

WYLIE MEDICAL PLAZA

2300 FM 544
Wylie, TX 75098

Medical for Lease

1,852 - 2,240 SF



Leasing Information:
214.461.2300

Lincoln

Banks Newton
214.461.2388
bnewton@lpc.com

Peter Shaw
214.461.2302
PShaw@lpc.com

Douglas Maclay
214.461.2371
dmaclay@lpc.com

Elizabeth Madden
214.461.2366
emadden@lpc.com

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

www.lpc.com

WYLIE MEDICAL PLAZA

2300 FM 544 | Wylie, TX 75098

Medical For Lease

1,852 - 2,240 SF



Offering Summary

Lease Rate:	Negotiable
Building Size:	49,151 SF
Available SF:	1,852 - 2,240 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

Banks Newton

214.461.2388
bnewton@lpc.com

Peter Shaw

214.461.2302
Pshaw@lpc.com

Douglas Maclay

214.461.2371
dmaclay@lpc.com

Elizabeth Madden

214.461.2366
emadden@lpc.com

Lincoln

WYLIE MEDICAL PLAZA

2300 FM 544 | Wylie, TX 75098

Suite 120

1,852 SF



Suite	Size	Video URL
Suite 120	1,852 SF	View Here

Banks Newton 214.461.2388 bnewton@lpc.com	Peter Shaw 214.461.2302 PShaw@lpc.com	Douglas Maclay 214.461.2371 dmaclay@lpc.com	Elizabeth Madden 214.461.2366 emadden@lpc.com
--	--	--	--

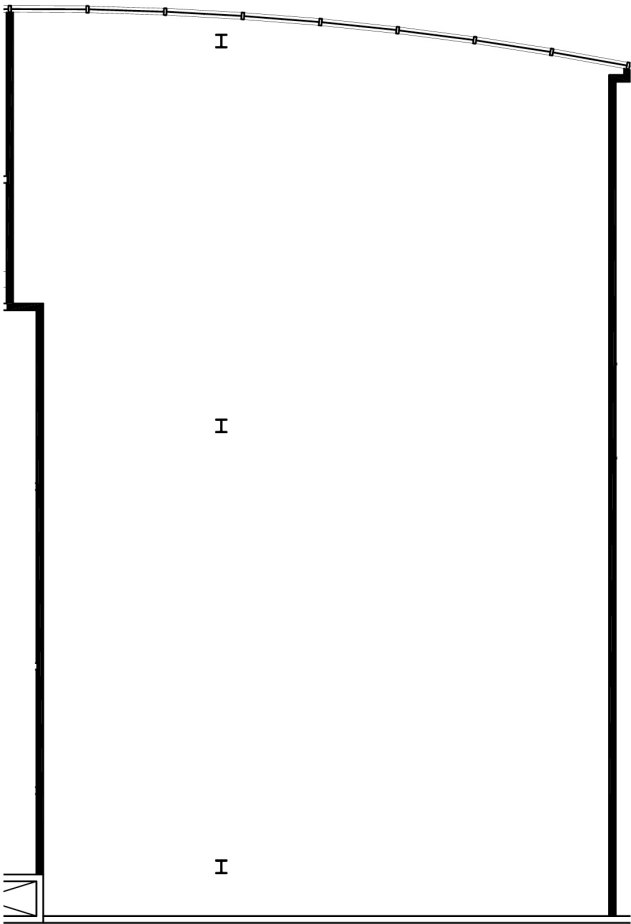
Lincoln

WYLIE MEDICAL PLAZA

2300 FM 544 | Wylie, TX 75098

Suite 280

2,240 SF



Suite	Size
Suite 280	2,240 SF

Banks Newton 214.461.2388 bnewton@lpc.com	Peter Shaw 214.461.2302 PShaw@lpc.com	Douglas Maclay 214.461.2371 dmaclay@lpc.com	Elizabeth Madden 214.461.2366 emadden@lpc.com
--	--	--	--

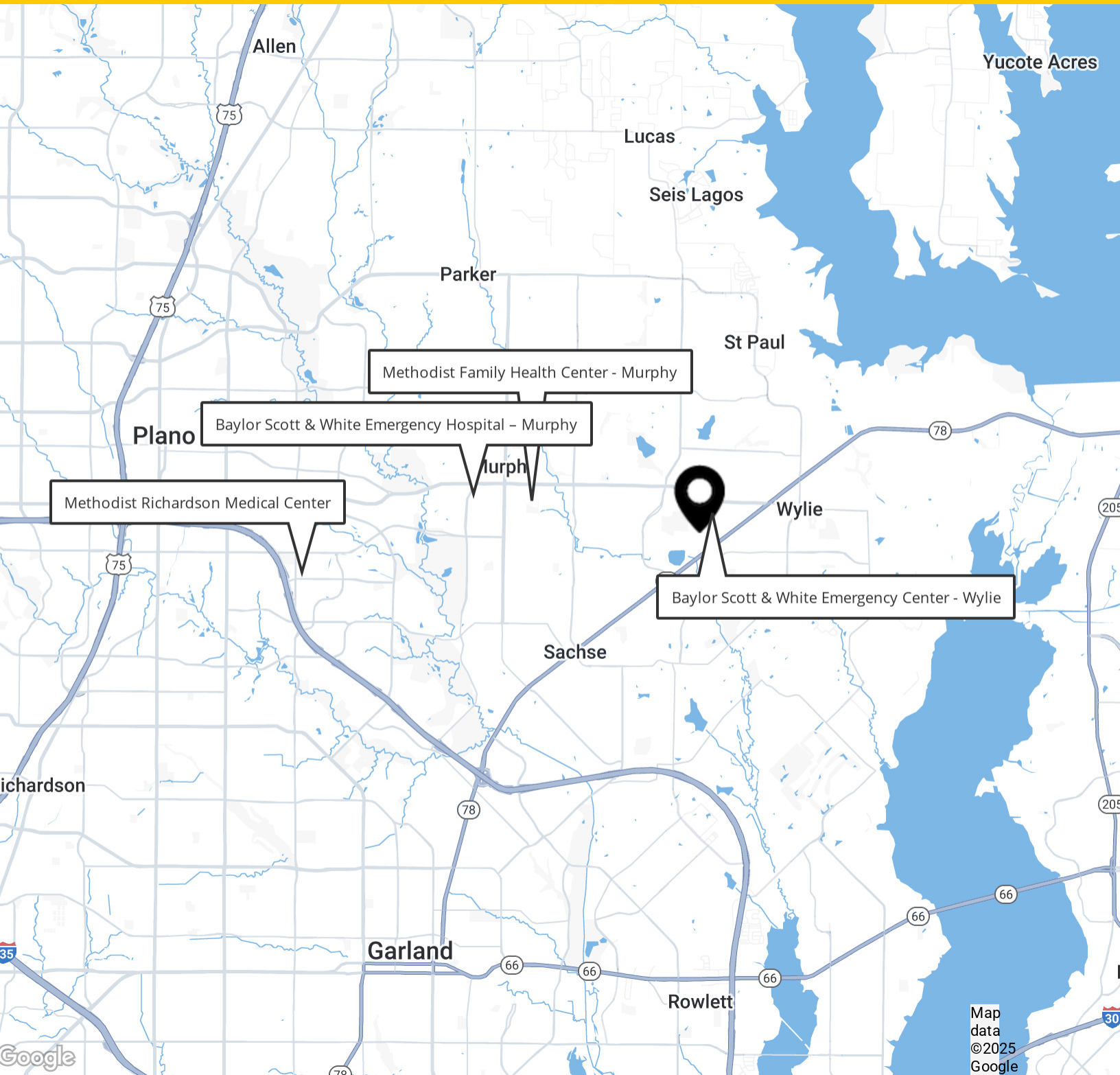
Lincoln

WYLIE MEDICAL PLAZA

2300 FM 544 | Wylie, TX 75098

Nearby Amenities

1,852 - 2,240 SF



Banks Newton

214.461.2388

bnewton@lpc.com

Peter Shaw

214.461.2302

PShaw@lpc.com

Douglas Maclay

214.461.2371

dmaclay@lpc.com

Elizabeth Madden

214.461.2366

emadden@lpc.com

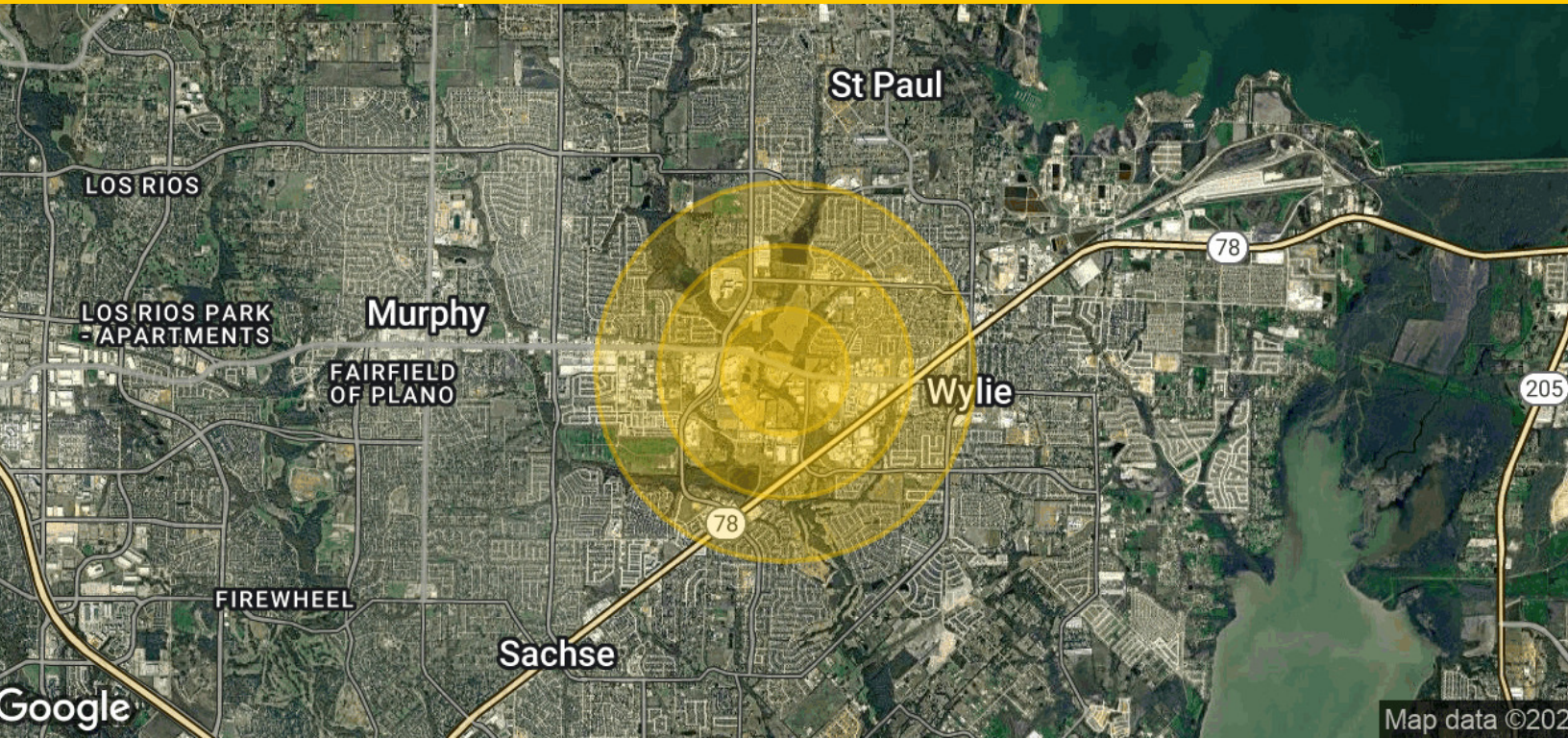
Lincoln

WYLIE MEDICAL PLAZA

2300 FM 544 | Wylie, TX 75098

Demographics Map & Report

1,852 - 2,240 SF



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

2020 American Community Survey (ACS)

Banks Newton

214.461.2388
bnewton@lpc.com

Peter Shaw

214.461.2302
PShaw@lpc.com

Douglas Maclay

214.461.2371
dmaclay@lpc.com

Elizabeth Madden

214.461.2366
emadden@lpc.com

Lincoln



WYLIE MEDICAL PLAZA

2300 FM 544
Wylie, TX 75098

Leasing Information:
214.461.2300

Banks Newton
214.461.2388
bnewton@lpc.com

Peter Shaw
214.461.2302
PShaw@lpc.com

Douglas Maclay
214.461.2371
dmaclay@lpc.com

Elizabeth Madden
214.461.2366
emadden@lpc.com

Lincoln

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

www.lpc.com