

For Sale/Lease



OFFERING SUMMARY

Sale Price:	\$2,450,000
Lease Rate:	\$12 SF/yr (+ \$2.74 OPEX)
Building Size:	15,000 SF
Lot Size:	35,420 SF
Price / SF:	\$164/SF
Year Built:	2000
Renovated:	2025 (Office)
Zoning:	LI
Submarket:	Northeast Dallas
Office Space:	2,200 SF
Clear Height:	14 - 17.5 ft
Grade-level Doors:	6

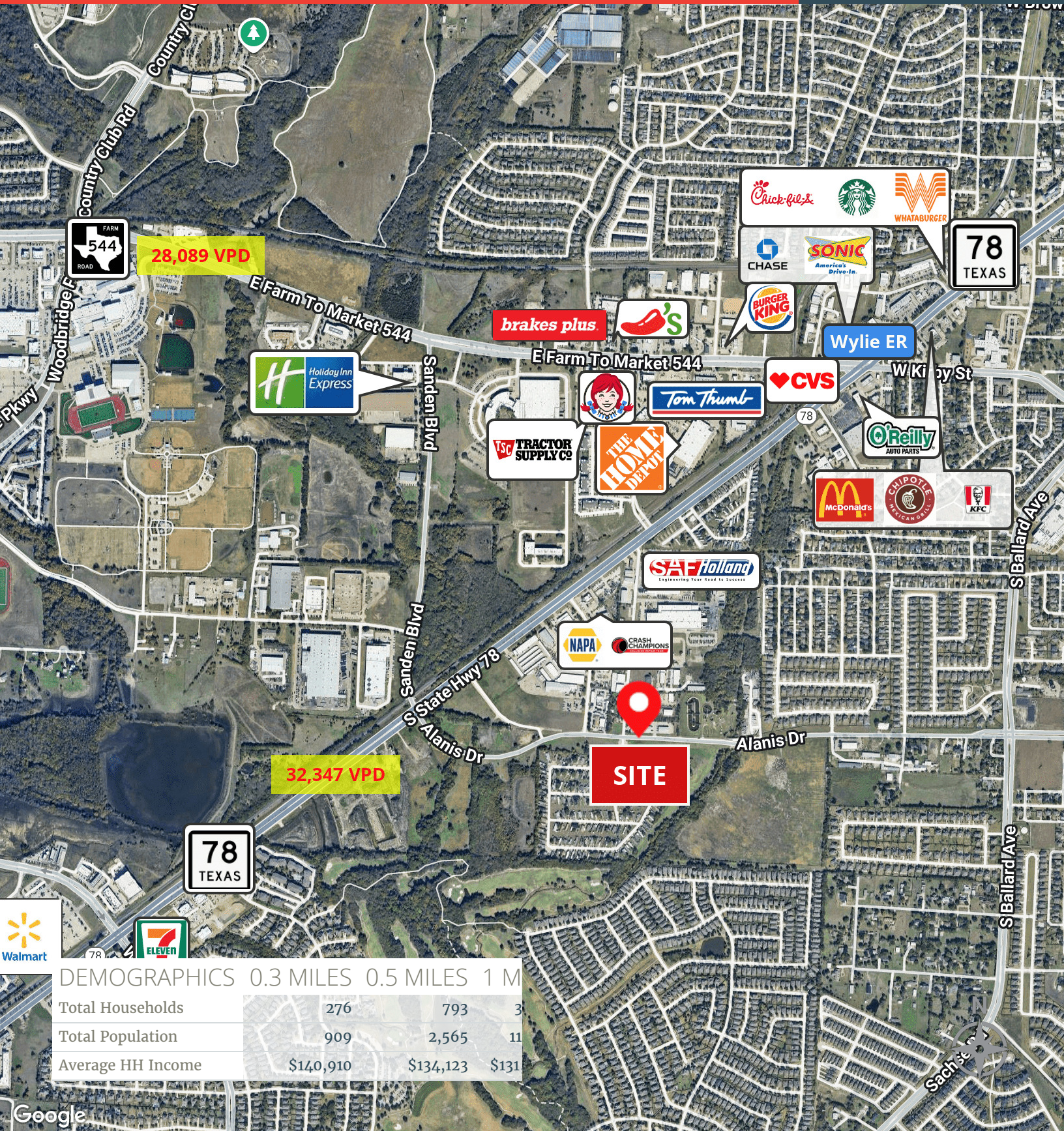
PROPERTY OVERVIEW

Introducing an exceptional user or investor opportunity located in Wylie, TX near Highway 78. This 15,000 SF industrial/flex space on .87 acres, boasts a prime northeast Dallas location and LI zoning, ideal for a wide range of industrial applications. With 2,200 SF of office space, 12,800 SF modern flex warehouse, 6 grade level doors, and secure fencing, this property provides the perfect layout for a thriving distribution, logistics, light manufacturing, or specialty storage venture.

PROPERTY HIGHLIGHTS

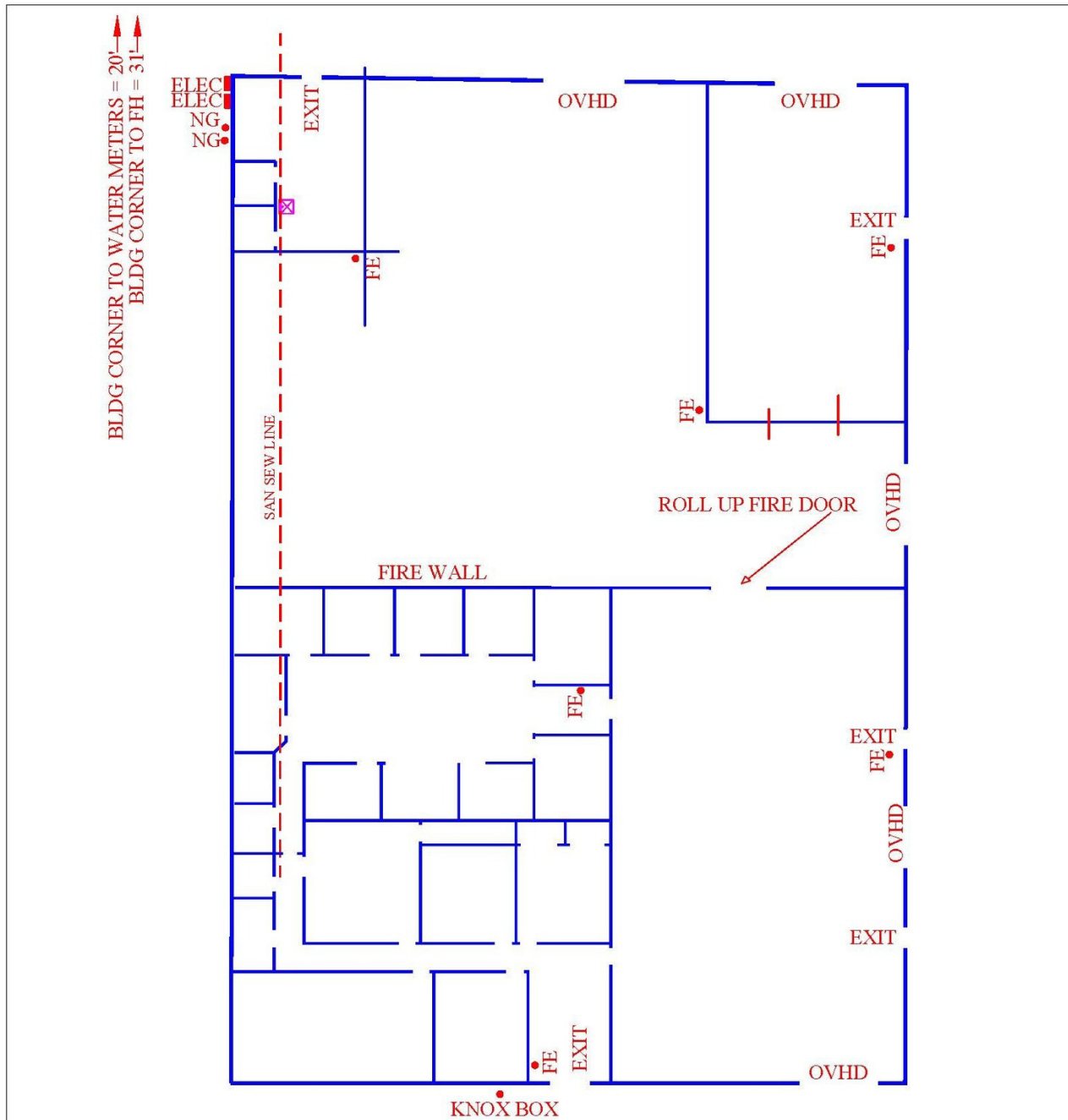
- New Price!
- 15,000 SF - Efficient for racking, manufacturing lines, or equipment staging
- LI zoning for a wide range of industrial and commercial uses
- Six grade-level doors provide flexible loading for multiple tenants or high turnover of small delivery vehicles
- Secure fenced yard
- Balanced office/warehouse mix - 2,200 SF office:12,800 SF warehouse

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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 M
Total Households	276	793	3
Total Population	909	2,565	11
Average HH Income	\$140,910	\$134,123	\$131

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BLDG CORNER TO WATER METERS = 20'
BLDG CORNER TO FH = 31'

1703 MARTINEZ, CITY OF WYLIE,
COLLIN COUNTY, TEXAS 75098

DESIGN DRAW BUILD LLC

P.O. BOX 1454, WYLIE, TEXAS 75098

214-773-6460 WWW.BetterDesignResources.com

CONCEPTUAL • DESIGN • CONST DWG PKGS • CONSTRUCTION MANAGEMENT



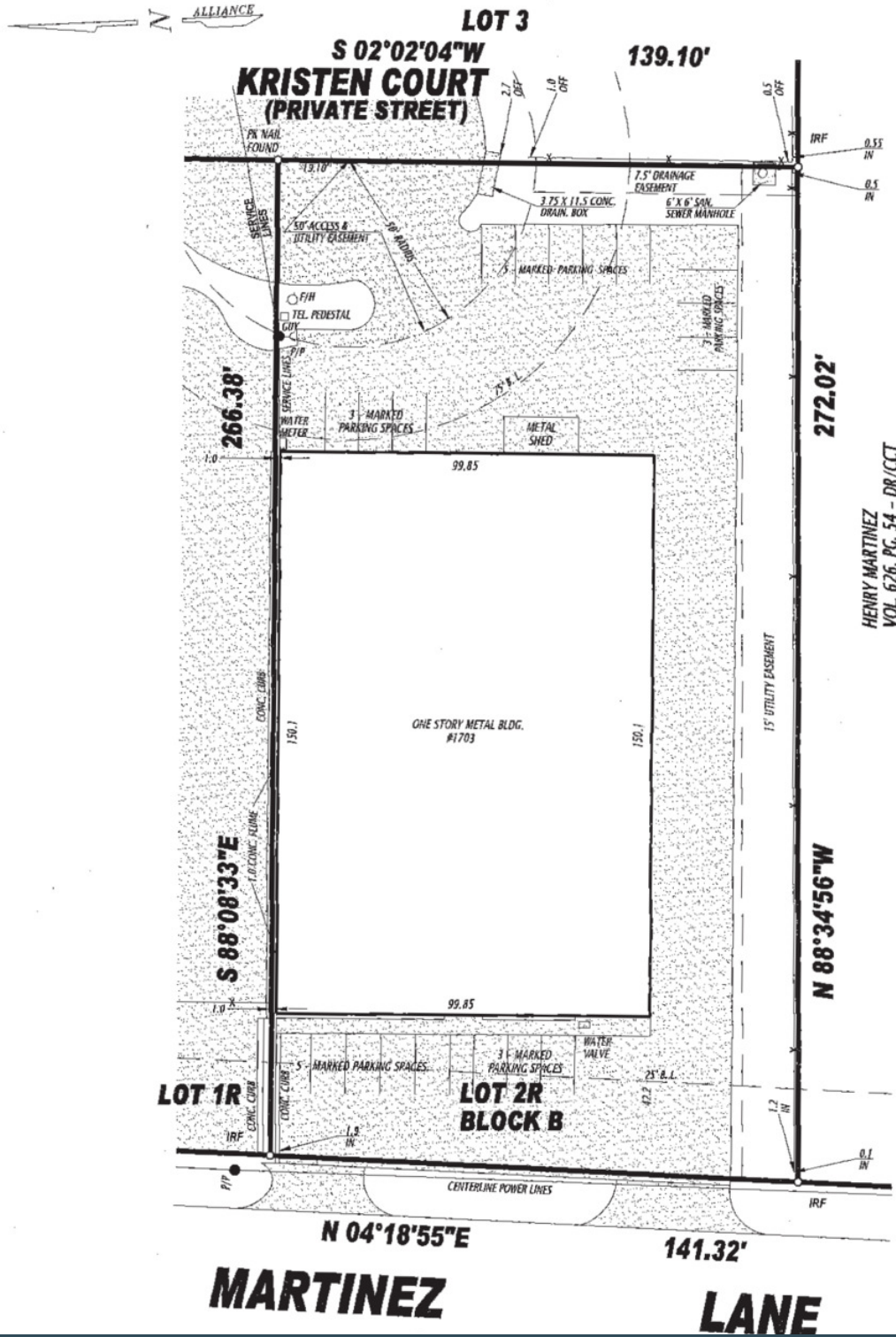
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WYLIE INDUSTRIAL
1703 Martinez Ln, Wylie, TX 75098



SURVEY PLAT

THIS IS TO CERTIFY that I have, this date, made a careful and accurate survey, on the ground of property located at No. 1703 MARTINEZ LANE in the City of WYLIE, COLLIN County, Texas. Being Lot 2R, Block B, CREEK BEND INDUSTRIAL PARK, an addition to the city of WYLIE, COLLIN COUNTY, Texas, according to the MAP thereof recorded in VOLUME J, PAGE 573 of the MAP Records of COLLIN County, Texas. And, According to Community-Panel No. 48085C - 0585 Rev. G of the FEDERAL EMERGENCY MANAGEMENT AGENCY Flood Hazard Boundary or Flood Insurance Rate Maps dated 1-19-96, the subject property IS NOT located in a designated Zone A (Area of 100 Year Flood Plain).

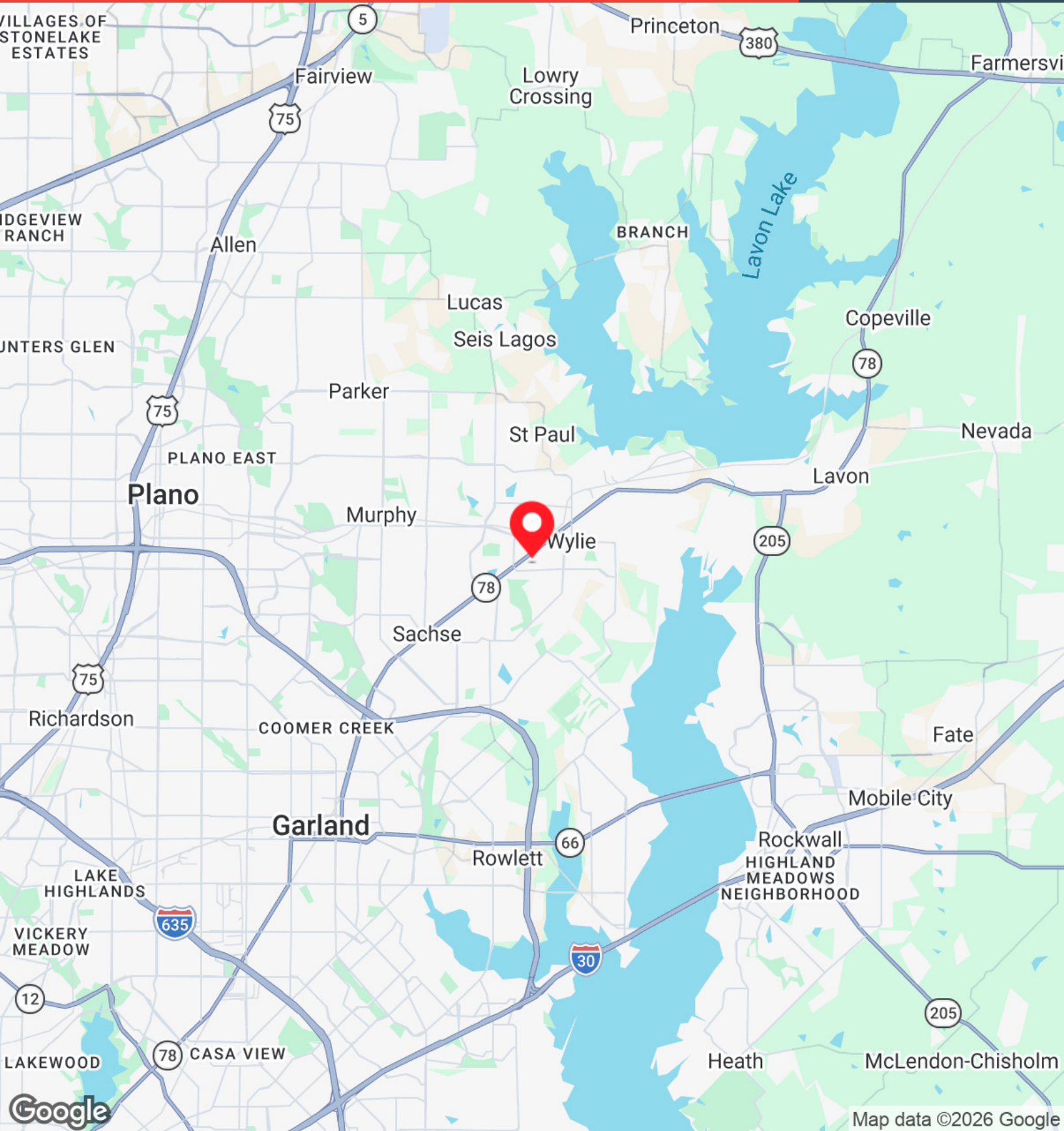


WYLIE INDUSTRIAL

1703 Martinez Ln, Wylie, TX 75098



For Sale/Lease



Map data ©2026 Google



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Michelle Hudson	433516	hudson@hudsonpeters.com	(972)980-1188
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