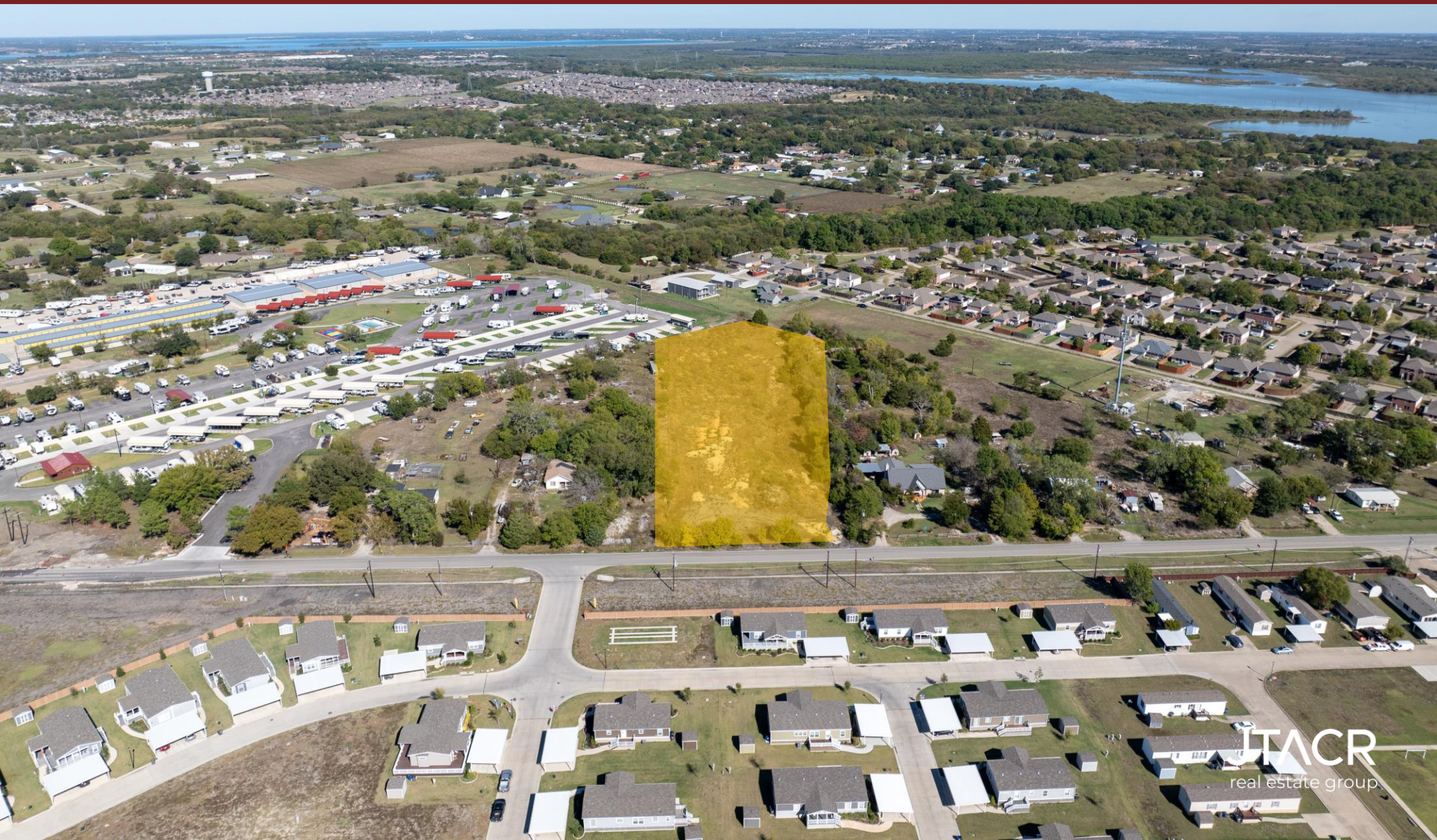


# WYLIE

## ETJ Land Opportunity – 3 Acres



JTACR  
real estate group



# BROKERAGE TEAM

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CARRIE SIEGER



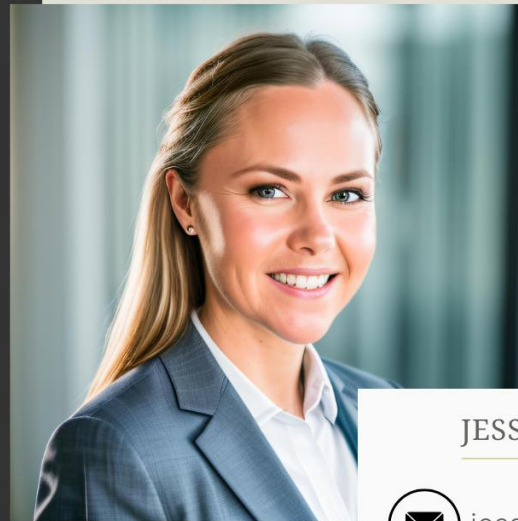
carrie@JTACRgroup.com



262.812.6420



www.JTACR.com



JESSIE KOERNER



jessie@JTACRgroup.com



256.797.1898



www.JTACR.com







## EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present this lot located in the growing market of Wylie. This site is approximately 3.25 acres split between Collin county and Dallas county.

With 300 single family lots just behind this property, 260 lots across the street, 569 single family lots north in the Bozman Farm Estates, and several thousand more lots surrounding this site, there is an abundance of opportunity for commercial development to cater to the consumers.

Currently, utilities are at the road. The site is located Outside city limits, so few restrictions exist for use of this site.



Wylie, Texas USA  
CITY/STATE



NA  
ZONING



Commercial  
PROPOSED USE



+3.25  
ACREAGE

# MARKET OVERVIEW

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Location Overview

Annual Average Daily Traffic

Market Overview

Education Overview

Local Attractions

Amenities Map

Area Overview

Location Map

Regional Map

Texas Drive Map

Population Density

Median Household Income

# LOCATION OVERVIEW

## About Wylie, Texas

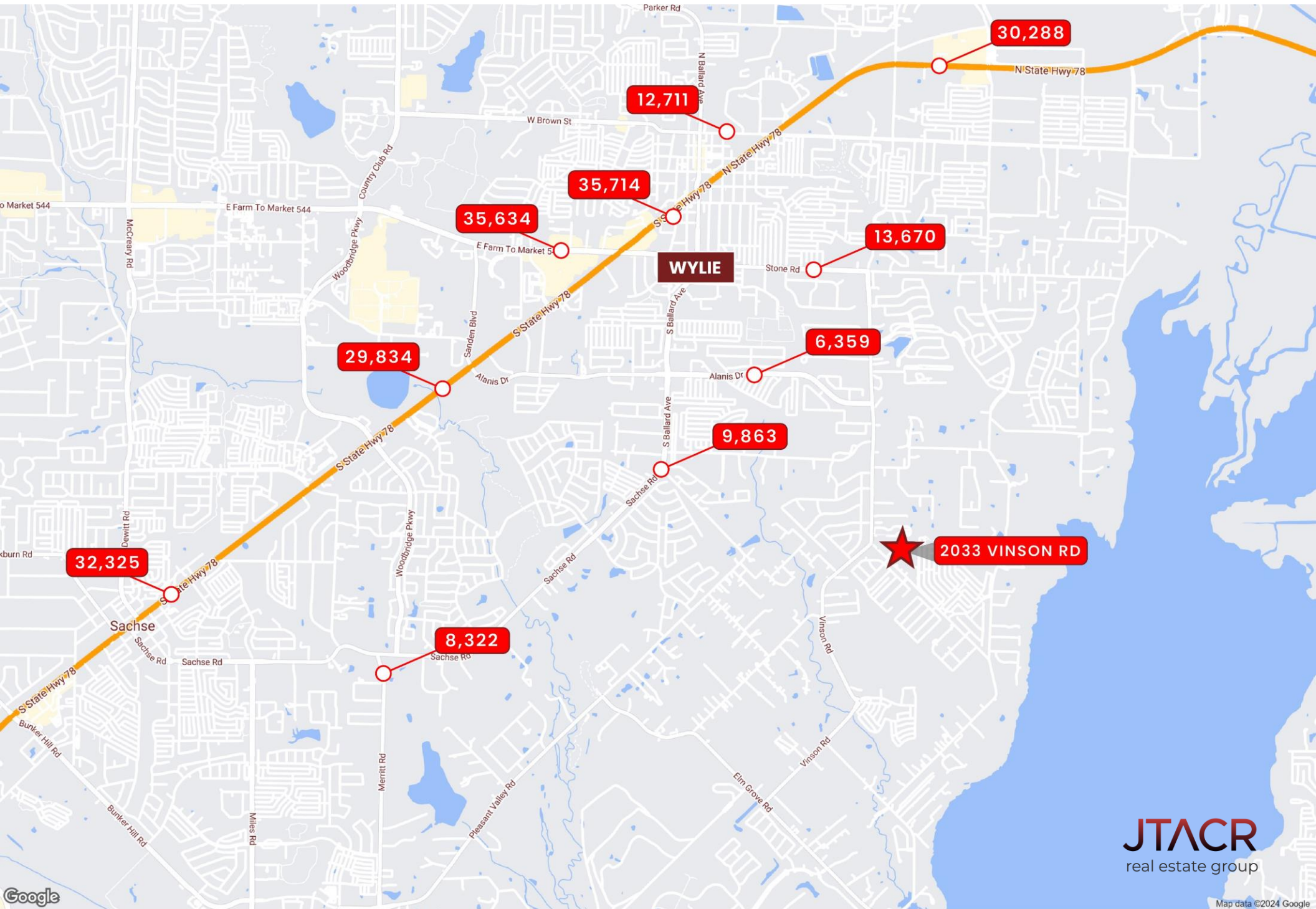
Wylie is a vibrant, growing community located in Collin County, Texas. Just 24 miles northeast of Downtown Dallas, Wylie has easy access to all of the amenities offered by large metropolitan cities while managing to maintain much-sought-after small-town, family-friendly attributes anchored by superior schools and progressive leadership. In Wylie’s early days, its downtown area was a community gathering place on Saturday nights for those looking to hear some music, shop, and catch up on the latest news. As the Santa Fe Railroad infused the town with visitors and commerce, shop owners stayed open extra-late to accommodate the crowds, and thus the town’s nickname – "Wide-Awake Wylie" – was born. The community continues to expand on that family-friendly mentality and welcomes new business and residents that are eager to share the Wylie experience.

While Wylie has been growing at a high rate, the city and its leadership has taken great strides to ensure a high quality of public safety for its residents and those in the surrounding communities. Wylie has again been honored by safety education organization SafeWise; this year, it has been named the 18th safest city in Texas. Wylie Police Department engages in continual outreach activities to strengthen the relationship between the community and its officers. Wylie Fire Rescue maintains an ISO-1 Public Protection Classification Rating, the top rating by the Insurance Services Office, making homes and offices less expensive to insure. Only 56 municipalities hold a Class 1 rating, placing Wylie in the top 12 percent nationwide. Wylie Fire Rescue continues to train and add cutting-edge rescue techniques and equipment to its first-response arsenal.

DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
2020 Population	46,154	131,181	523,678
2024 Population	48,956	144,232	559,384
Median Age	37.1	38	38.2
Median Household Income	\$108,787	\$112,957	\$95,526

MAJOR EMPLOYERS		
Company	Employees	Industry
Wylie ISD	±2,627	Education
North Texas Municipal Water District	±885	Government
City of Wylie	±486	Government
Walmart Supercenter	±397	Retail

# ANNUAL AVERAGE DAILY TRAFFIC (AADT 2023)





## MARKET OVERVIEW

### Attractions

Wylie, Texas, boasts a range of attractions that appeal to both locals and visitors. Lavon Lake, located just minutes away, is a favorite spot for outdoor lovers, offering fishing, boating, camping, and scenic hiking trails. The city's Historic Downtown is another gem, featuring a delightful mix of boutique stores, local dining, and community events like the Bluegrass on Ballard festival and Boo on Ballard Halloween festivities. Southfork Ranch, known for its role in the TV show "Dallas," is nearby, offering tours and special events for a touch of local culture. Wylie is also near family-friendly spots like the In-Sync Exotics Wildlife Rescue and Educational Center and the Heard Natural Science Museum & Wildlife Sanctuary in McKinney, both providing educational and recreational experiences. These attractions, coupled with Wylie's quaint charm and proximity to the Dallas-Fort Worth metroplex, make it a desirable place to live and explore.

### Economy

Wylie's economy is primarily driven by its close proximity to the Dallas-Fort Worth metroplex, which offers residents extensive employment opportunities across sectors like technology, finance, and healthcare. The city's rapid population growth has led to significant residential expansion, fueling a thriving housing market and a busy construction sector. Alongside this, the growth of retail and commercial businesses, including new shopping centers, restaurants, and local enterprises, is bolstering economic activity. Wylie's well-regarded public schools and expanding healthcare services also play a key role in attracting families and professionals to the area. Additionally, the city benefits from light manufacturing, local agriculture, and recreational activities around Lavon Lake, contributing to a well-rounded and vibrant economy.

### Real Estate

Wylie, Texas, stands out as an excellent location for real estate thanks to its prime location, strong sense of community, and dynamic market growth. Positioned near the Dallas-Fort Worth metroplex, Wylie provides convenient access to major job centers while offering a more affordable, suburban lifestyle. The city is highly regarded for its top-rated public schools, safe neighborhoods, and welcoming environment, making it a popular choice for families and professionals alike. Rapid population growth has fueled housing demand, resulting in a thriving real estate market with rising property values. Moreover, Wylie's combination of small-town charm and modern amenities, coupled with ongoing residential and commercial development, makes it a promising market with significant long-term investment potential.



## MARKET OVERVIEW

Welcome to Wylie ISD, a thriving school district in southern Collin County, located 24 miles northeast of the vibrant city of Dallas. For more than a century, our district has championed academic excellence, offering outstanding educational opportunities and award-winning extracurricular activities, all rooted in our strong community values. We are dedicated to providing our students with a top-tier education that prepares them for lifelong success and empowers them to make a positive impact on the world.

### Foundation Goals

- To provide a continuous source of funds with gifts received from individuals, corporations, businesses, trusts and investments.
- To promote student development and excellence through enrichment programs and activities.
- To encourage and recognize creativity among educators by supporting unique growth opportunities and providing resources for innovative teaching ideas.

## LOCAL SCHOOLS

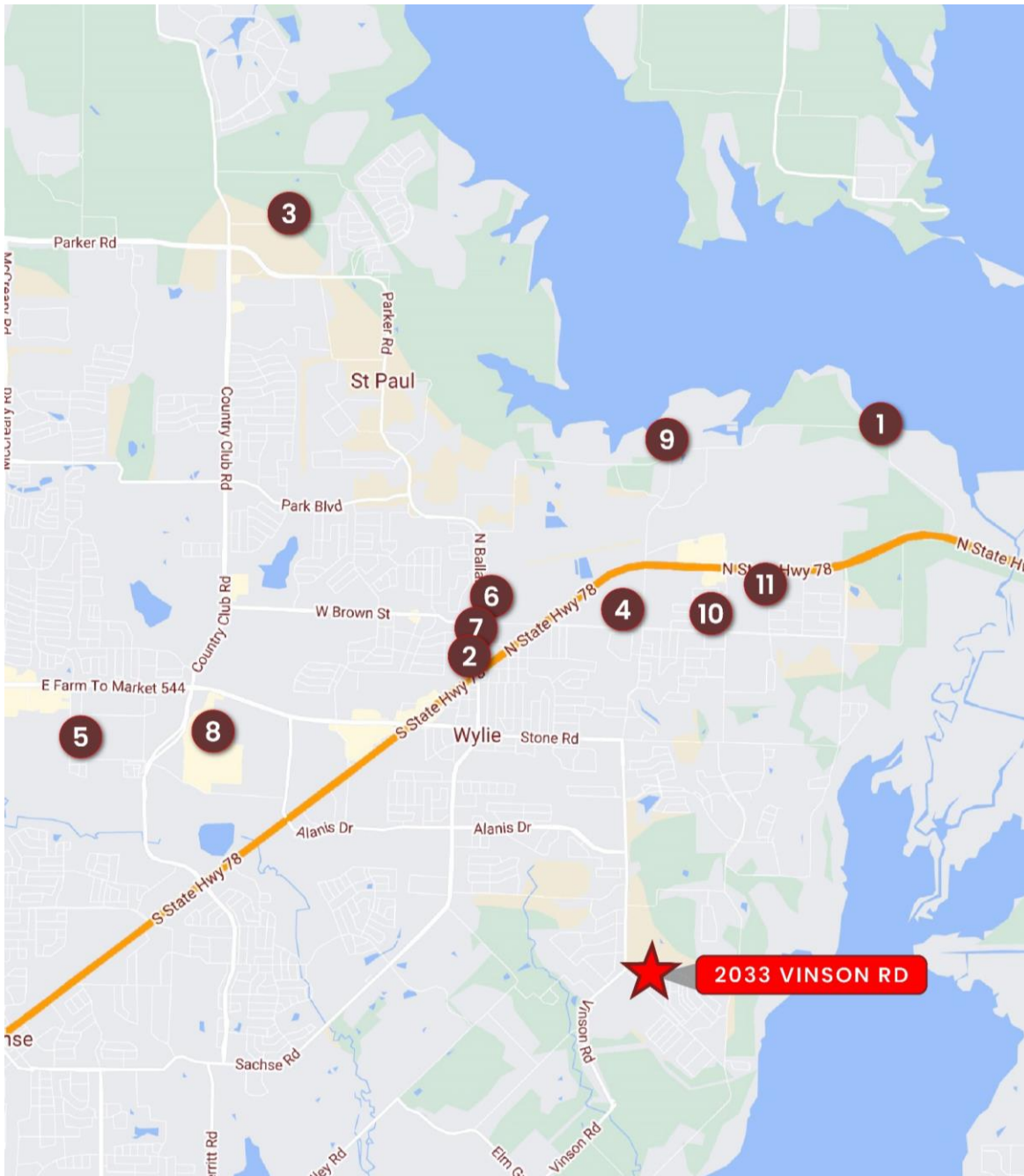
1. Watkins Elementary (Pre-K – 4<sup>th</sup> Grades)
2. Harrison Intermediate (5<sup>th</sup> – 6<sup>th</sup> Grades)
3. Burnett Junior High (7<sup>th</sup> – 8<sup>th</sup> Grades)
4. Wylie East High School (9<sup>th</sup> – 12<sup>th</sup> Grades)



## LOCAL SCHOOLS MAP



## LOCAL ATTRACTIONS



### THINGS TO DO IN NEAR WYLIE, TEXAS according to tripadvisor.com

1. In-Sync Exotics
2. Landon Winery
3. The Best Little Toy Museum In Texas
4. Oncor Park
5. Good Neighbor Brews
6. St Anthony Catholic Church
7. Wylie Opry
8. Founders Park
9. East Fork Park
10. Avalon Park
11. Eureka Park

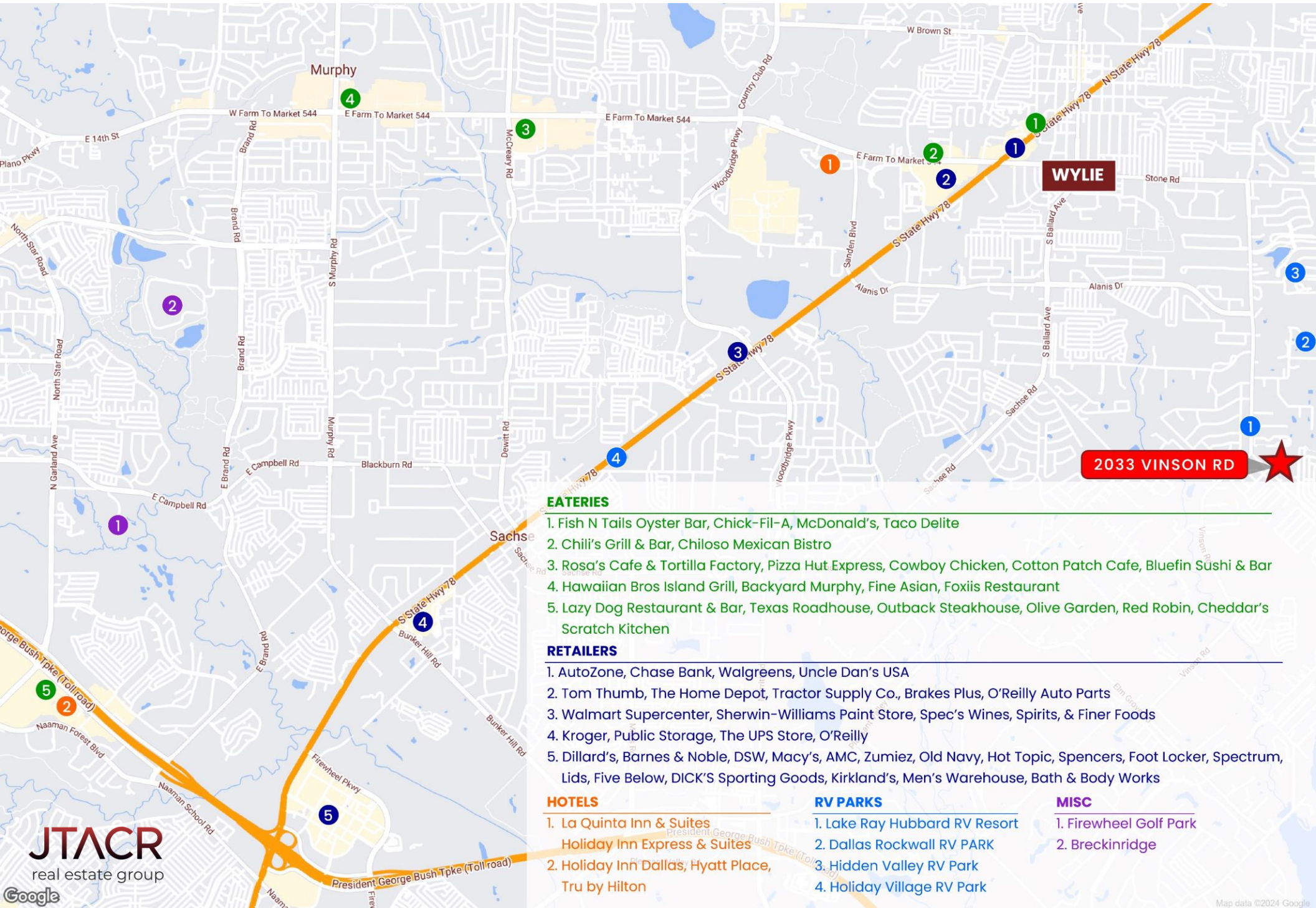


# AMENITIES MAP



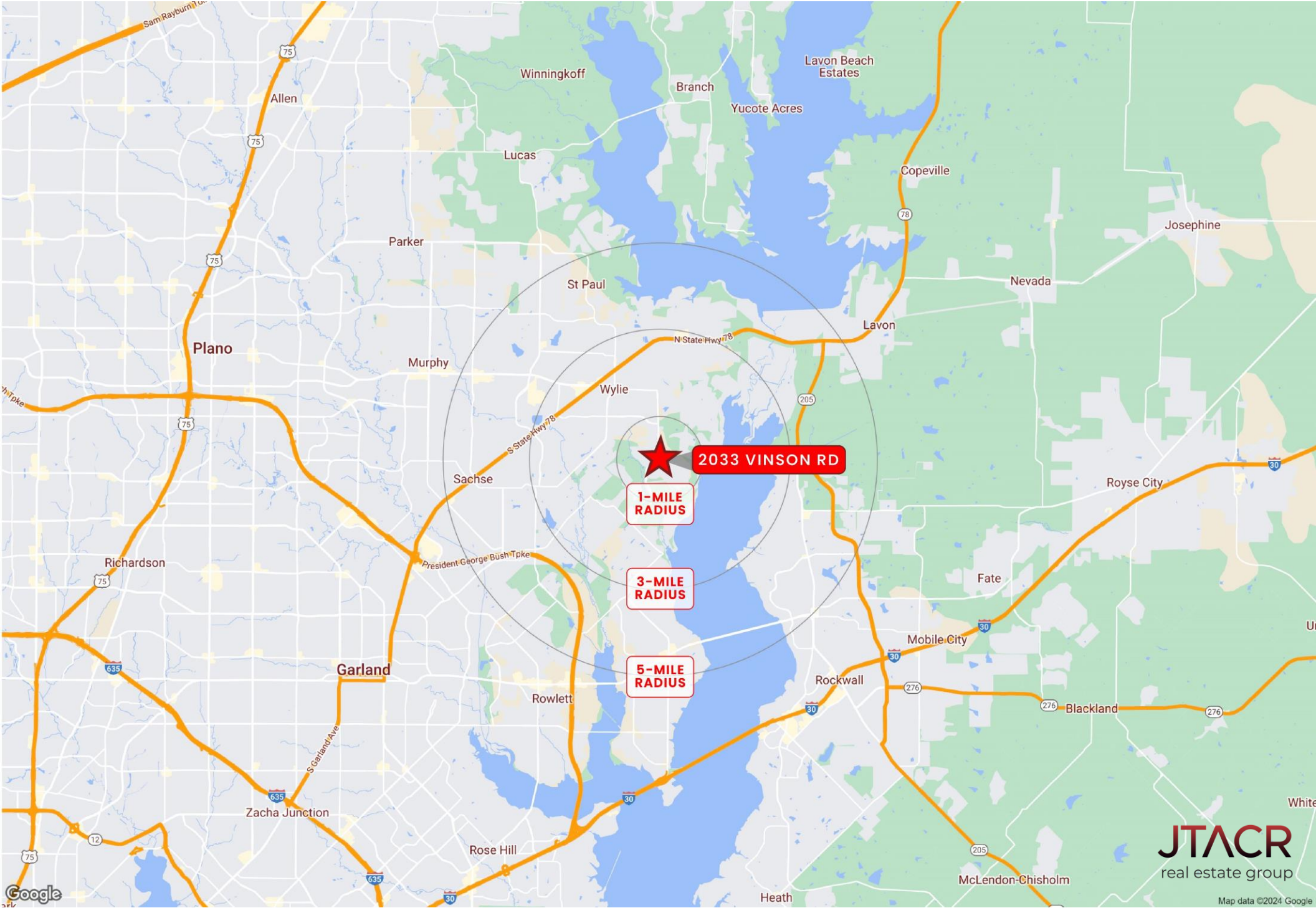


# AREA OVERVIEW





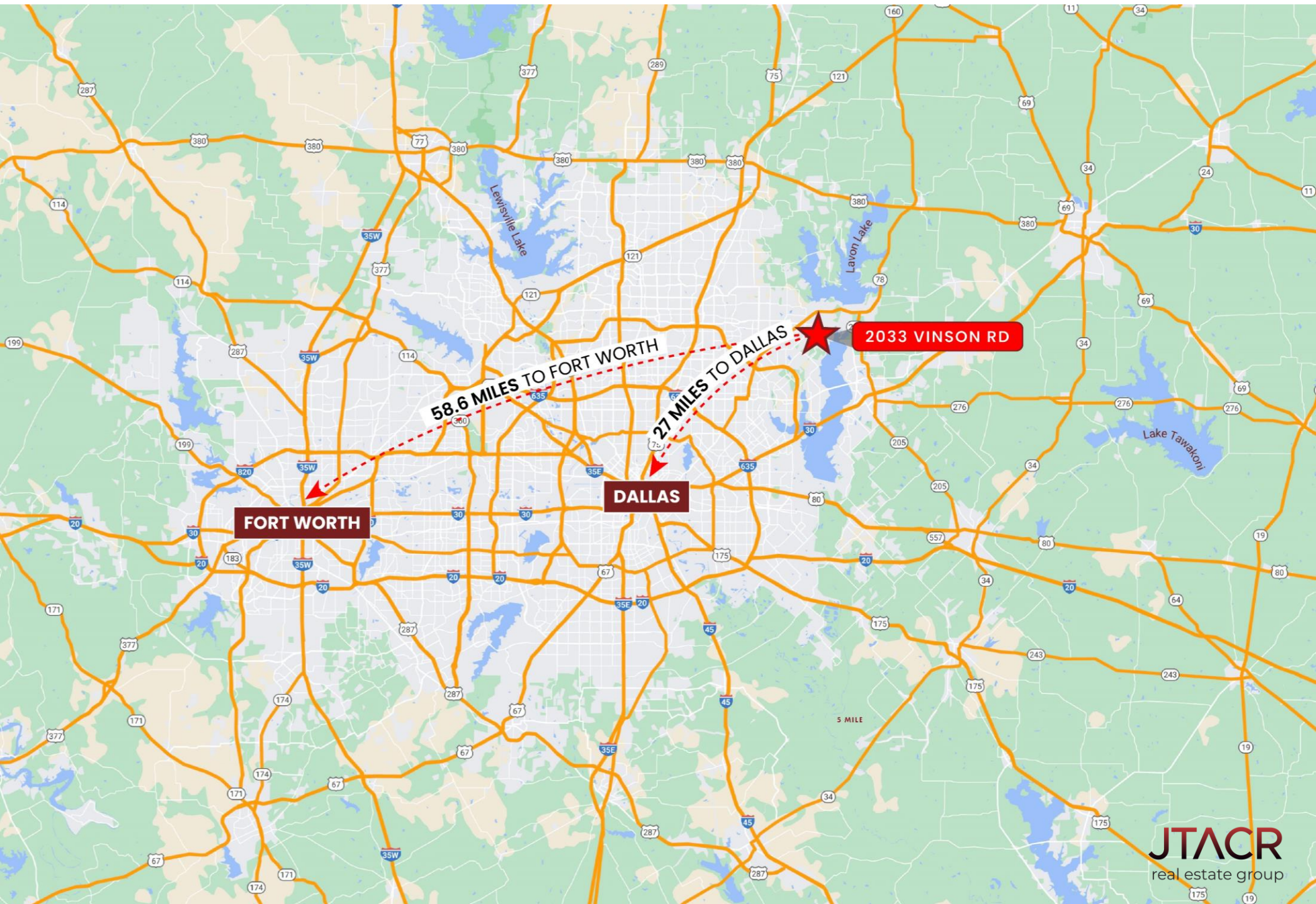
LOCATION MAP





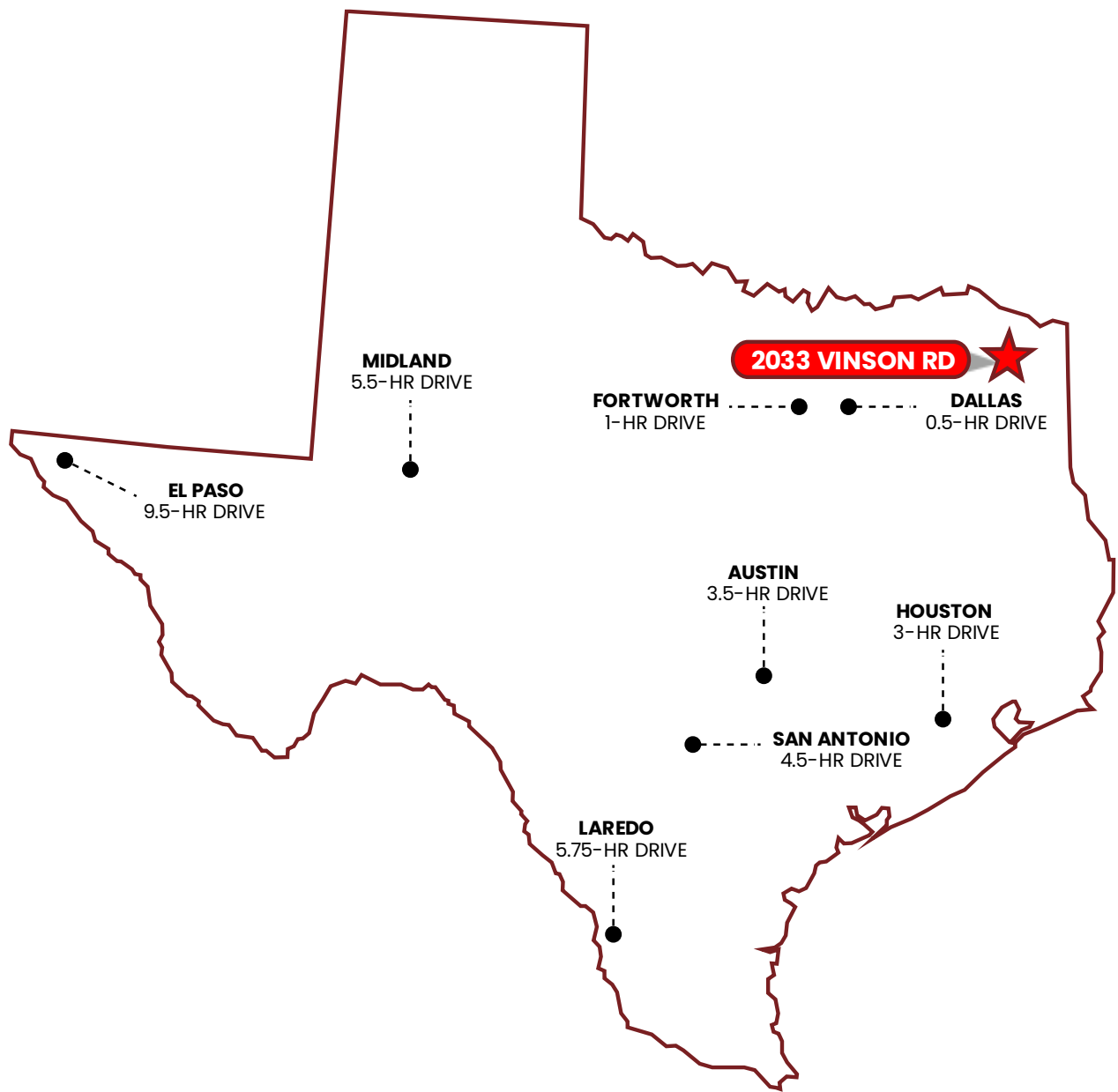
# REGIONAL MAP

14

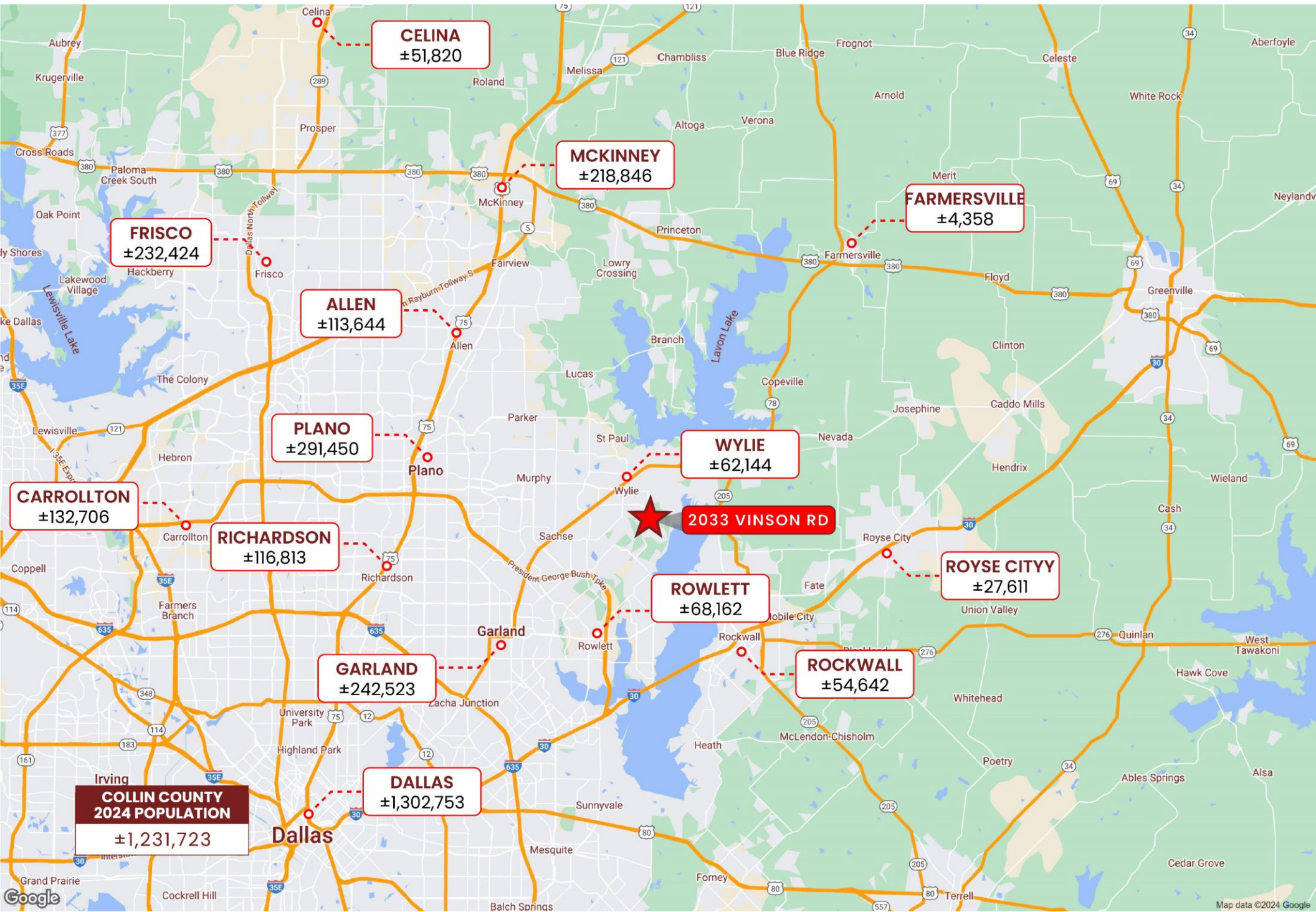




TEXAS DRIVE MAP

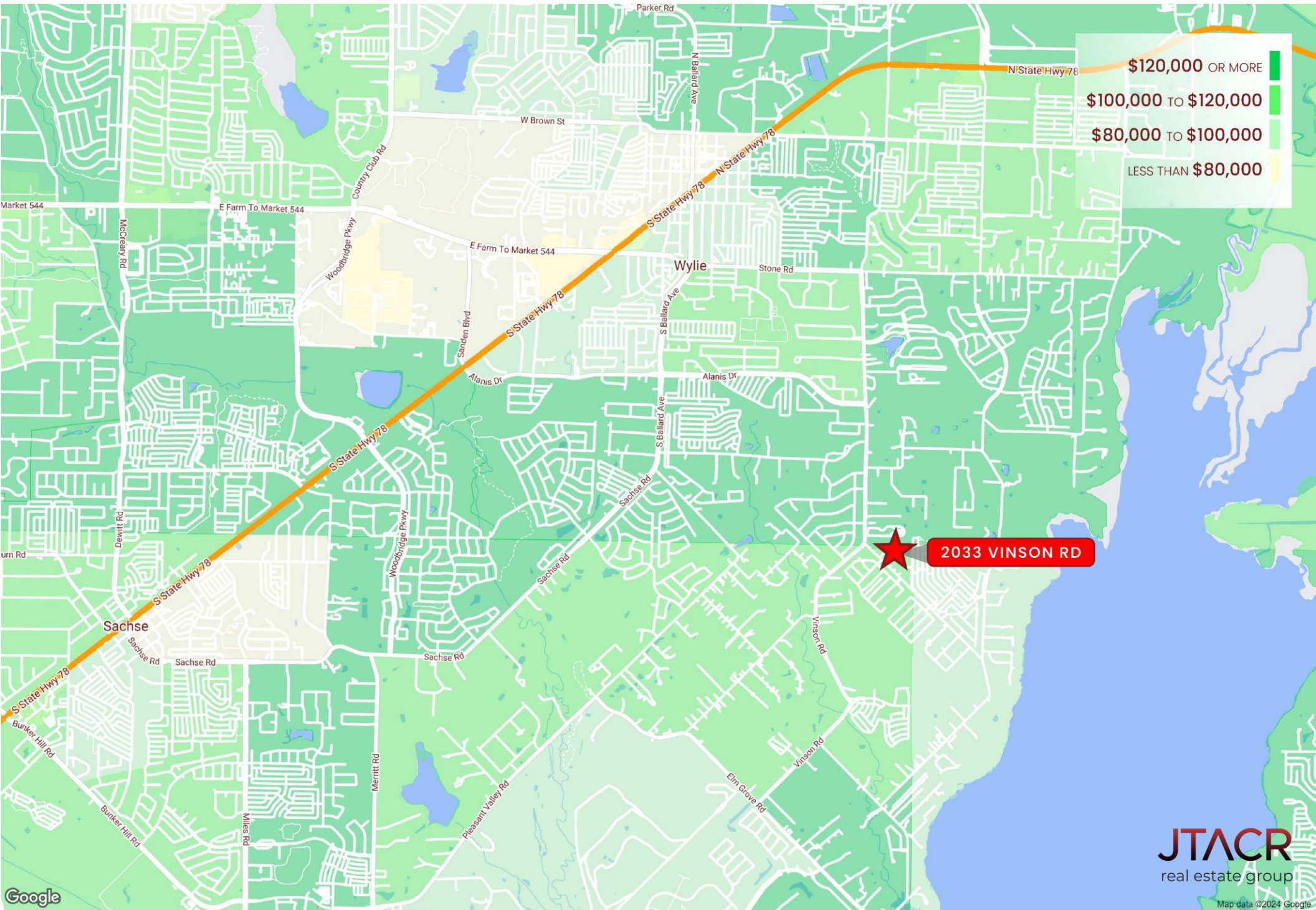


# POPULATION DENSITY





MEDIAN HOUSEHOLD INCOME



# PROPERTY DESCRIPTION

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Property details

Parcel view

Location map



## PROPERTY DETAILS

Street Address	2033 Vinson Rd
City, State	Wylie TX 75908
County	DALLAS & COLLIN
MSA	DALLAS-FORT WORTH
Proposed Use	COMMERCIAL
Jurisdiction	ETJ/COUNTY
Additional Structure	NO
Total Acreage	3.25 ACRES
Parcel Number(s)	65176374510070000 2651094
Opportunity Zone	NO
Flood Zone	NO



# LAND MARKET

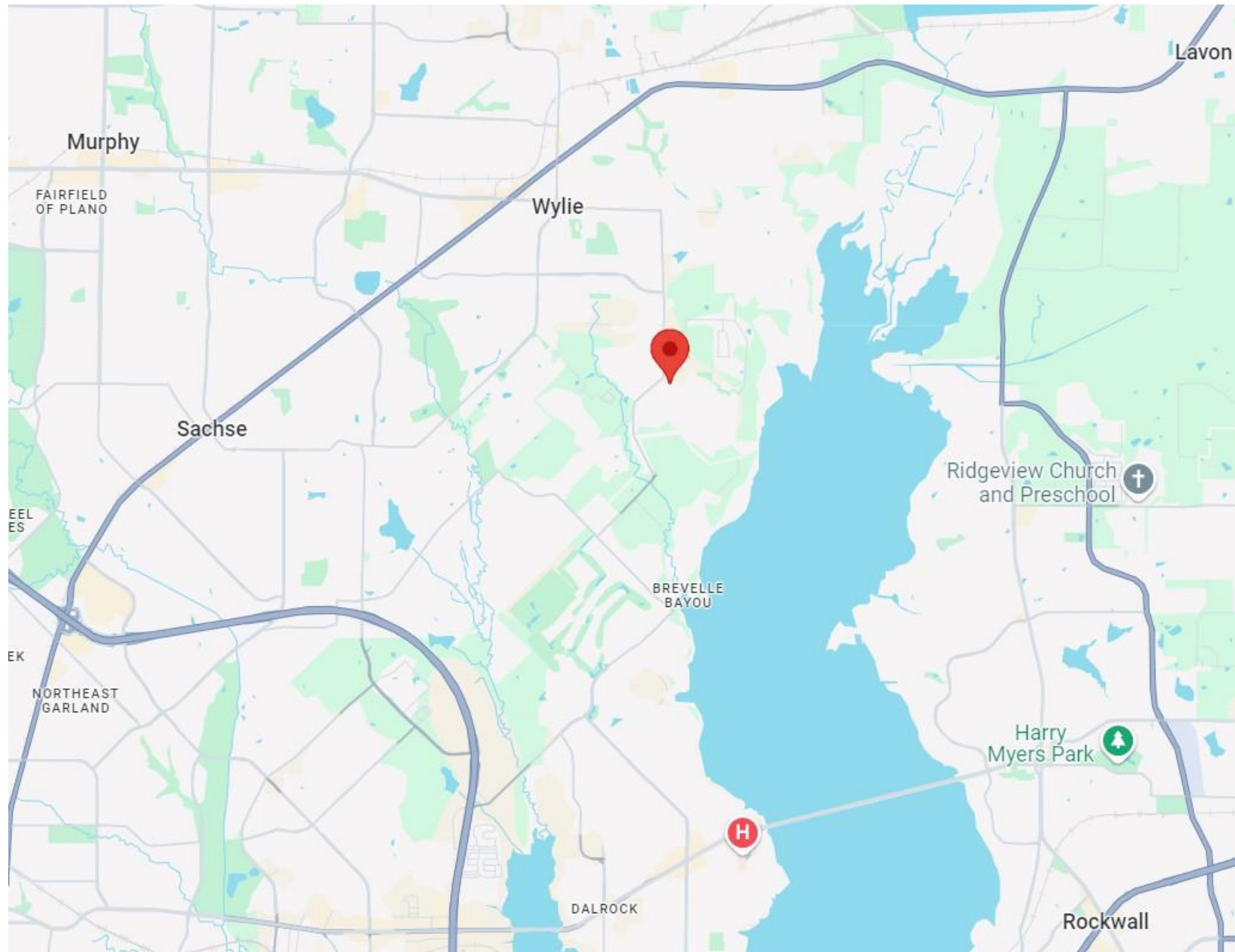
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Local Map

Land Sale Comparables



## LOCAL MAP - WYLIE

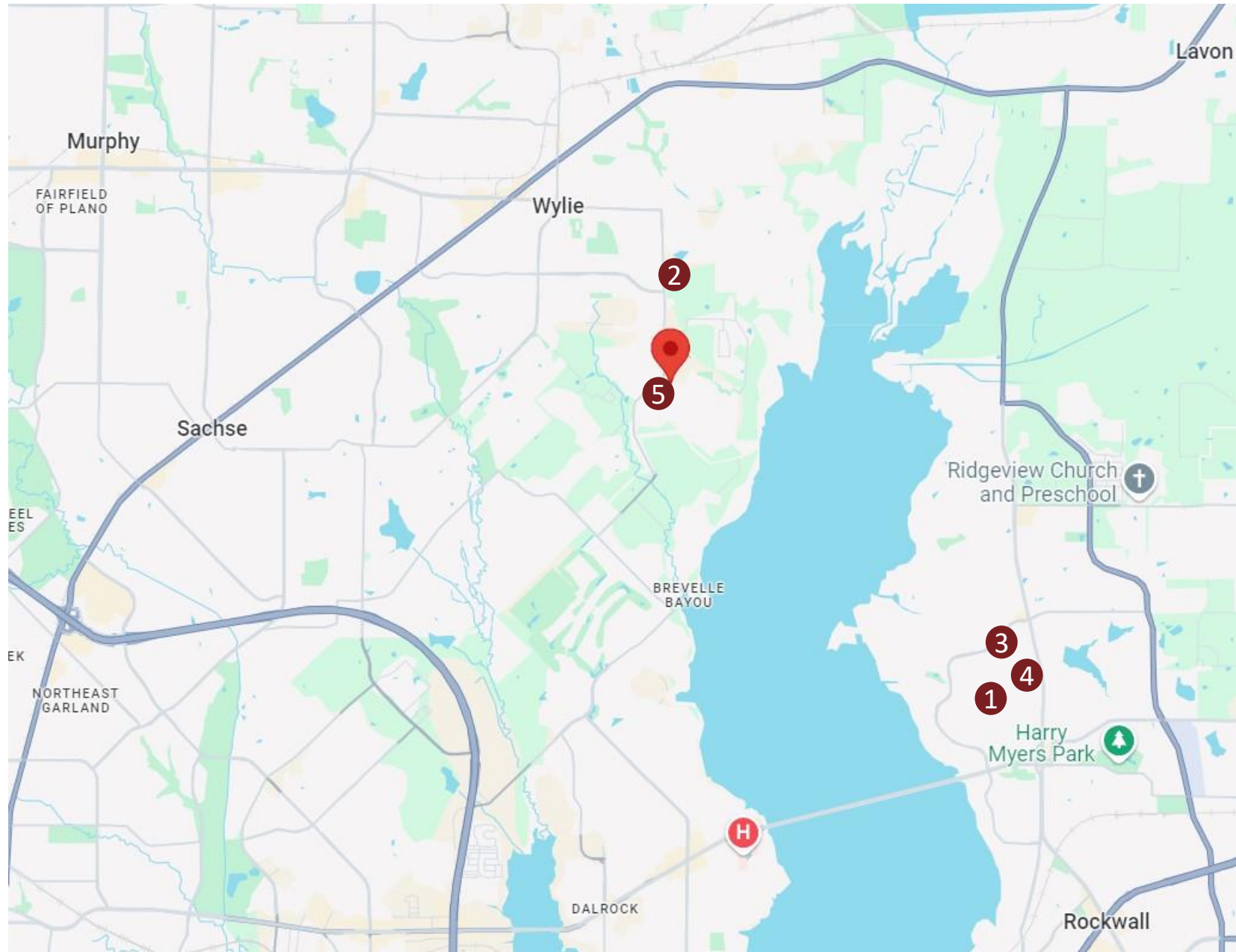


## LAND SALE COMPARABLES

	ADDRESS	CITY/STATE	ACRES	PRICE PER SF	INSIDE CITY
	<b>2033 Vinson</b>	<b>Wylie</b>	<b>3.25</b>	<b>\$6.36</b>	<b>NO</b>
1	808 N Goliad	Rockwall	.405	\$30	YES
2	1345 E FM 544	Wylie	1.5	\$7.5	NO
3	E Fork Rd	Rockwall	2.76	\$4.99	YES
4	SEC John King Blvd. & FM 1141	Rockwall	16	\$5.88	YES
5	Vinson Rd	Wylie	3.34	\$5.64	NO



## LAND SALE COMPARABLES



## OFFERING DETAILS

JTACR Real Estate Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group.

Neither JTACR Real Estate Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

## OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

## ASKING PRICE & TERMS

\$900,000



# WYLIE

## Land Opportunity

**CARRIE L SIEGER**

PARTNER

Direct: 262.812.6420

Email: [carrie@jtacrgroup.com](mailto:carrie@jtacrgroup.com)Website: [www.jtacr.com](http://www.jtacr.com)**JOHN AULETTA**

PARTNER

Direct: 214.803.7536

Email: [john@jtacrgroup.com](mailto:john@jtacrgroup.com)Website: [www.jtacr.com](http://www.jtacr.com)