

211 Regency Drive , Wylie TX 75098



OFFERING MEMORANDUM

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Demographics

Exclusively Marketed by:

Ari Besefki

Opportune Commercial, LLC

Managing Partner

(214) 662-1941

ari@opportunecre.com

Lic: 0655788



Brokerage License No.: 9007753
<https://www.opportunecre.com/>

OFFERING SUMMARY

ADDRESS	211 Regency Drive Wylie TX 75098
NET RENTABLE AREA (SF)	6,984 SF
LAND ACRES	0.681
YEAR BUILT	2012
YEAR RENOVATED	2018

FINANCIAL SUMMARY

PRICE	\$1,850,000
PRICE PSF	\$264.89

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	8,835	98,602	199,382
2024 Median HH Income	\$124,347	\$126,319	\$120,574
2024 Average HH Income	\$157,919	\$159,975	\$157,250

PROPERTY FEATURES

NUMBER OF UNITS	2
NET RENTABLE AREA (SF)	6,984
LAND ACRES	0.681
YEAR BUILT	2012
YEAR RENOVATED	2018
# OF PARCELS	1
OFFICE SF	900
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	19
CEILING HEIGHT	18
DOCK HIGH DOORS	10

CONSTRUCTION

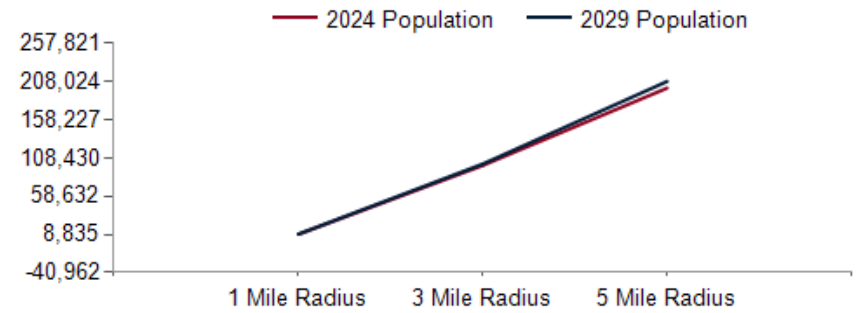
FOUNDATION	Slab
EXTERIOR	Brick
PARKING SURFACE	Paved



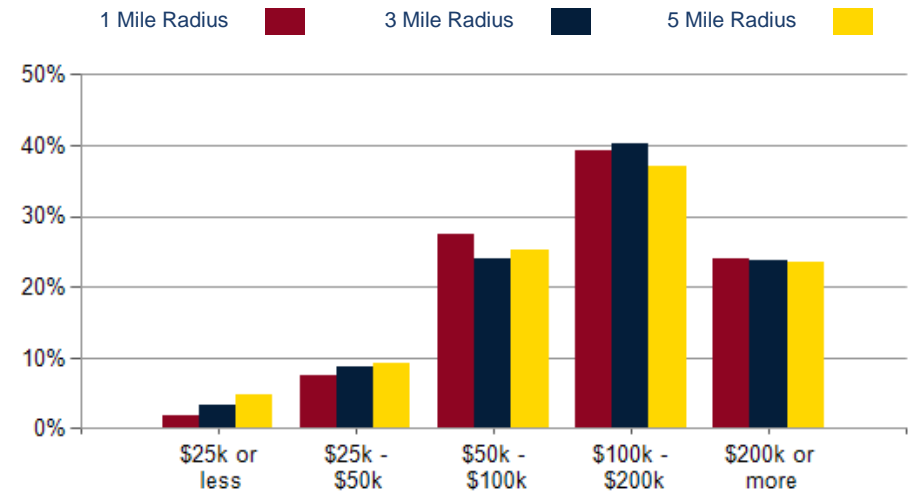
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	993	28,368	70,140
2010 Population	5,055	75,098	142,218
2024 Population	8,835	98,602	199,382
2029 Population	9,122	100,505	208,024
2024-2029: Population: Growth Rate	3.20%	1.90%	4.25%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	24	611	1,739
\$15,000-\$24,999	30	437	1,502
\$25,000-\$34,999	147	1,054	2,354
\$35,000-\$49,999	90	1,606	3,696
\$50,000-\$74,999	460	3,461	8,360
\$75,000-\$99,999	405	3,994	8,458
\$100,000-\$149,999	710	6,859	13,788
\$150,000-\$199,999	530	5,569	10,828
\$200,000 or greater	756	7,343	15,656
Median HH Income	\$124,347	\$126,319	\$120,574
Average HH Income	\$157,919	\$159,975	\$157,250

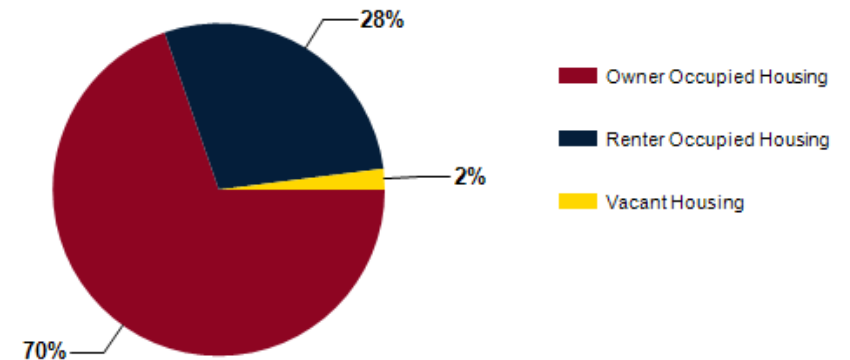
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	391	9,759	24,751
2010 Total Households	1,656	23,387	46,131
2024 Total Households	3,151	30,934	66,382
2029 Total Households	3,314	31,914	70,133
2024 Average Household Size	2.80	3.18	3.00
2024-2029: Households: Growth Rate	5.05%	3.15%	5.55%



2024 Household Income

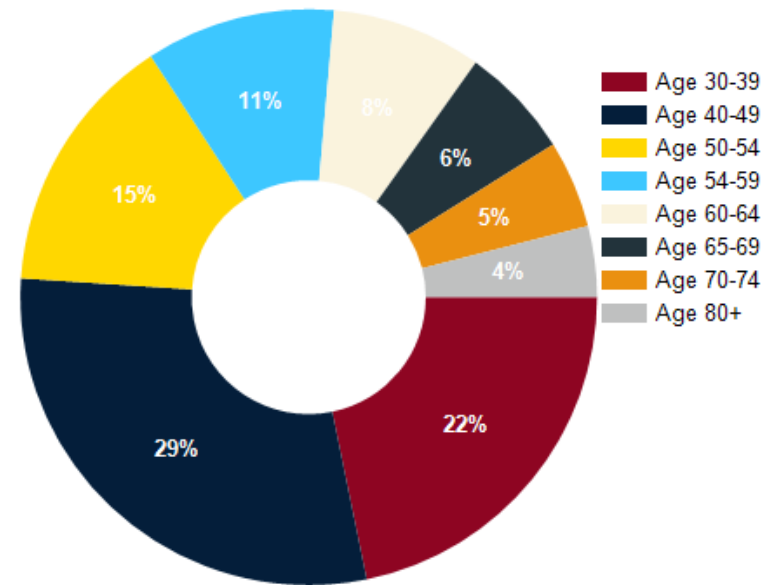


2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	493	5,125	12,364
2024 Population Age 35-39	567	6,249	13,502
2024 Population Age 40-44	717	7,655	15,005
2024 Population Age 45-49	708	7,770	14,579
2024 Population Age 50-54	717	7,941	15,161
2024 Population Age 55-59	517	6,212	12,334
2024 Population Age 60-64	411	5,370	11,166
2024 Population Age 65-69	305	4,012	8,567
2024 Population Age 70-74	239	3,030	6,522
2024 Population Age 75-79	194	2,255	4,735
2024 Population Age 80-84	106	1,237	2,608
2024 Population Age 85+	91	964	1,911
2024 Population Age 18+	6,377	72,558	149,393
2024 Median Age	36	38	37
2029 Median Age	36	38	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$118,437	\$115,281	\$107,438
Average Household Income 25-34	\$153,817	\$147,104	\$137,216
Median Household Income 35-44	\$151,529	\$147,048	\$140,446
Average Household Income 35-44	\$179,438	\$175,515	\$172,338
Median Household Income 45-54	\$150,348	\$153,480	\$152,116
Average Household Income 45-54	\$183,012	\$185,248	\$185,889
Median Household Income 55-64	\$126,307	\$135,045	\$136,441
Average Household Income 55-64	\$158,039	\$166,947	\$172,247
Median Household Income 65-74	\$95,540	\$97,303	\$92,568
Average Household Income 65-74	\$115,691	\$127,848	\$128,996
Average Household Income 75+	\$85,005	\$90,255	\$90,477

