



For Lease | Flex/Warehouse/Retail

5E Business PARK

Suites from 850 – 5,434 SF
77 Paul Wilson Rd | Wylie, TX 75098

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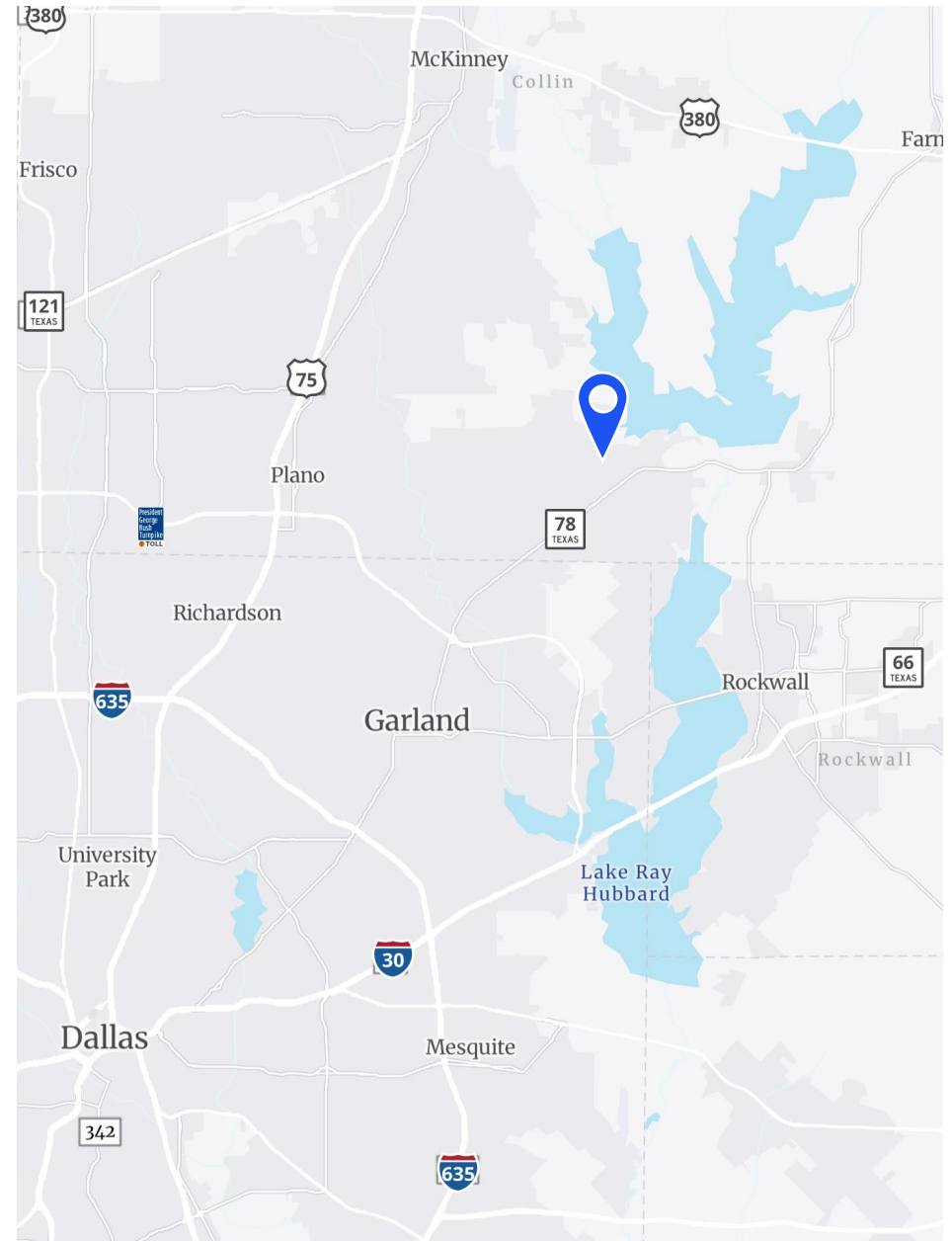


Property Overview

Property Type	Flex/Retail
Total Size	25,980 SF
Built	2026
Available Space	±860 - ±5,454 SF
Clear Height	20' - Side Walls & 31' – Peak
Power	3-Phase
Parking Ratio	2.1/1,000 SF
Bay Doors	10' W x 14' H
Zoning	ETJ
Delivery	Q4 2025 / Q1 2026

Highlights

- New construction Flex business park
- Move-in ready suites available
- Each suite has 258 SF turn-key office per suite with reception / office and bathroom (ability to add/customize more)
- Fully insulated warehouse
- Grade-level door (10' x 14') within each suite
- Option for Full HVAC



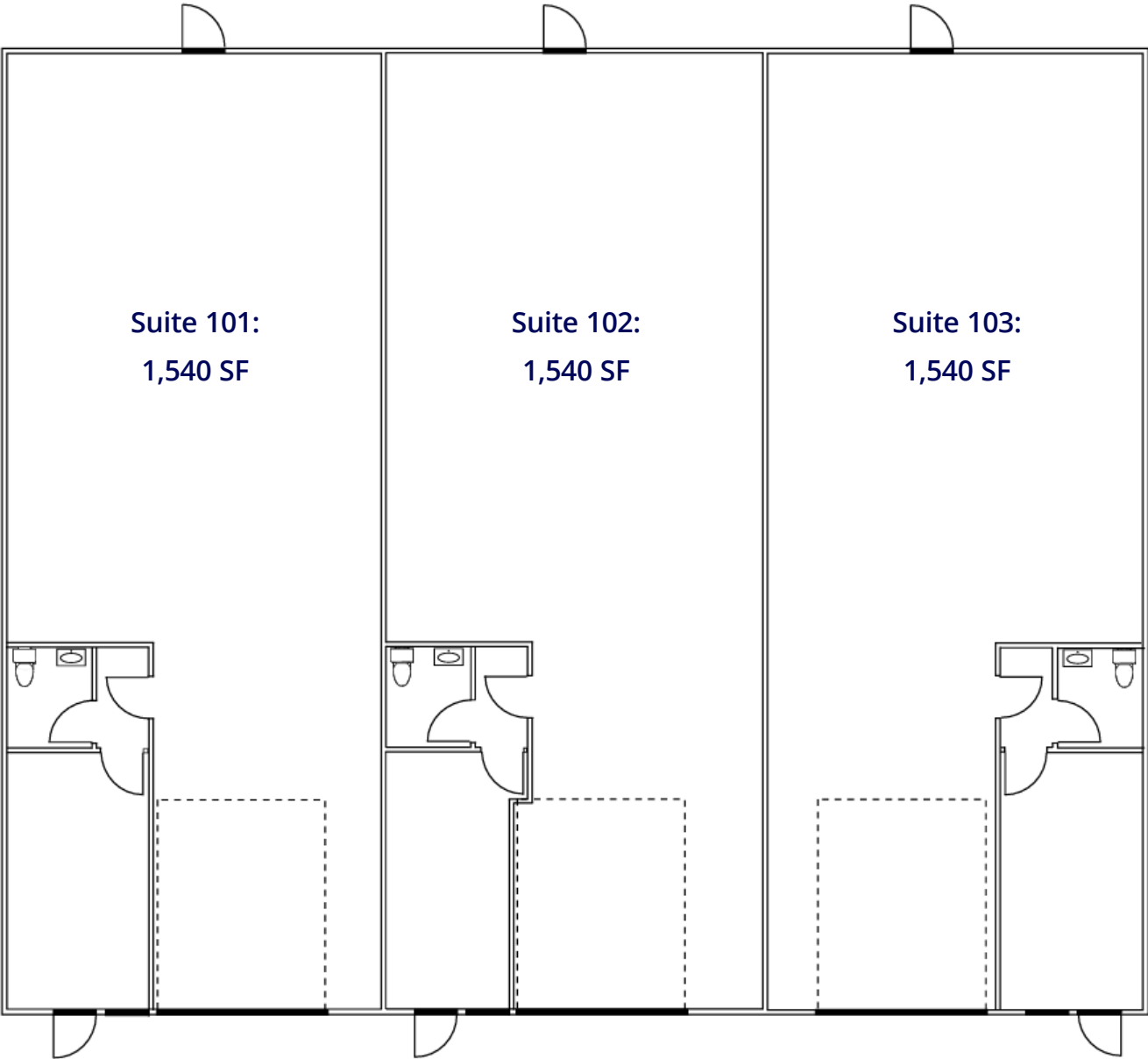
Site Plan



	Building 1	Building 2	Building 3	Building 4	Building 5
Type	Flex	Flex	Retail/Flex	Flex	Flex
Total Suites	4,620 SF	5,433 SF	5,452 SF	4,080 SF	4,819 SF
Suite Sizes	1,540 SF	1,811 SF	860 SF	2,040 SF	1,606 SF
Grade Level Doors	10' x 14'	10' x 14'	10' x 14'	10' x 14'	10' x 14'
Depth	60'	68'	73'	68'	61'

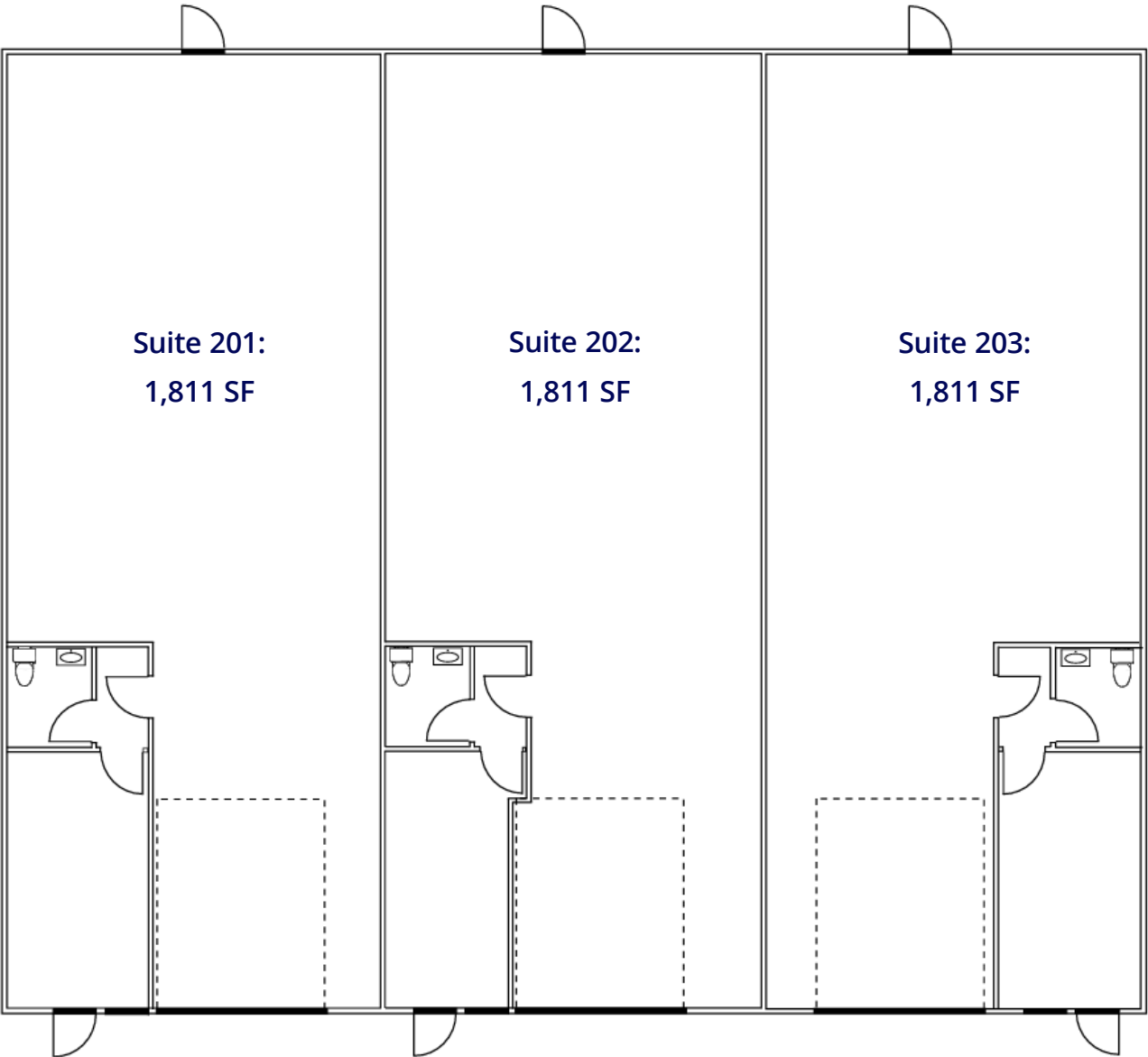
Bldg. 1

Type	Flex
Total Suites	3
Suite Sizes	1,540 SF
Clear Height	20' - Side Walls 31' - Peak
Grade Level Doors	10' x 14'
Depth	60'
Delivery Condition	258 SF of turn- key office area with an office and restroom.



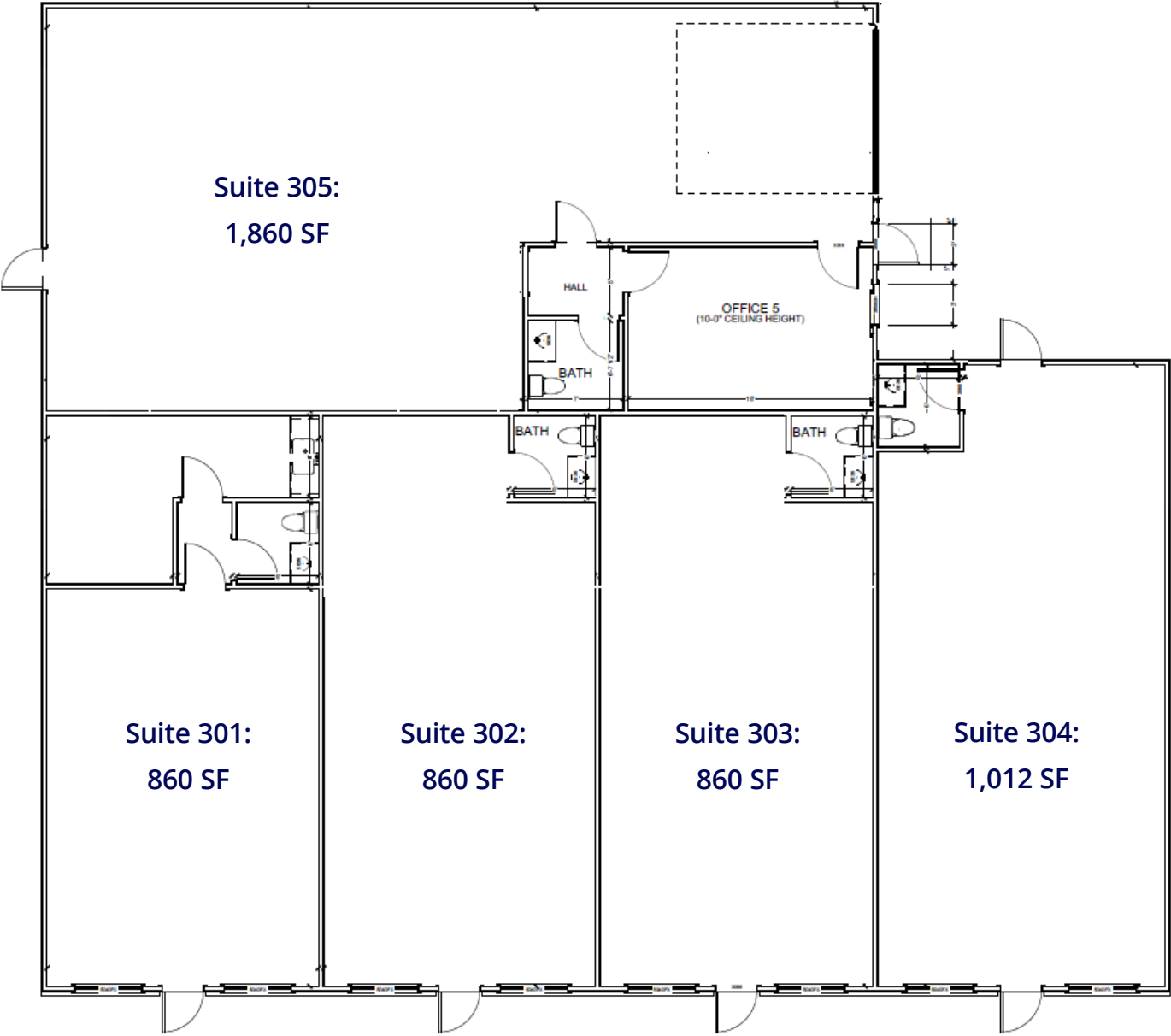
Bldg. 2

Type	Flex
Total Suites	3
Suite Sizes	1,811 SF
Clear Height	20' - Side Walls 31' - Peak
Grade Level Doors	10' x 14'
Depth	68'
Delivery Condition	258 SF of turn-key office area with an office and restroom



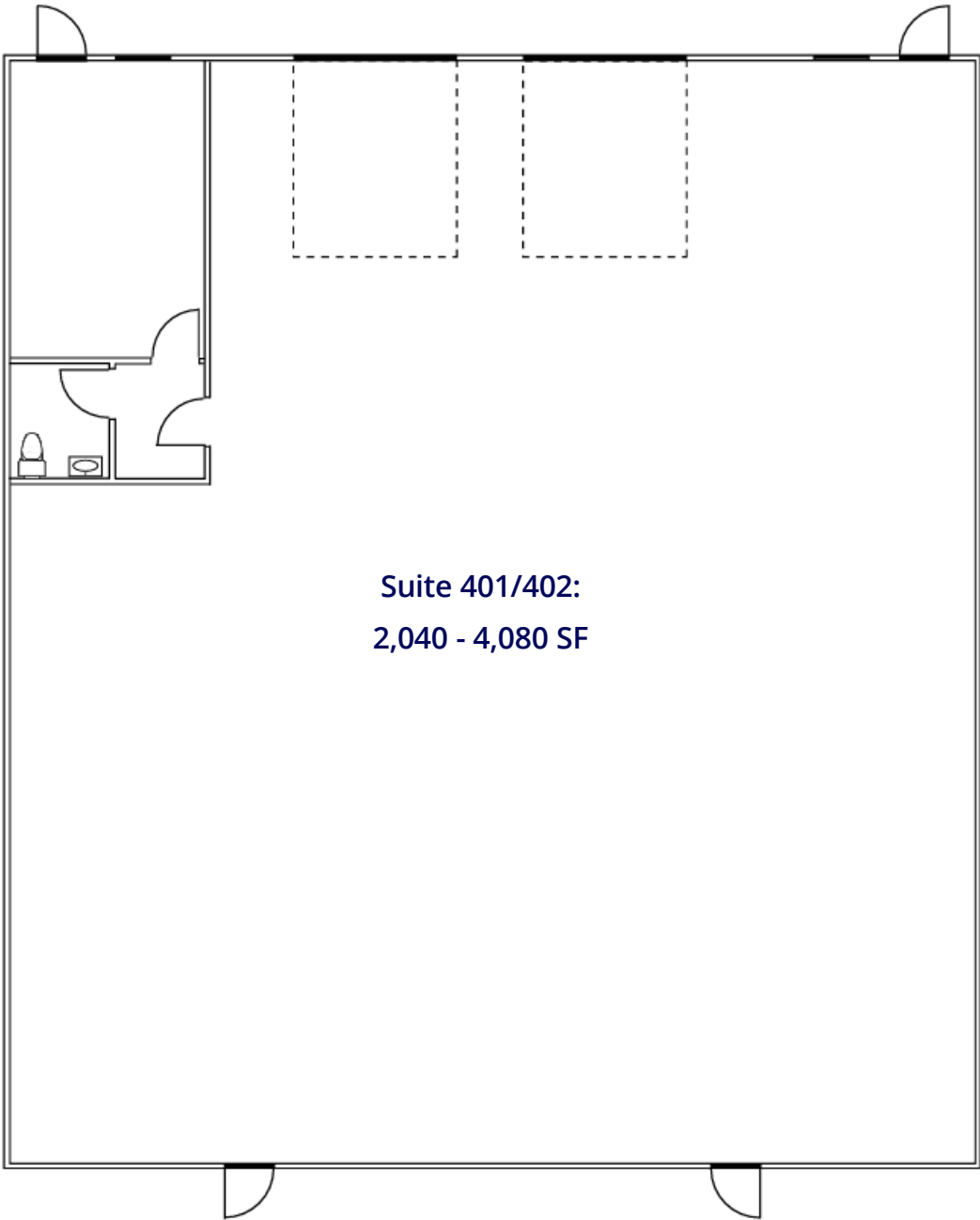
Bldg. 3

Type	Retail / Flex
Total Suites	5
Suite Sizes	860 – 3,592 SF
Clear Height	20' - Side Walls 31' – Peak
Grade Level Doors	10' x 14'
Depth	62'
Delivery Condition	White box condition



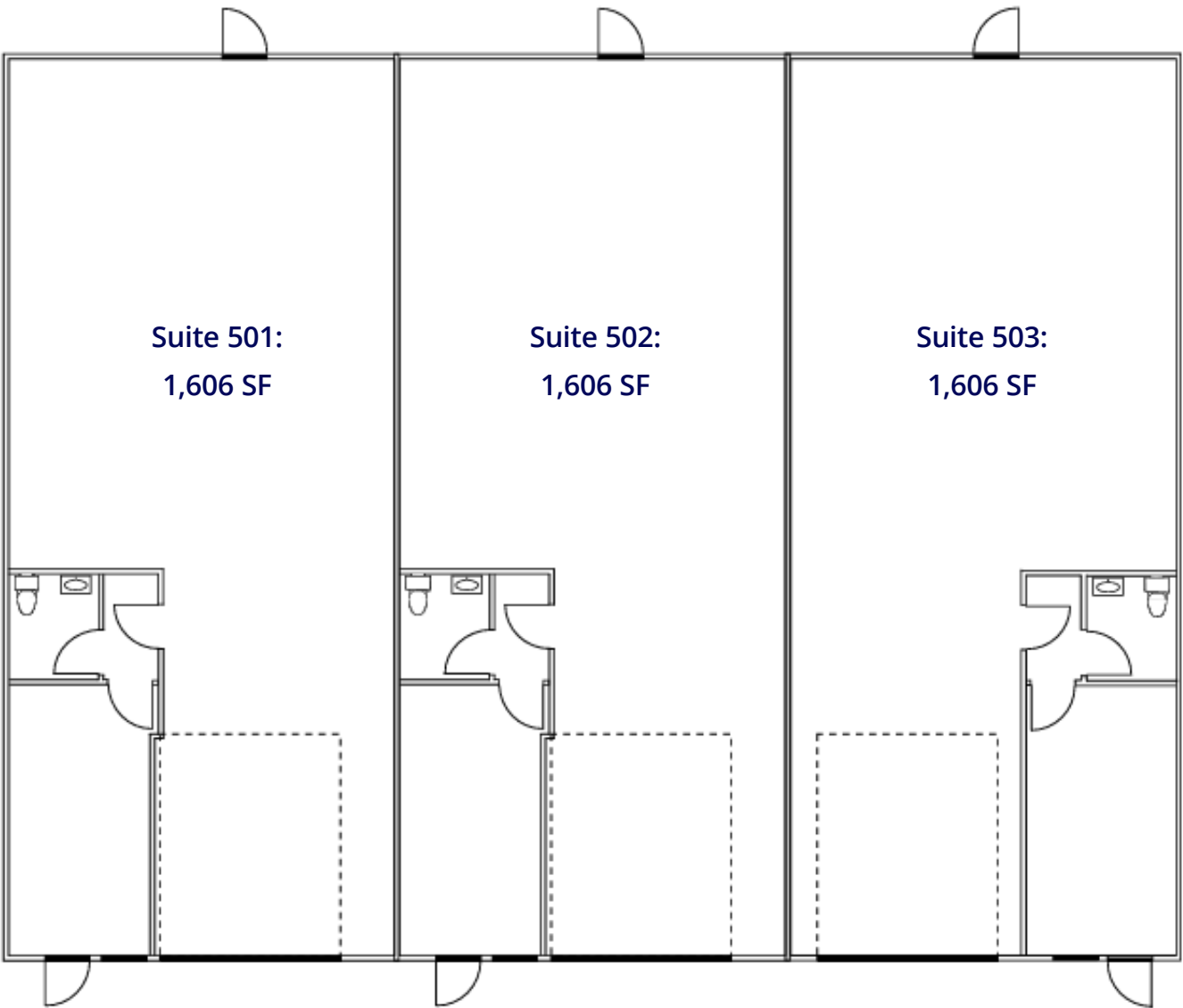
Bldg. 4

Type	Flex
Total Suites	2
Suite Sizes	2,040 – 4,080 SF
Clear Height	20' - Side Walls 31' – Peak
Grade Level Doors	10' x 14'
Depth	68'
Delivery Condition	258 SF of turn-key office area with an office and restroom



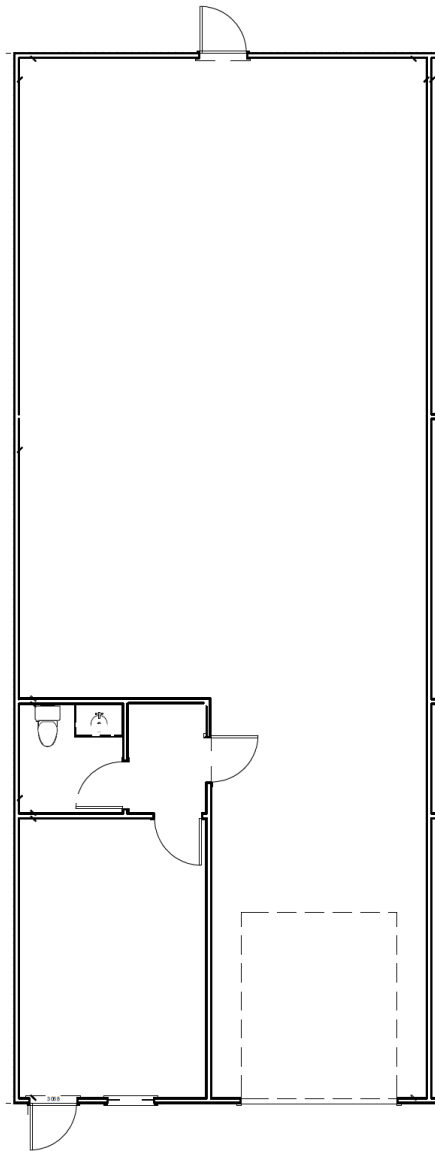
Bldg. 5

Type	Flex
Total Suites	3
Suite Sizes	1,606 SF
Clear Height	20' - Side Walls 31' - Peak
Grade Level Doors	10' x 14'
Depth	61'
Delivery Condition	258 SF of turn-key office area with an office and restroom



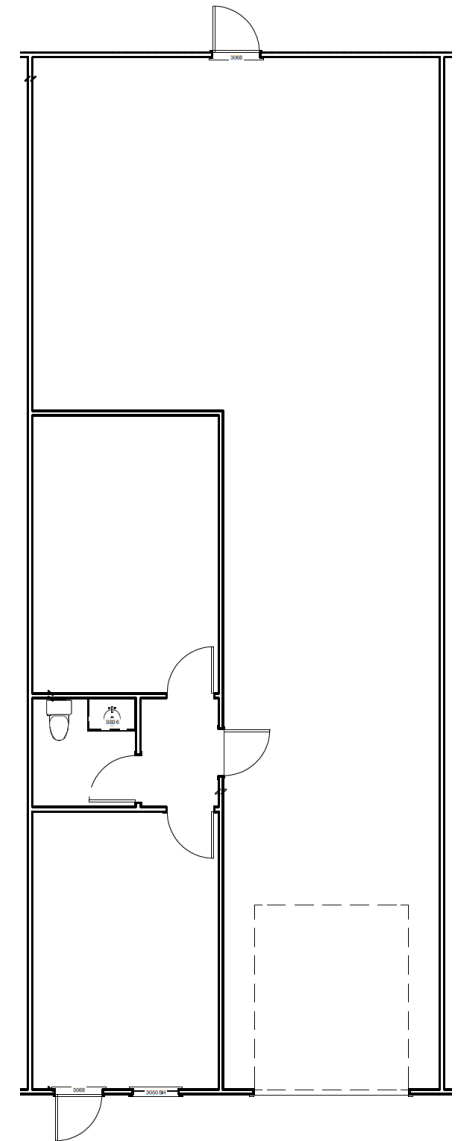
Standard Office Plan

- Office Size: 258 SF
- 18'x12' Office
- 6'x7' Bathroom



Optional Office Plan

- Office SF: 426 SF
- 18'x12' Reception
- 14'x12' Office
- 6'x7' Bathroom



For more information, contact:

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