

WYLIE MEDICAL PLAZA

2300 FM 544
Wylie, TX 75098

Medical for Lease



Leasing Information:
214.461.2300

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Lincoln

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Offering Summary

Lease Rate:	Negotiable
Building Size:	49,151 SF
Available SF:	1,852 - 2,464 SF
Lot Size:	3.3 Acres
Year Built:	2013
Zoning:	F3

Property Overview

The Wylie Medical Plaza is a two-story, Class A medical office building with institutional ownership located in Wylie, TX. This 51,878 RSF MOB is located on FM 544 (Over 27,000 VPD) in the rapidly growing submarket of Wylie. Anchored by the Baylor Scott & White Emergency Center, the building offers a great referral network for incoming physician groups. The building has multiple space options where ownership can offer generous tenant improvement allowances

Property Highlights

- Class A medical office space
- Anchored by Baylor Scott & White Emergency Center
- Spec. suite, Shell, & 2nd gen medical space available
- Monument & building signage available
- 3.85:1000 Parking

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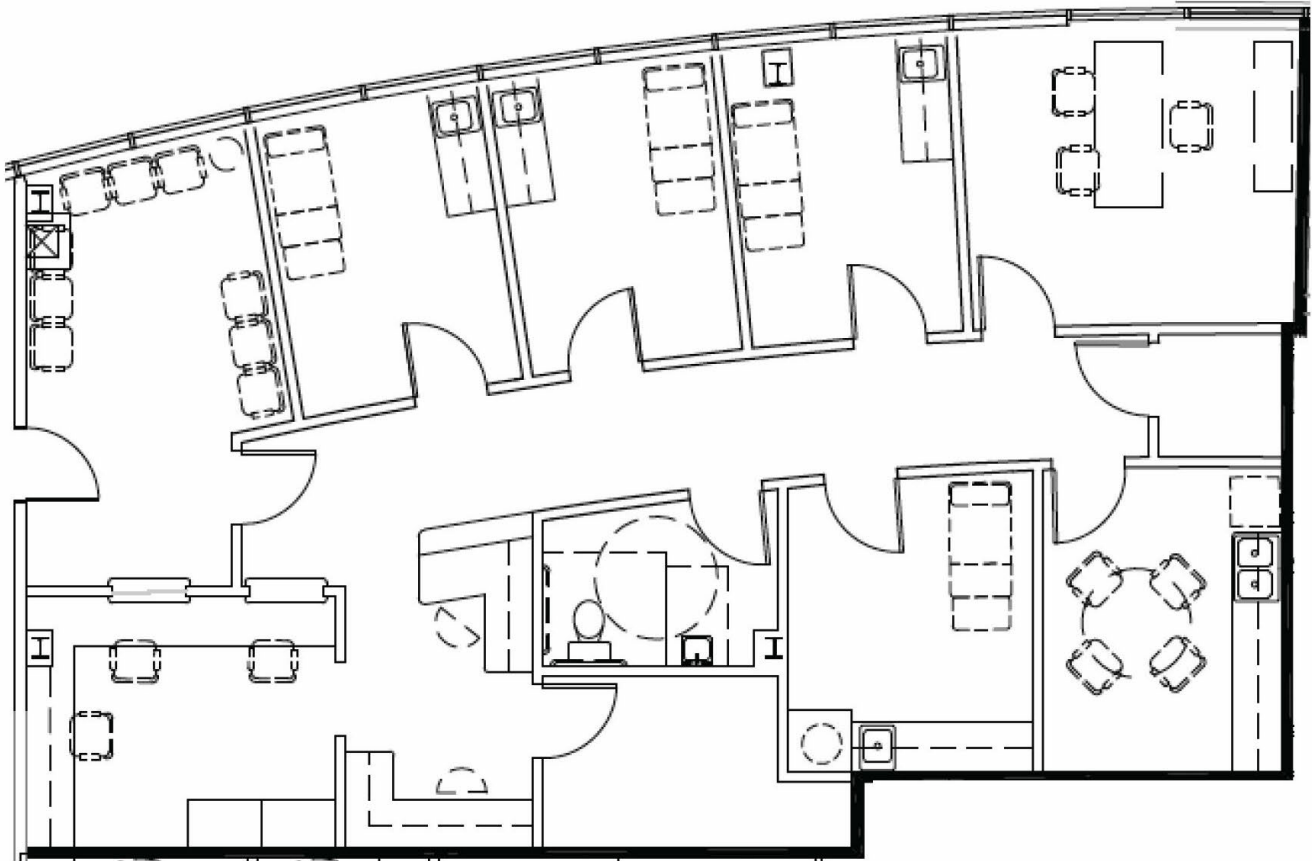
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WYLIE MEDICAL PLAZA

Suite 120

2300 FM 544 | Wylie, TX 75098



Suite

Suite 120

Size

1,852 SF

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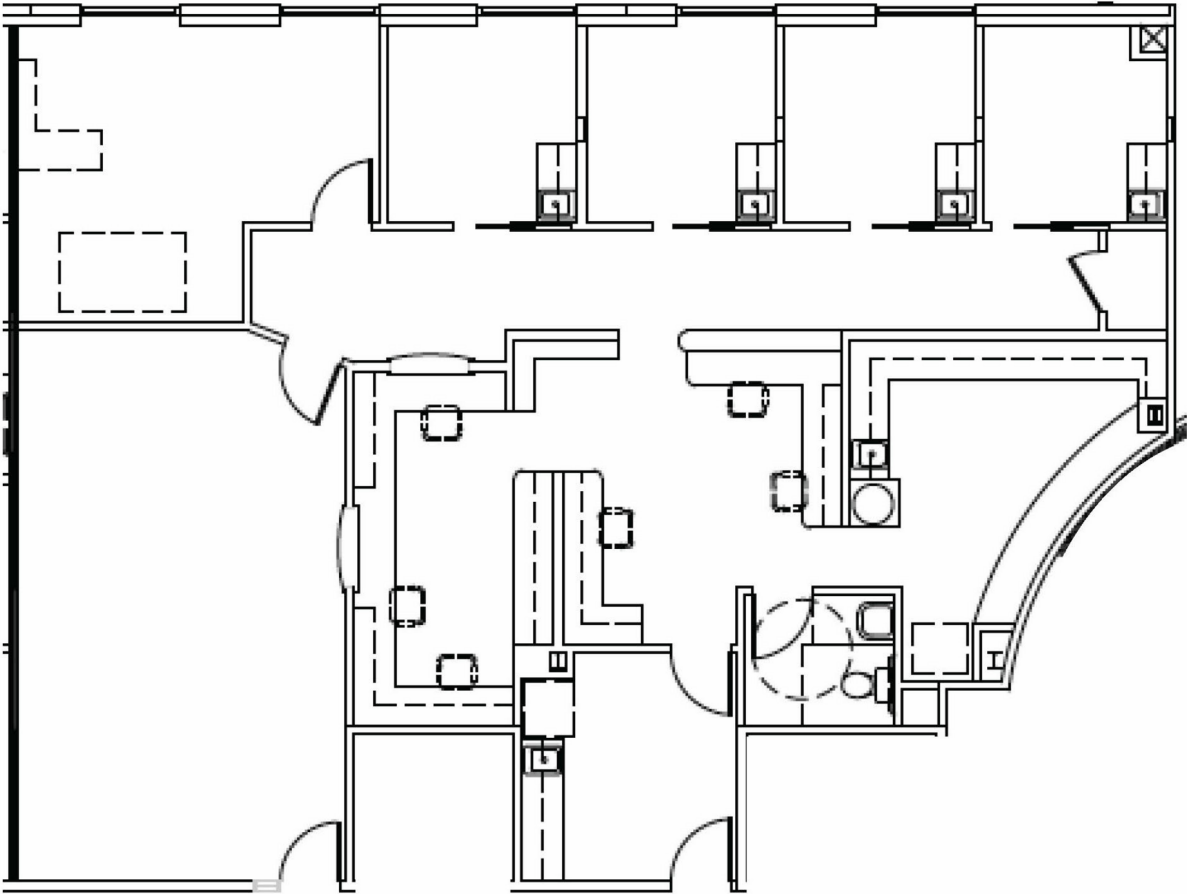
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Suite 200

2300 FM 544 | Wylie, TX 75098



Suite	Size
Suite 200	2,464 SF

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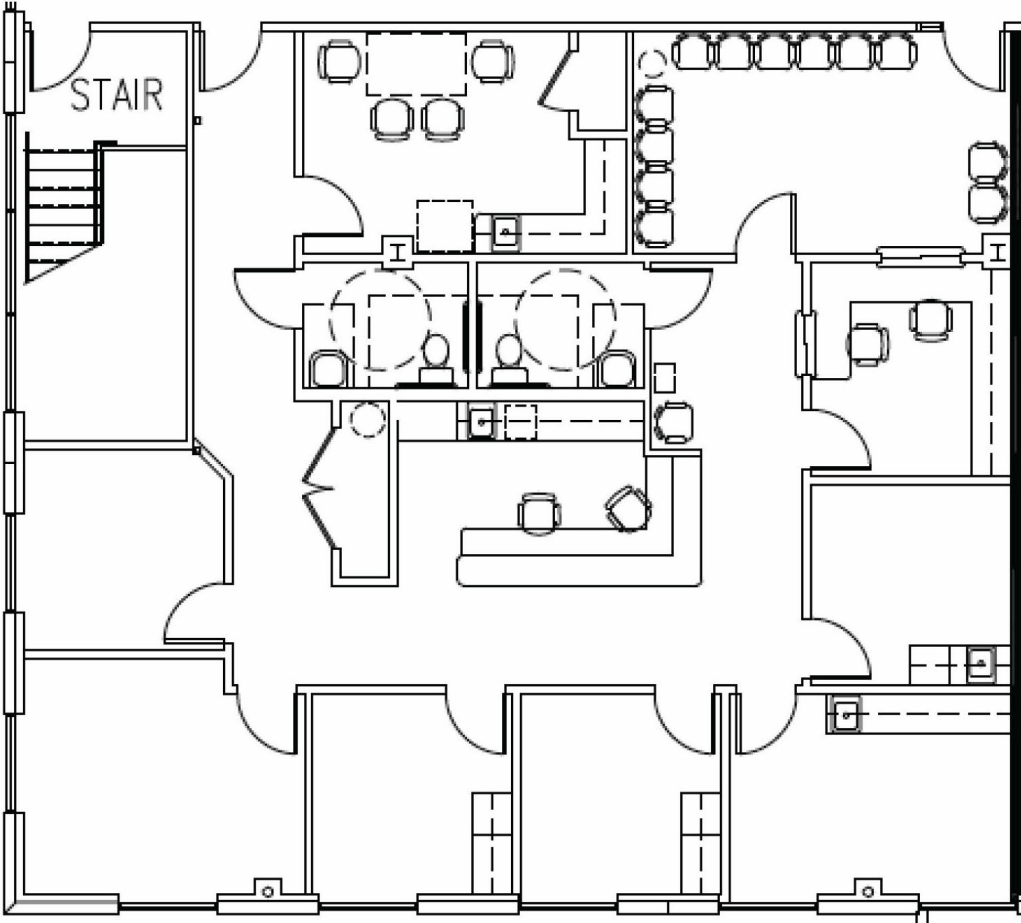
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WYLIE MEDICAL PLAZA

Suite 220

2300 FM 544 | Wylie, TX 75098



Suite	Size
Suite 220	2,240 SF

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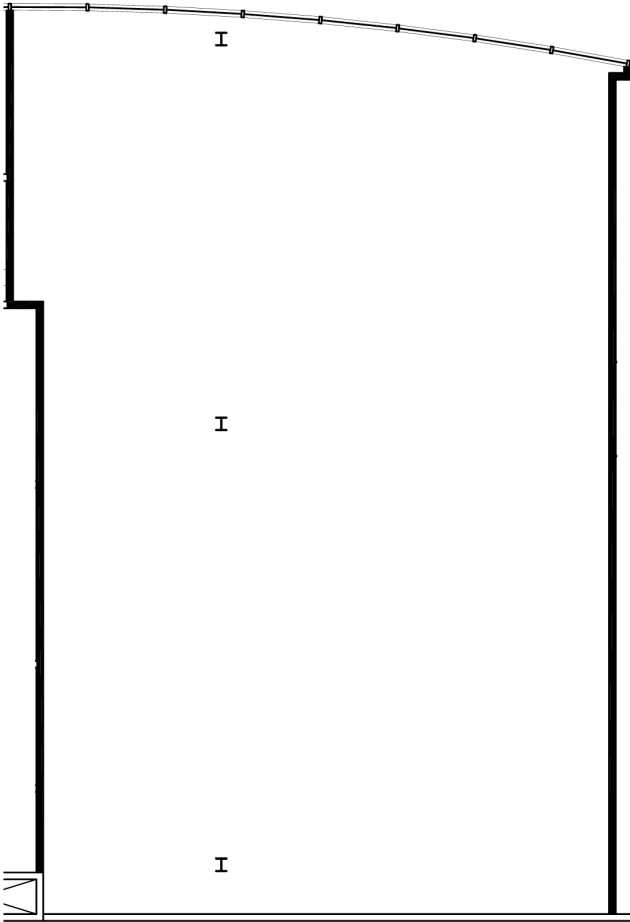
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WYLIE MEDICAL PLAZA

Suite 280

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Suite	Size
Suite 280	2,240 SF

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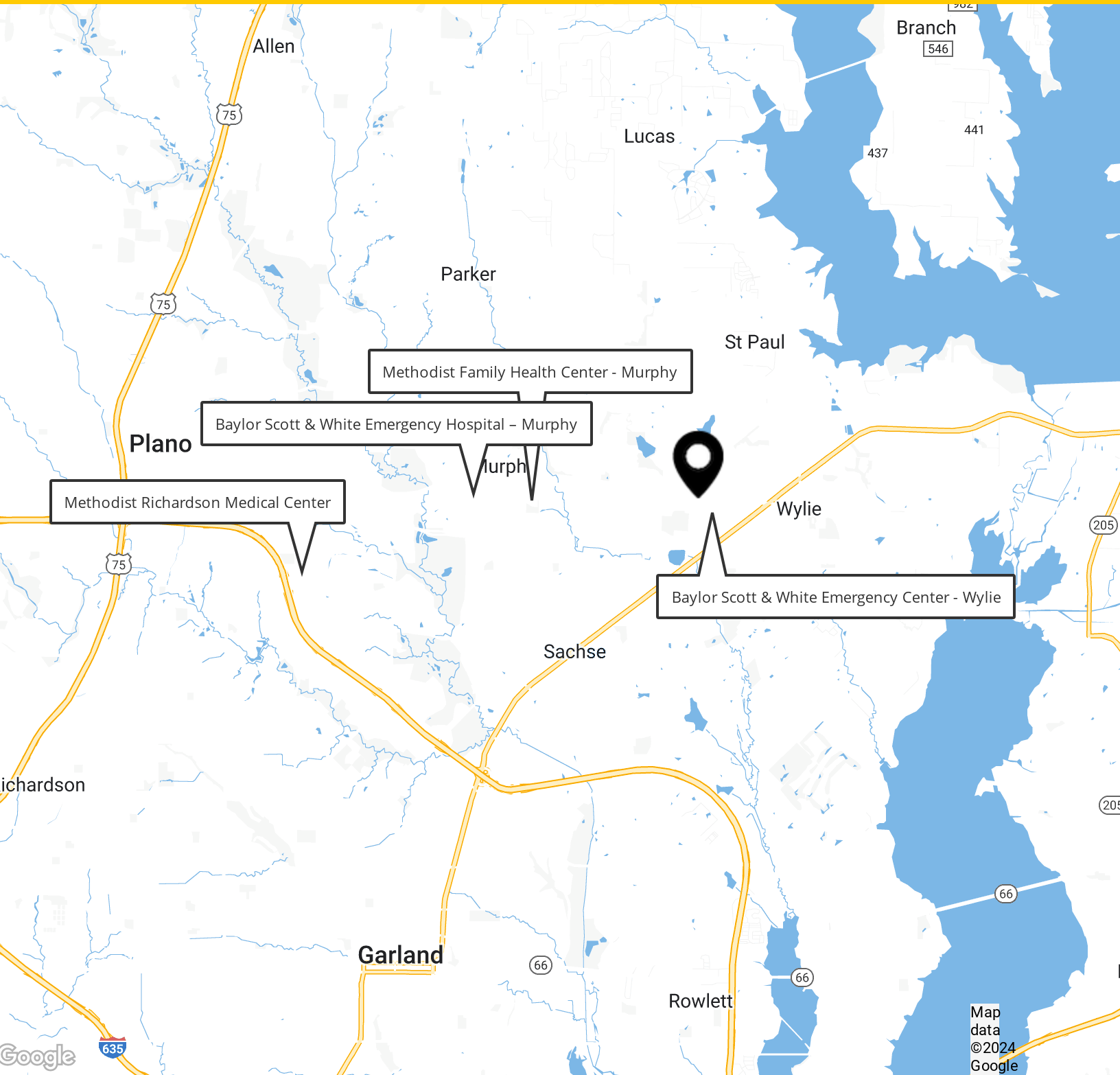
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Location Map

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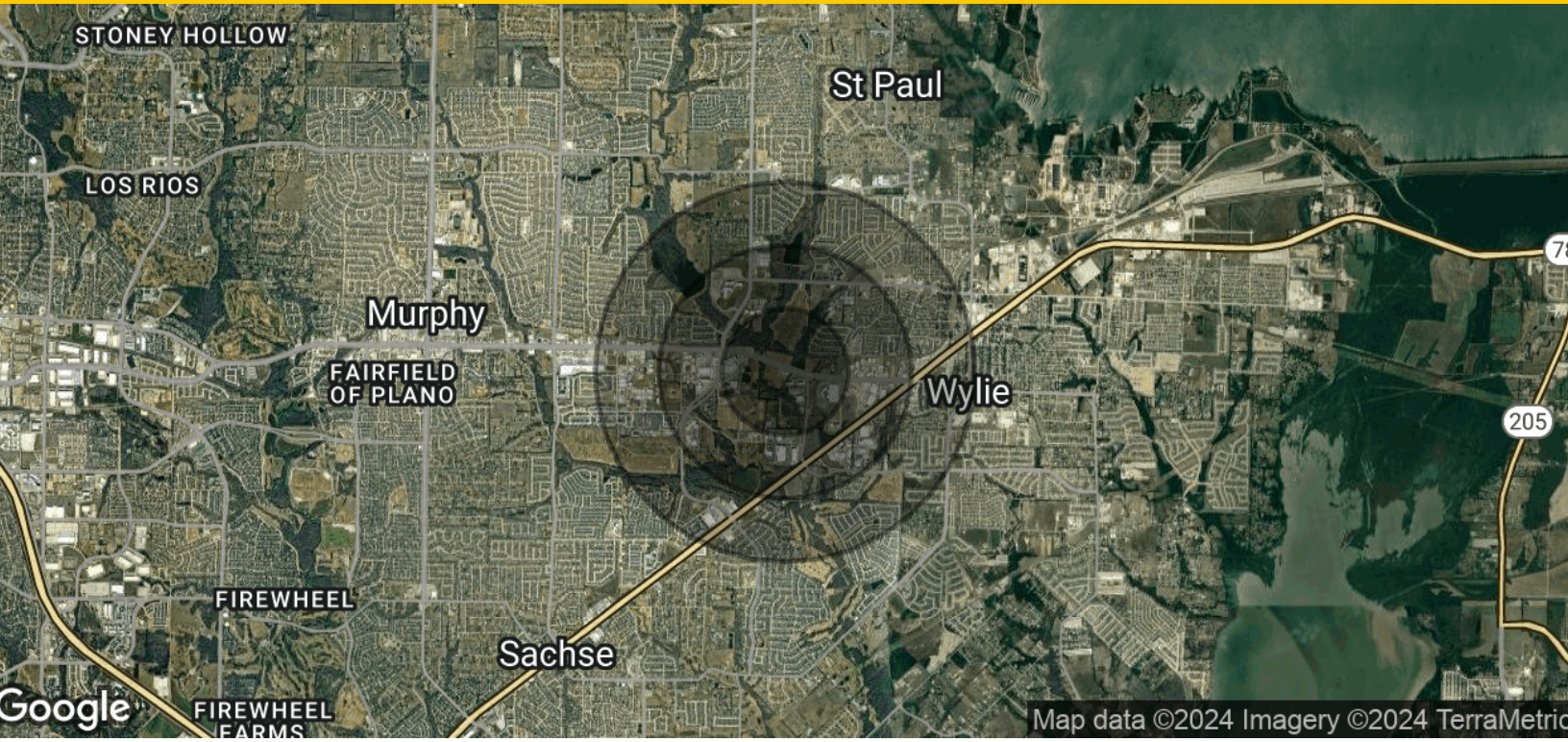
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Demographics Map & Report

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	871	5,753	16,941
Average Age	37.1	36.0	35.5
Average Age (Male)	41.6	38.3	37.2
Average Age (Female)	31.0	33.6	33.8
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	349	2,078	5,984
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$79,377	\$91,452	\$99,523
Average House Value	\$231,803	\$230,219	\$247,384

* Demographic data derived from 2020 ACS - US Census

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