



Canopy at Wylie

100 N 5th St, Wylie, TX 75098



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Canopy at Wylie

\$4,900,000

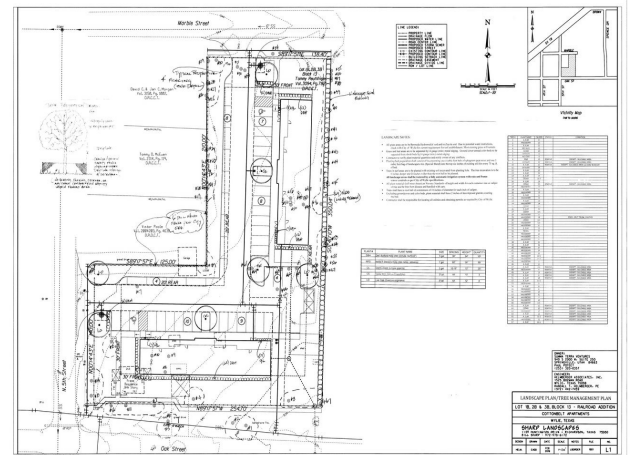
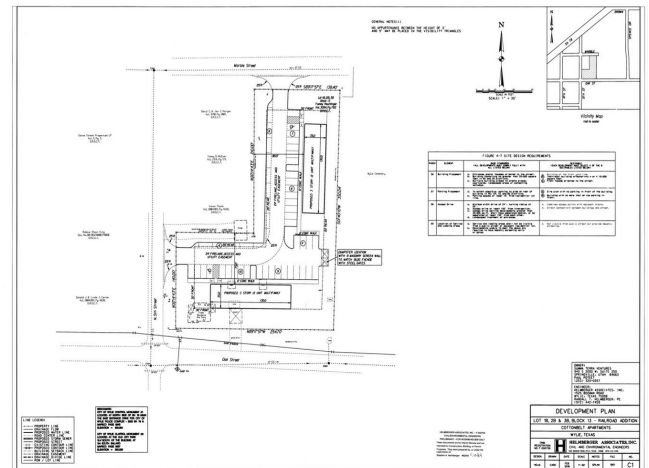
The Canopy at Wylie – 22-Unit Class A Multifamily | Offered at \$4,900,000

The Canopy at Wylie is a newly constructed, Class A, 22-unit multifamily community located in the rapidly growing city of Wylie, Texas—one of the most desirable submarkets within the Dallas–Fort Worth metroplex. Built with quality finishes and modern systems, this asset represents a rare opportunity to acquire new construction at a price point below replacement cost.

Positioned just 0.1 miles from Texas State Highway 78, the property offers unmatched accessibility while benefiting from strong surrounding demographics. Within a one-mile radius, the average household income exceeds \$110,000, and Wylie has experienced a robust 7% population growth over the past five years. Strong schools and a family-friendly environment further enhance renter demand, ensuring a healthy lease-up trajectory.

The...

- New Construction, Spacious Floorplans, Strong Rental Demand, Location



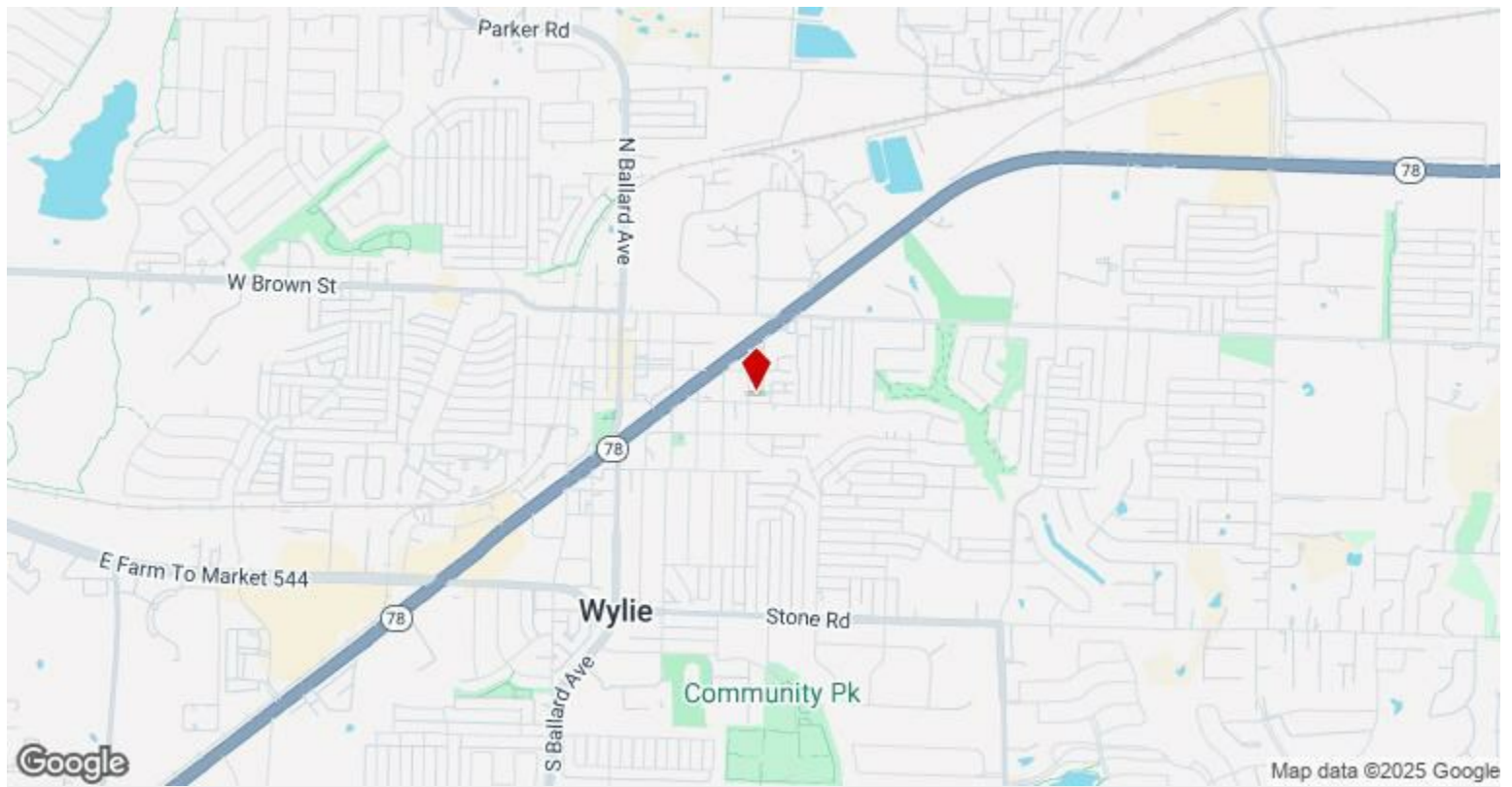
Price:	\$4,900,000
No. Units:	22
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	B
Sale Type:	Investment
Cap Rate:	6.65%
Lot Size:	1.47 AC
Gross Building Area:	32,765 SF
Sale Conditions:	High Vacancy Property
Gross Rent Multiplier:	9.39
No. Stories:	3
Year Built:	2024
Parking Ratio:	1.65/1,000 SF

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+1	22	\$1,963	1,002 - 1,065

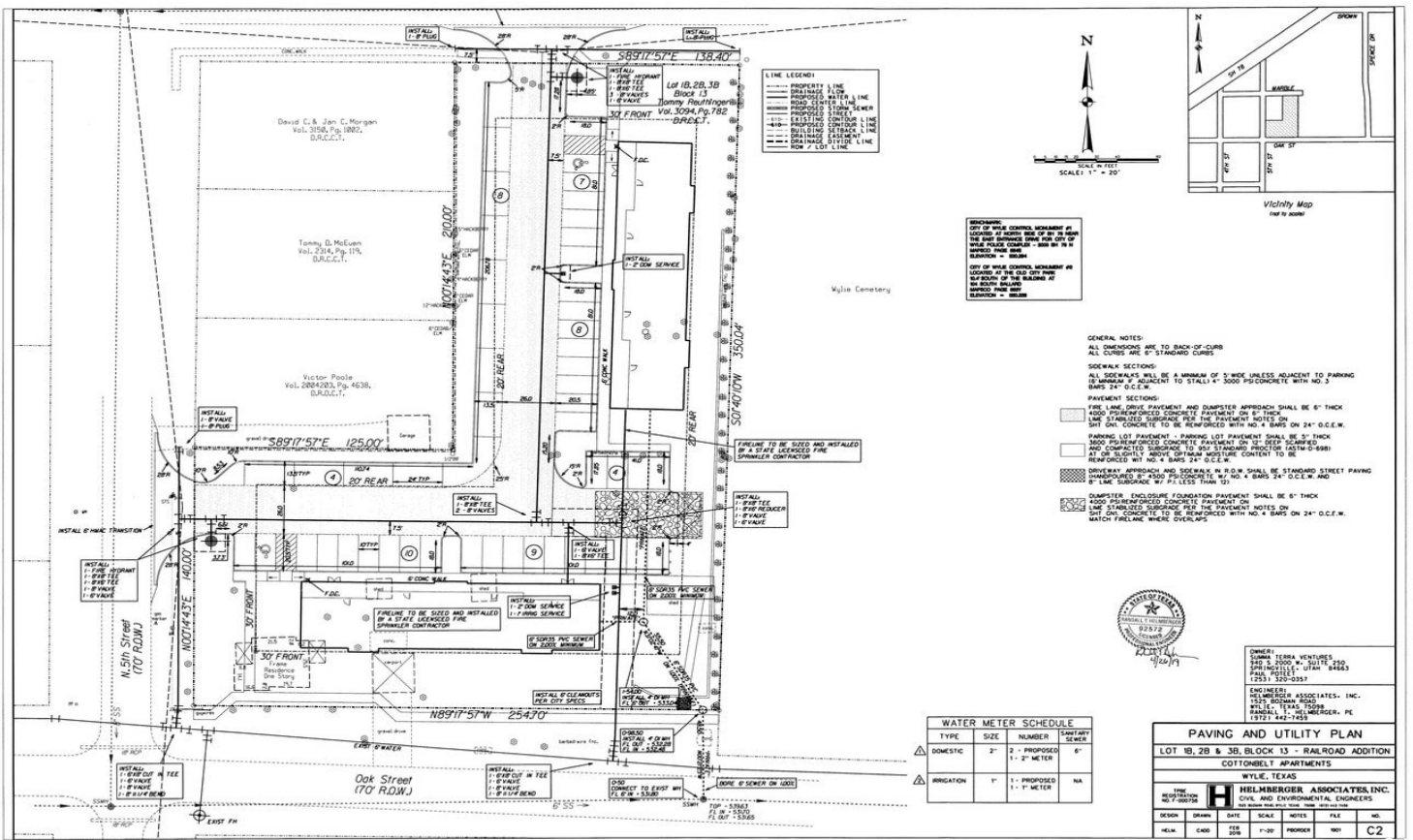
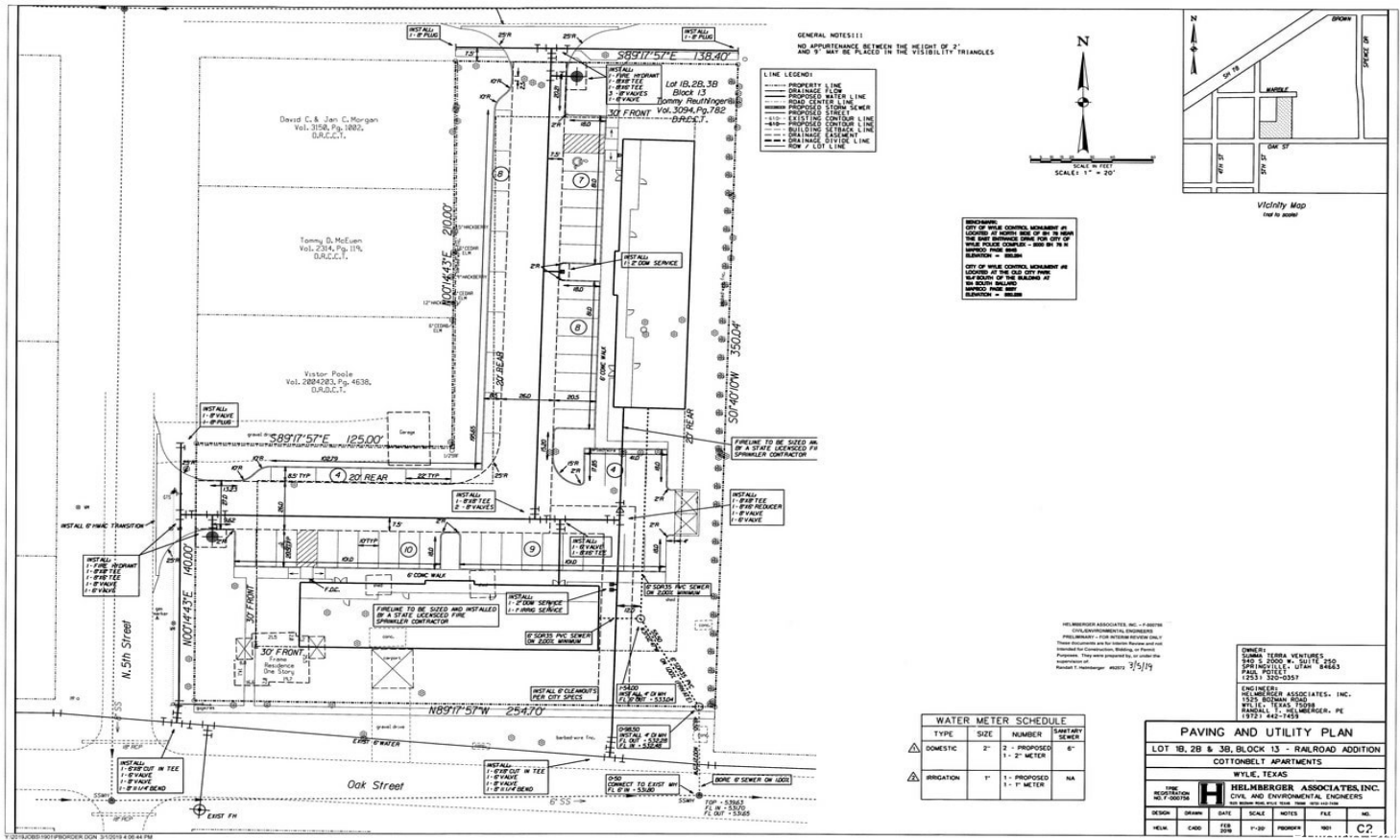
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cottonbelt Apartments	-	

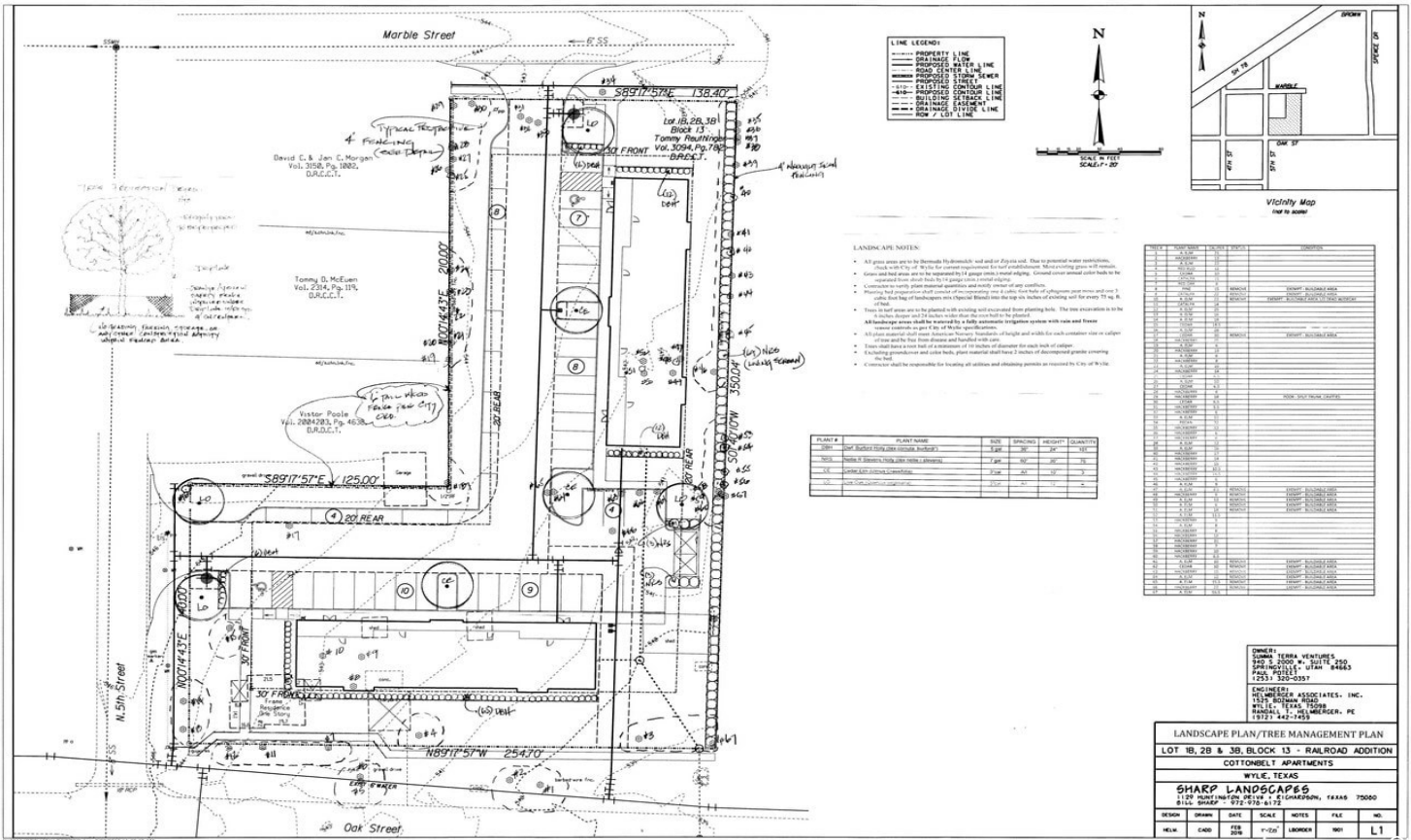


100 N 5th St, Wylie, TX 75098

Property Photos



Property Photos



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UNIT TYPE A
1,032 SQFT

UNIT TYPE B
1,062 SQFT

Property Photos



Property Photos



Property Photos



Property Photos

