4.73 AC LAND FOR SALE

1820 N. STATE HIGHWAY 78 WYLIE TEXAS 75098

AVAILABLE

- 4.73 ACRES OF LAND AVAILABLE FOR SALE

RATE

CALL FOR PRICE

HIGLIGHTS

- ZONED INDUSTRIAL & COMMERCIAL CORRIDOR (CC)
- ADJACENT TO 362 AC WYLIE INTERMODAL TERMINAL
- DIRECT ACCESS OFF OF SH-78 AND CENTENNIAL
- JOIN STARBUCKS, SWIG, STARWOOD CAFÉ AND OTHER RETAILERS
- WYLIE, TX, LOCATED IN COLLIN COUNTY AND EXTENDING INTO PARTS OF DALLAS AND ROCKWALL COUNTIES, HAS GROWN FROM A SMALL RAILROAD TOWN INTO A THRIVING SUBURB WITHIN THE DALLAS-FORT WORTH METROPLEX. KNOWN FOR ITS FRIENDLY COMMUNITY VIBE, EXCELLENT SCHOOLS, AND FAMILY-ORIENTED ATMOSPHERE, WYLIE ATTRACTS RESIDENTS LOOKING FOR A SUBURBAN SETTING WITH A TOUCH OF SMALL-TOWN CHARM.

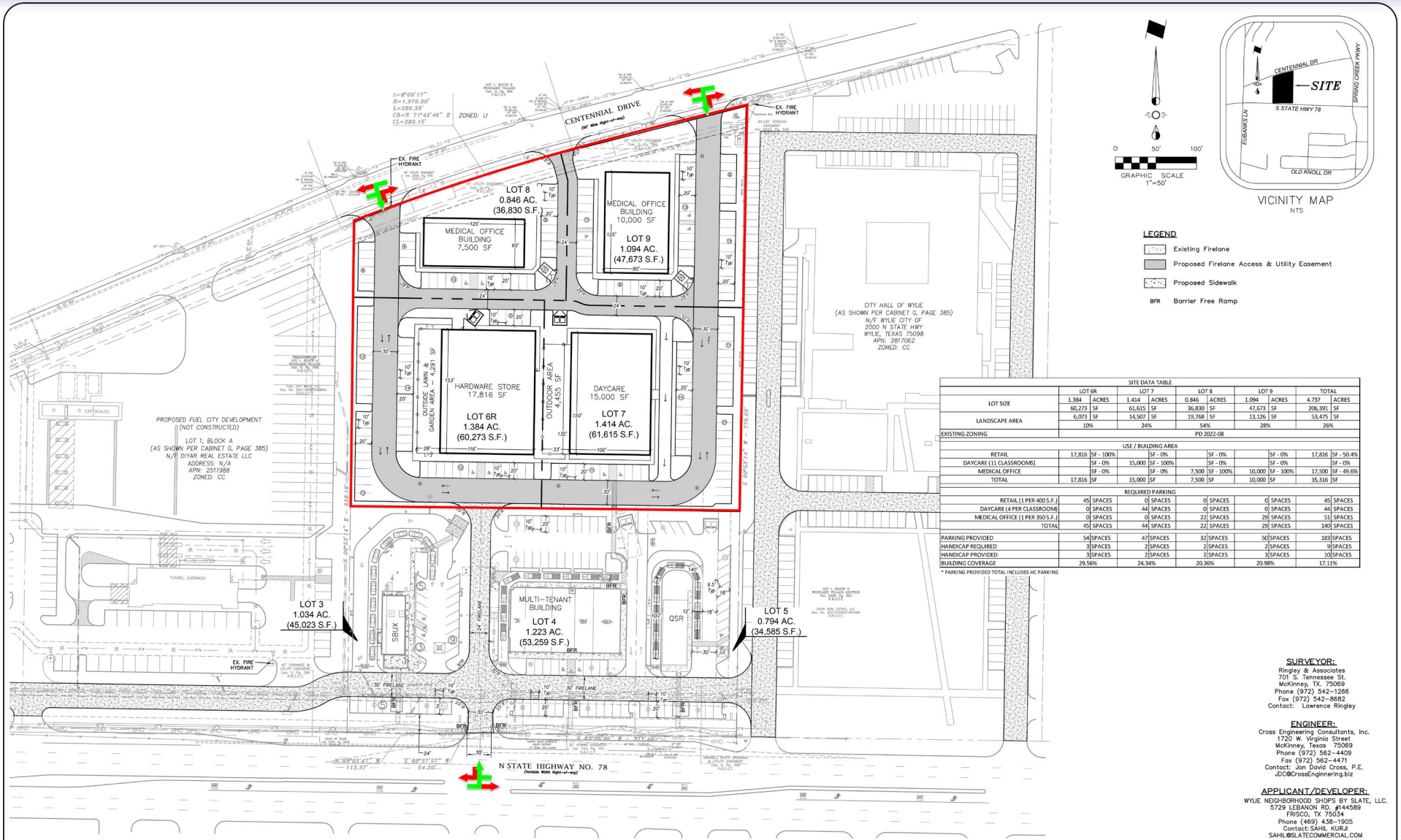
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	5,338	44,306	114,332
DAYTIME POPULATION	4,021	32,600	82,436
TOTAL HOUSEHOLDS	1,811	14,105	36,488
AVERAGE HH INCOME	$138,462	$141,701	$152,762

RELIAS
DEVELOPING A BETTER TOMORROW

SAHIL KURJI
(469) 438-1905 | sahil@reliascapitalpartners.com

The information contained herein was obtained from sources believed reliable; however Agen/Broker 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 sale or lease, or withdrawal without notice

SITE PLAN 1



SITE DATA TABLE										
	LOT 6R		LOT 7		LOT 8		LOT 9		TOTAL	
LOT SIZE	1.384	ACRES	1.414	ACRES	0.846	ACRES	1.094	ACRES	4.737	ACRES
	60,273	SF	61,615	SF	36,830	SF	47,673	SF	206,391	SF
LANDSCAPE AREA	6,073	SF	14,507	SF	19,768	SF	13,126	SF	53,475	SF
	10%		24%		54%		28%		26%	
EXISTING ZONING	PD 2022-08									
USE / BUILDING AREA										
RETAIL	17,816	SF - 100%		SF - 0%		SF - 0%		SF - 0%	17,816	SF - 50.4%
DAYCARE (11 CLASSROOMS)		SF - 0%	15,000	SF - 100%		SF - 0%		SF - 0%		SF - 0%
MEDICAL OFFICE		SF - 0%		SF - 0%	7,500	SF - 100%	10,000	SF - 100%	17,500	SF - 49.6%
TOTAL	17,816	SF	15,000	SF	7,500	SF	10,000	SF	35,316	SF
REQUIRED PARKING										
RETAIL (1 PER 400 S.F.)	45	SPACES	0	SPACES	0	SPACES	0	SPACES	45	SPACES
DAYCARE (4 PER CLASSROOM)	0	SPACES	44	SPACES	0	SPACES	0	SPACES	44	SPACES
MEDICAL OFFICE (1 PER 350 S.F.)	0	SPACES	0	SPACES	22	SPACES	29	SPACES	51	SPACES
TOTAL	45	SPACES	44	SPACES	22	SPACES	29	SPACES	140	SPACES
PARKING PROVIDED	54	SPACES	47	SPACES	32	SPACES	50	SPACES	183	SPACES
HANDICAP REQUIRED	3	SPACES	2	SPACES	2	SPACES	2	SPACES	9	SPACES
HANDICAP PROVIDED	3	SPACES	2	SPACES	2	SPACES	3	SPACES	10	SPACES
BUILDING COVERAGE	29.56%		24.34%		20.36%		20.98%		17.11%	

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX. 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.
JDC@CrossEnginnering.biz

APPLICANT/DEVELOPER:
WYLIE NEIGHBORHOOD SHOPS BY SLATE, LLC.
5729 LEBANON RD. #144589
FRISCO, TX 75034
Phone (469) 438-1905
Contact: SAHIL KURJI
SAHIL@SLATECOMMERCIAL.COM

WYLIE SHOPS BY SLATE

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CITY BENCHMARK USED FOR CONTROL

CM 1 = Standard City of Wylie monument located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 State Highway No. 78 North. Being 79.7' west of the edge of the east concrete entrance drive, 23.2' south of a 10' wide concrete drive and 76.1 feet north of the edge of asphalt of State Highway No. 78 North. Elev. = 530.294

SITE BENCHMARKS

BM-1 = "X" in northwest corner of concrete curb inlet on the north side of Centennial Drive and 55'± north of northwest corner of the subject property.
Elev.=532.90

BM-2 = 1" Aluminum Disk on the northwest corner of concrete curb inlet on the north side of State Highway No. 78 and 98'± west of the southeast corner of the subject property.
Elev.=532.67

Issue Dates:	Revision & Date:

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=50'

OVERALL SITE PLAN
WYLIE SHOPS BY SLATE
WYLIE NEIGHBORHOOD SHOPS BY SLATE, LLC
WYLIE, TEXAS

Sheet No.
SP

Project No.
22007

RELIAS
DEVELOPING A BETTER TOMORROW

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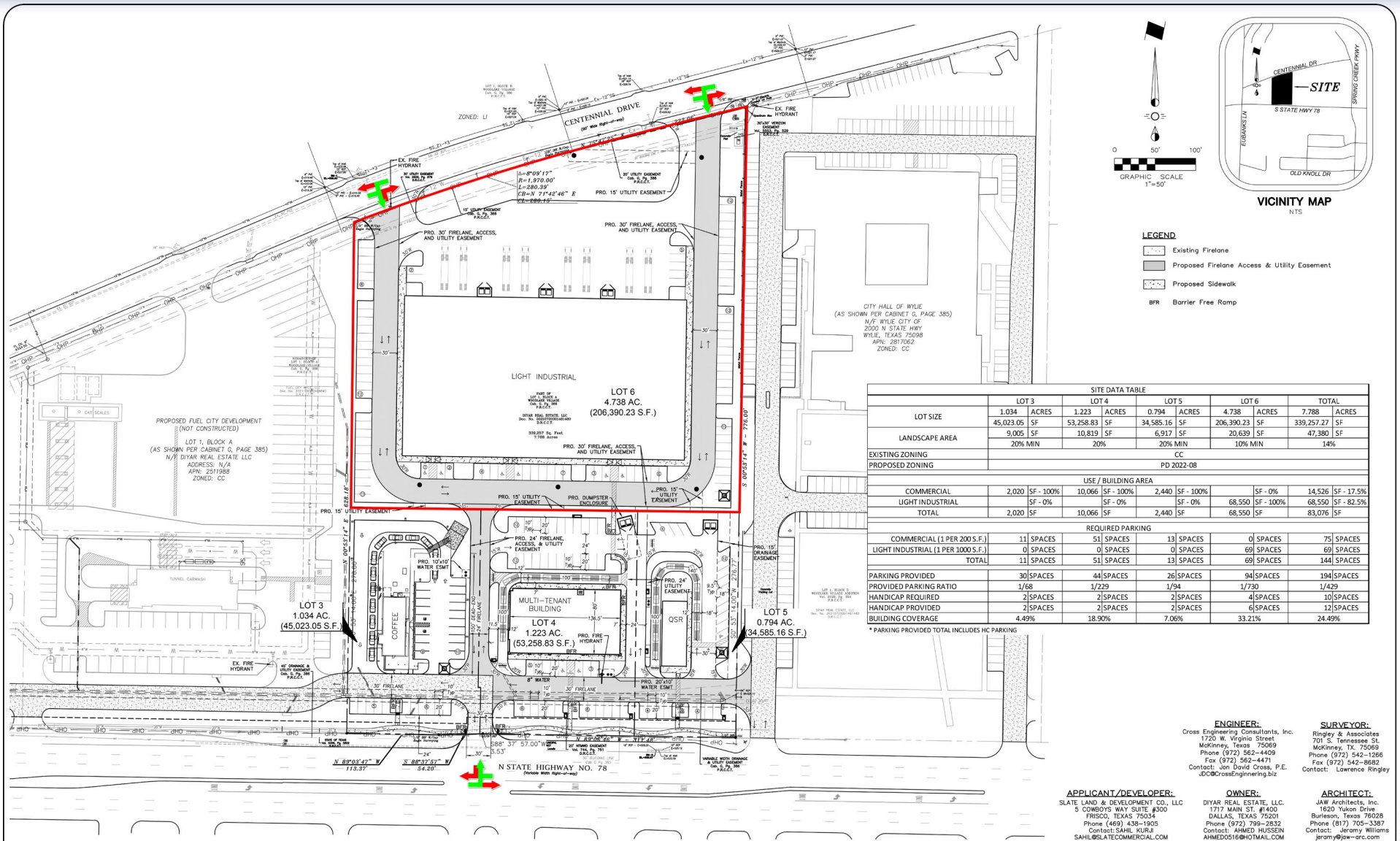
SITE PLAN 2



SITE DATA TABLE										
	LOT 3		LOT 4		LOT 5		LOT 6		TOTAL	
LOT SIZE	1.034	ACRES	1.223	ACRES	0.794	ACRES	4.738	ACRES	7.788	ACRES
	45,023.05	SF	53,258.83	SF	34,585.16	SF	206,390.23	SF	339,257.27	SF
LANDSCAPE AREA	9,005	SF	10,819	SF	6,917	SF	20,639	SF	47,380	SF
	20% MIN		20%		20% MIN		10% MIN		14%	
EXISTING ZONING	CC									
PROPOSED ZONING	PD 2022-08									
USE / BUILDING AREA										
COMMERCIAL	2,020	SF - 100%	10,066	SF - 100%	2,440	SF - 100%		SF - 0%	14,526	SF - 17.5%
LIGHT INDUSTRIAL		SF - 0%		SF - 0%		SF - 0%	68,550	SF - 100%	68,550	SF - 82.5%
TOTAL	2,020	SF	10,066	SF	2,440	SF	68,550	SF	83,076	SF
REQUIRED PARKING										
COMMERCIAL (1 PER 200 S.F.)	11	SPACES	51	SPACES	13	SPACES	0	SPACES	75	SPACES
LIGHT INDUSTRIAL (1 PER 1000 S.F.)	0	SPACES	0	SPACES	0	SPACES	69	SPACES	69	SPACES
TOTAL	11	SPACES	51	SPACES	13	SPACES	69	SPACES	144	SPACES
PARKING PROVIDED	30	SPACES	44	SPACES	26	SPACES	94	SPACES	194	SPACES
PROVIDED PARKING RATIO	1/68		1/229		1/94		1/730		1/429	
HANDICAP REQUIRED	2	SPACES	2	SPACES	2	SPACES	4	SPACES	10	SPACES
HANDICAP PROVIDED	2	SPACES	2	SPACES	2	SPACES	6	SPACES	12	SPACES
BUILDING COVERAGE	4.49%		18.90%		7.06%		33.21%		24.49%	

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
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Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.
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Contact: Lawrence Ringley

APPLICANT/DEVELOPER:
SLATE LAND & DEVELOPMENT CO., LLC
5 COWBOYS WAY SUITE #300
FRISCO, TEXAS 75034
Phone (469) 438-1905
Contact: SAHIL KURJI
SAHIL@SLATECOMMERCIAL.COM

OWNER:
DIYAR REAL ESTATE, LLC.
1717 MAIN ST. #1400
DALLAS, TEXAS 75201
Phone (972) 799-2832
Contact: AHMED HUSSEIN
AHMED0516@HOTMAIL.COM

ARCHITECT:
JAW Architects, Inc.
1620 Yukon Drive
Burleson, Texas 76028
Phone (817) 705-3387
Contact: Jeramy Williams
jeramy@jaw-arc.com

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1	1
2	2
3	3
4	4
5	5
6	6

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972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JON DAVID CROSS, P.E. NO. 82618 ON 9/13/22. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

OVERALL SITE PLAN
WYLIE SHOPS BY SLATE
SLATE LAND & DEVELOPMENT CO., LLC
WYLIE, TEXAS

Sheet No. SP
Project No. 22007

WYLIE SHOPS BY SLATE

RELIAS
DEVELOPING A BETTER TOMORROW

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SITE AERIAL

RELIAS
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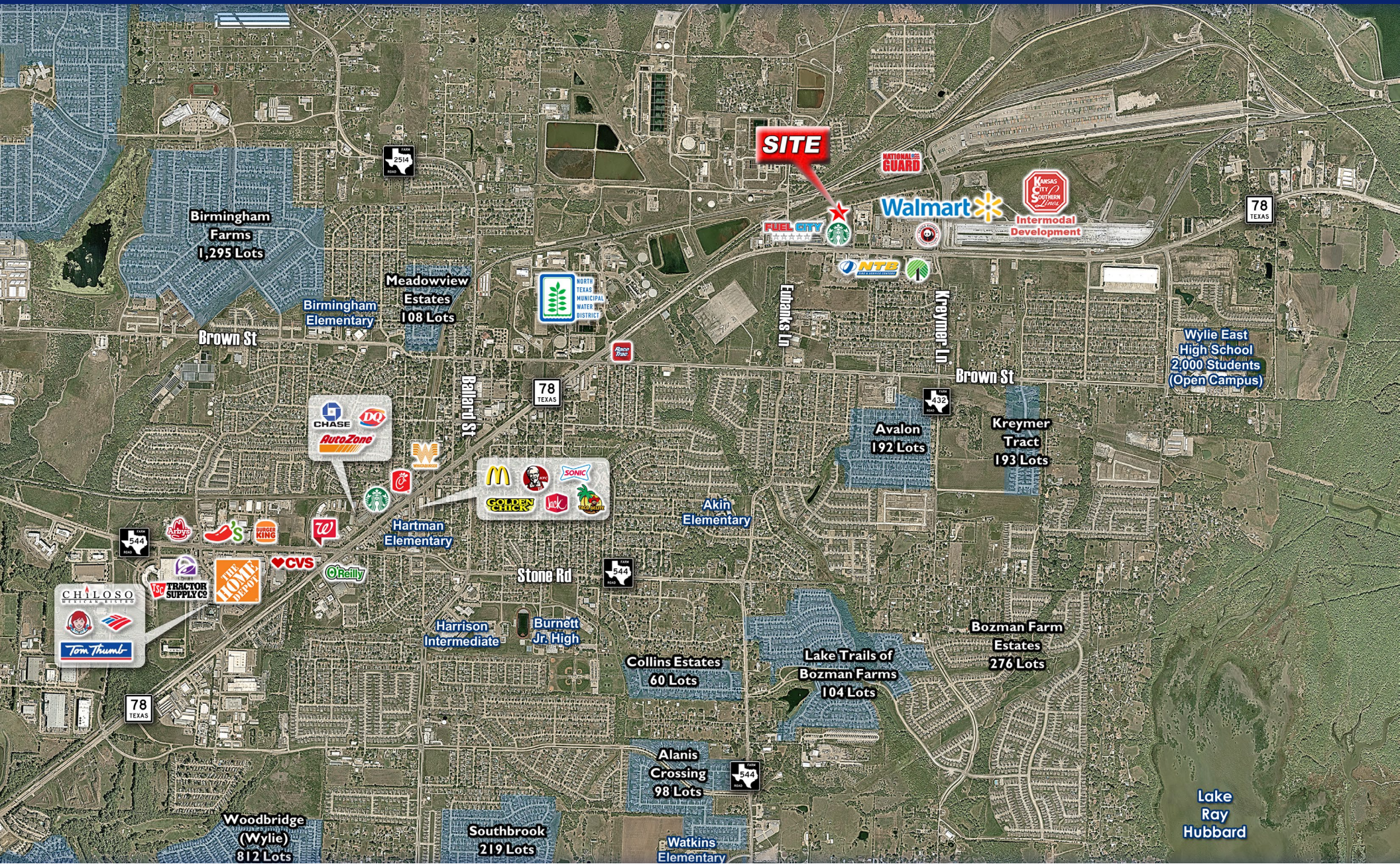
WIDE AERIAL



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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

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

EQUAL HOUSING OPPORTUNITY

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential 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.

RELIAS Real Estate Co., LLC.	9014682	sahil@reliascapitalpartners.com	469-438-1905
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sahil Kurji	0652644	sahil@reliascapitalpartners.com	469-438-1905
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____