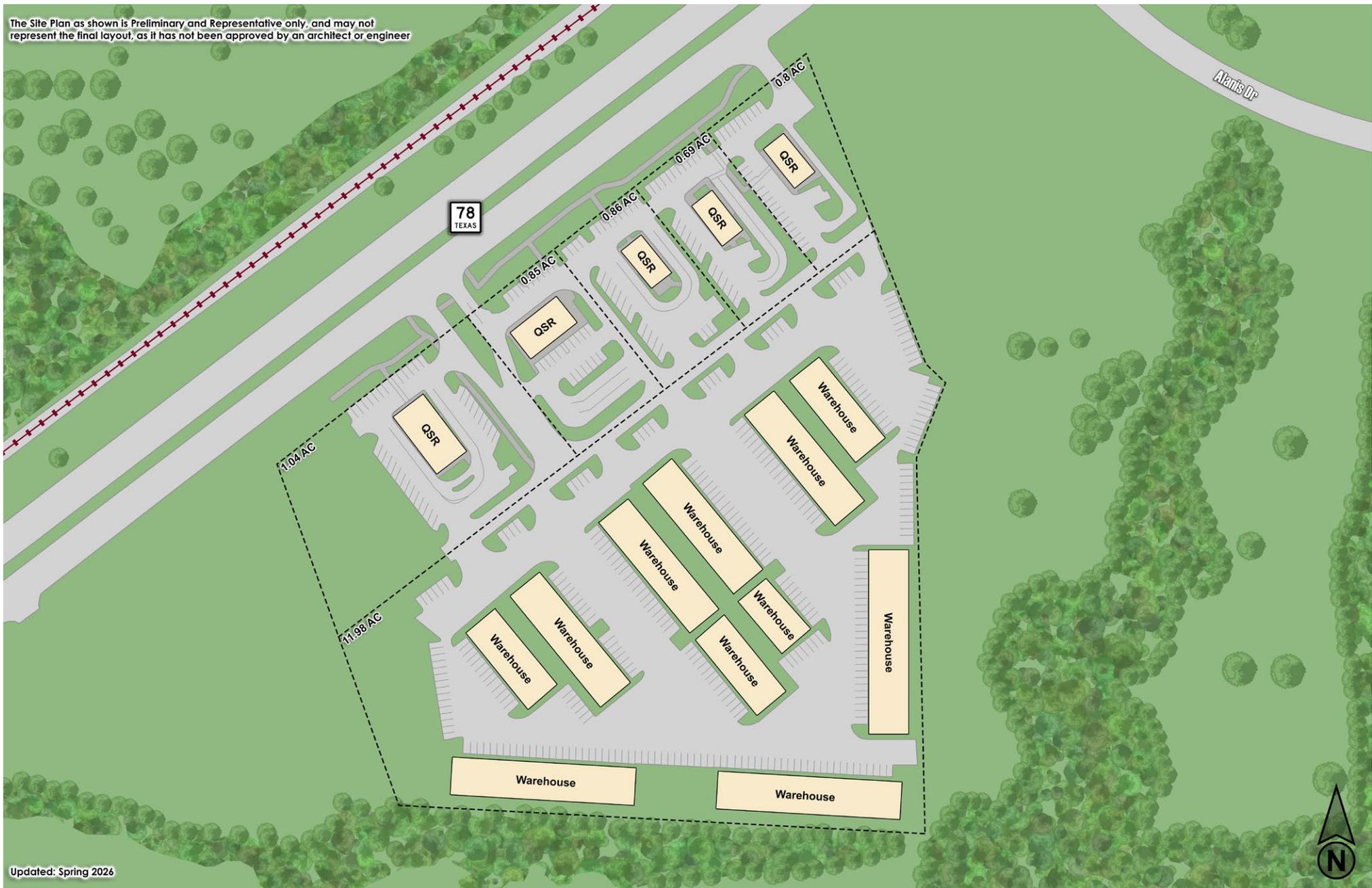
AREA

Austin Reilly | 214.550.1550 | landadvisors.com



CONCEPT PLAN

The Site Plan as shown is Preliminary and Representative only, and may not represent the final layout, as it has not been approved by an architect or engineer



Updated: Spring 2026



WYLIE, TEXAS

LOCATION

Located in one of the fastest growing areas in the state and the nation, Wylie's strategic position in Collin County will give your business access to desirable markets both at home and at further distances.

PROXIMITY

Only 24 miles away from downtown Dallas and near multiple major Texas highways, Wylie can give your business and workforce the mobility it needs without compromising the Southern hometown charm you desire.

LIFESTYLE

From multiple waterfront activities to desirable shopping locations, Wylie offers lifestyle amenities to all different tastes. Whether you would prefer a lake to fish on or a night on the town, Wylie has options for everyone.



COMMUNITY

Wylie, with a long and illustrious history as well as an ingrained sense of community, has experienced significant growth over the course of the past decade. Having added nearly 18,000 new people since 2010, Wylie is poised to continue to grow at a substantial rate. With growth on the rise as well as a community attitude encouraging business, Wylie welcomes your business within this highly sought after corridor.

62,256

Current Population (2024)

64,335

Projected Population by 2029

35.5

Median Age (2024)

\$140,834

Average Household Income (2024)

\$469,666

Average Home Value (2024)



WYLIE INDEPENDENT SCHOOL DISTRICT

SNAPSHOT

All 20 Wylie ISD campuses have met the State's highest academic standards, with nearly all earning additional distinctions. In addition, Wylie ISD students boast scores above state and national averages on SAT and ACT college entrance exams. Based on their performance on the PSAT exam, the district annually lists students in the National Merit Scholarship Program.

We also posted the largest gains of any large district on the state's assessment test, STAAR, and have been hailed as the "Star of the STAAR." Recently, Wylie ISD was one of just 12 districts statewide (and just 529 nationwide) to be named to the College Board Advanced Placement Honor Roll. Wylie ISD is home to more than 19,400 students and continues to grow. The district serves Wylie as well as portions of Murphy, Sachse, St. Paul and Lavon.



A

TEA Rating

19,495

Total Student Enrollment

99.3%

Graduation Rate





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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov.

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.

Texas Land Advisors, LLC	480619		214-550-1550
--------------------------	--------	--	--------------

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
---	-------------	-------	-------

Landry Burdine	471674	lburdine@landadvisors.com	214-550-1550
----------------	--------	---------------------------	--------------

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
---	-------------	-------	-------

Austin T. Reilly	591133	areilly@landadvisors.com	214-550-1550
------------------	--------	--------------------------	--------------

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Joshua Watson	736400	jwatson@landadvisors.com	682.231.8005
---------------	--------	--------------------------	--------------

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

Austin Reilly
areilly@landadvisors.com
817.789.4696



5600 Clearfork Main Street, Suite 170, Fort Worth, Texas 76109 | LandAdvisors.com

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal.
TXCollin200409. 01.21.2026