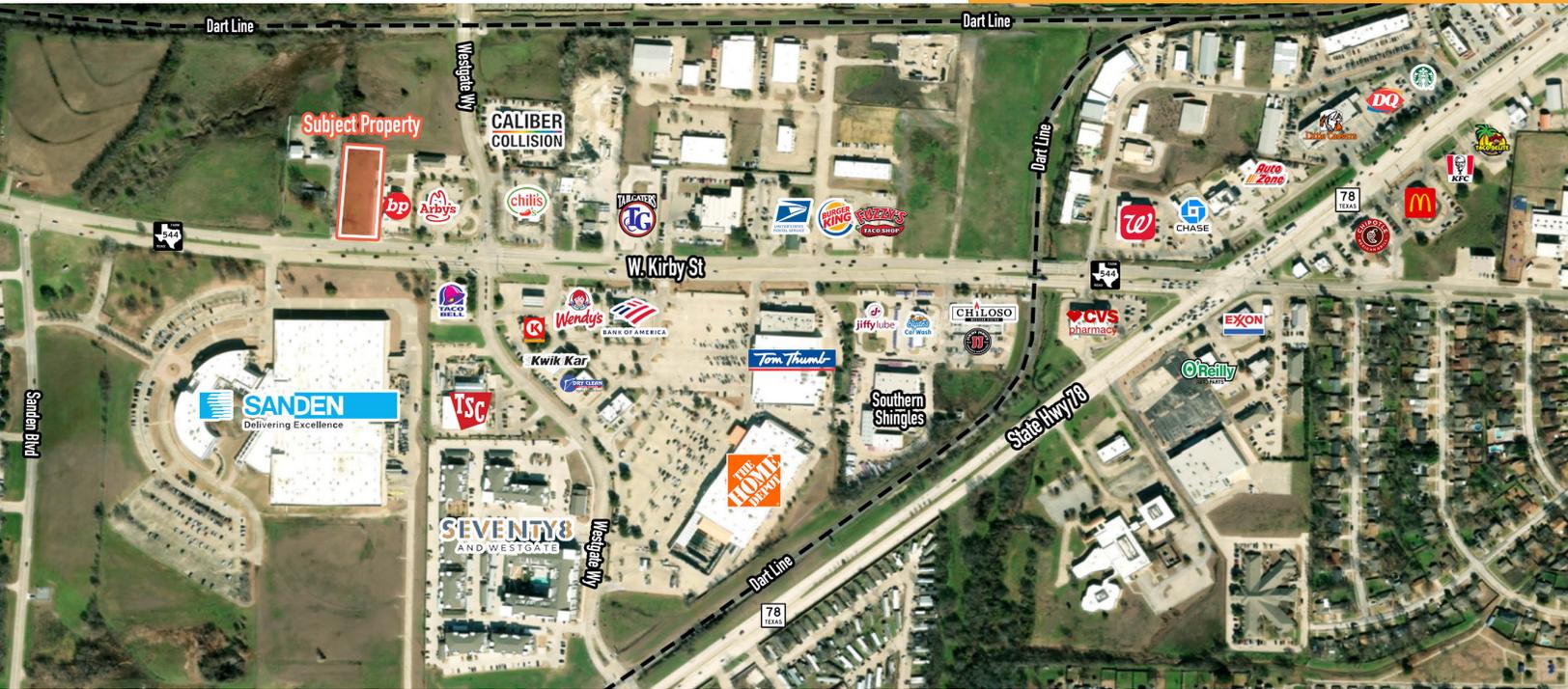


±1.017 AC PAD SITE

NWQ WESTGATE WAY AND FM 544 | WYLIE, TX



FOR SALE // LAND



BEST COMBINATION OF LOCATION AND PRICE IN WYLIE!

Located in the northwest quadrant of Westgate Way and F.M. 544 in the center of the city of Wylie, Collin County, Texas, this property is an excellent commercial/retail/office site. It has approximately 130 feet of frontage on F.M. 544 (Kirby St.), which is a major six lane thoroughfare.

Beer and Wine sales are permitted.

PROPERTY HIGHLIGHTS

- Size: ±1.017 Acres
- Zoning: Commercial Corridor
- Utilities: All utilities adjacent to site
- Traffic Counts:
 - FM 544 - 26,995 VPD
 - SH 78 - 25,543 VPD
 - Westgate Way - 4,635 VPD
- Sales Price: \$20.00/SF

NOTE: Purchaser shall be responsible for any Rollback Tax obligations. Minerals Not Available.

EXCLUSIVELY OFFERED BY:

TOM GRUNNAH, CCIM, EVP | 214.238.8005
tom.grunnah@youngerpartners.com

YOUNGER
PARTNERS

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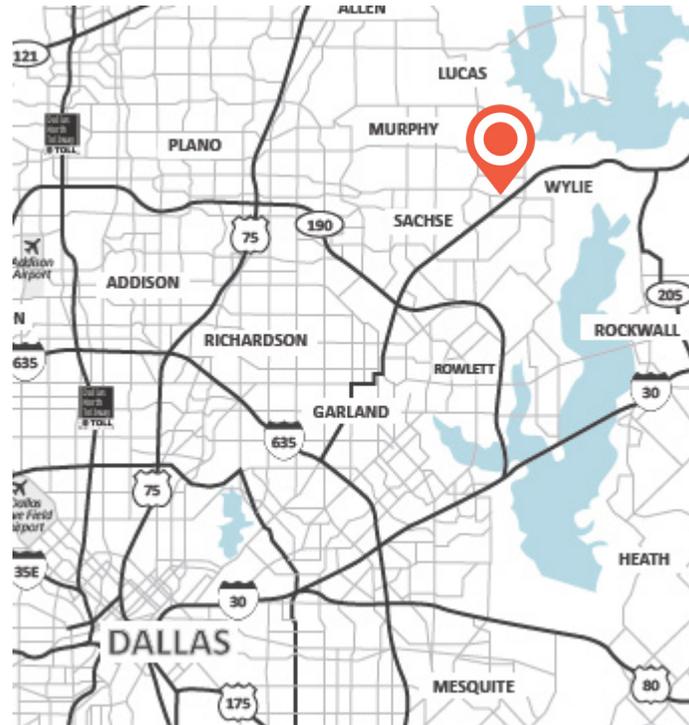
The information provided herein was obtained from sources believed to be reliable, however Younger Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

±1.017 AC PAD SITE

NWQ WESTGATE WAY AND FM 544 | WYLIE, TX



FOR SALE // LAND



DEMOGRAPHICS

	1 MI	3 MI	5 MI
Estimated Population (2024)	10,208	153,008	652,146
Projected Population (2029)	12,182	170,312	719,931
Est. Average Household Income (2023)	\$104,160	\$163,866	\$134,586
Median Age	36.8	34.6	37/3
Total Households (2024)	3,388	48,985	229,654

Demographic Source: Applied Geographic Solutions 5/2024

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Younger Partners Dallas, LLC</u>	<u>9001486</u>	<u></u>	<u>(214)294-4400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Moody Younger</u>	<u>420370</u>	<u>moody.younger@youngerpartners.com</u>	<u>(214)294-4412</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0