



Industrial zoned land - Development

2773 Capital St, Wylie, TX 75098



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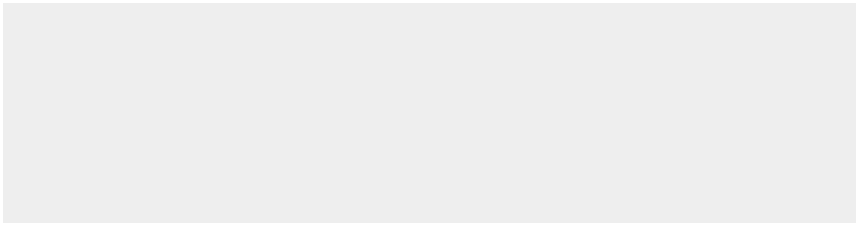
\$1,100,000

2773 Capital Street presents a light industrial development opportunity within Regency Business Park in Wylie, Texas. The 38,507-square-foot, approximately 0.884-acre site offers roughly 150 feet of frontage along Capital Street and approximately 256 feet of depth. A preliminary marketing concept illustrates the potential for an approximately 10,800-square-foot flex industrial or office-warehouse building configured as four approximately 2,700-square-foot suites, with front parking, rear grade-level loading and dedicated vehicle circulation. The concept may also accommodate a single owner-user seeking office, warehouse and operational space. The property is zoned Light Industrial and may be suitable for flex industrial, office-warehouse, contractor, service, light assembly, storage or distribution uses, subject to City approval. City standards provided for the district include a 25-foot front setback, 10-foot side setbacks, 25-foot rear setback and maximum lot coverage of 50%. The adjoining properties are commercial. Located near FM 544 and Highway 78, the site provides convenient access to Wylie, Murphy, Sachse, Garland, Rowlett and the surrounding...

Exceptional opportunity to develop the last available lot on Capital Street in Wylie. This 38,507 square foot commercial lot is zoned Light Industrial and offers flexible development potential for warehouse, office warehouse, flex industrial, contractor space, distribution, storage, or owner-user investment opportunities. Conveniently located near FM 544 and Highway 78, the property provides excellent accessibility for business operations, logistics, and future growth. All utilities are available, making this site well-positioned for immediate planning and development. Situated within an established industrial area, this property presents a rare chance for developers, investors, and business owners seeking a strategic commercial location in a growing market. Buyer to verify zoning, permitted uses, utilities, and development requirements....

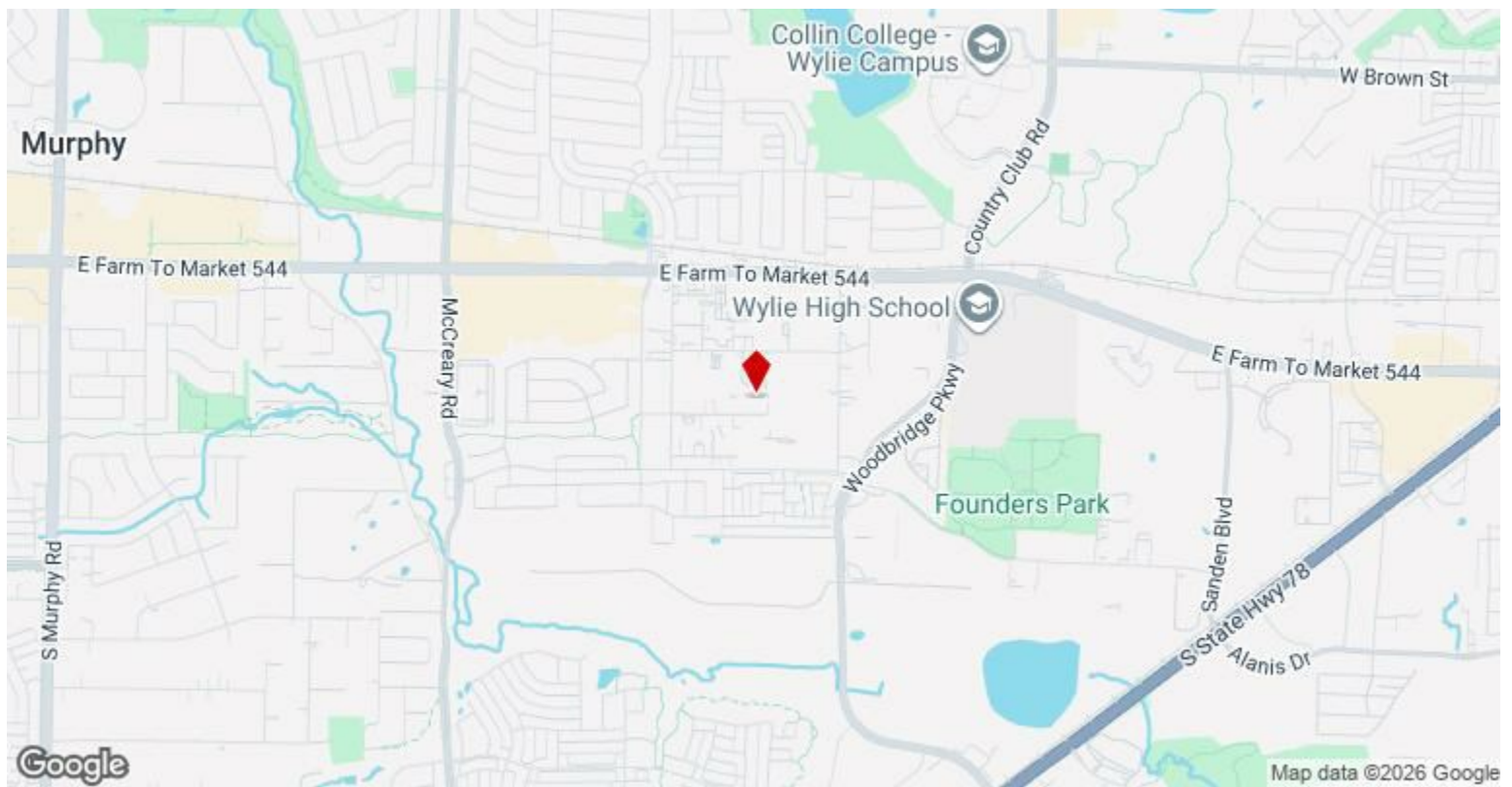
- 38,507 SF, approximately 0.884 acres
- Light Industrial zoning
- Located within an established commercial and industrial area
- Can be Subdivided
- Near FM 544 and Highway 78
- Suitable for an owner-user, small-bay developer or investor, subject to approval

Price:	\$1,100,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.89 AC
No. Lots:	1
Zoning Description:	Industrial



Major Tenant Information

Tenant	SF Occupied	Lease Expired
Epic Systems	-	



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Located near FM 544 and Highway 78, the site provides convenient access to Wylie, Murphy, Sachse, Garland, Rowlett and the surrounding DFW market. An existing survey, zoning information and preliminary flex-industrial concept plan are available for review.

Utilities are reported to be available. Buyers must independently verify permitted uses, utilities, access, fire-lane requirements, parking, drainage, detention, landscaping, development fees and all other site-development requirements with the City of Wylie and appropriate professionals. The conceptual plan is for marketing purposes only and has not been engineered or approved.