



FOR SALE

±9,600 SF FLEX BUILDING ON ±3.16 AC

809 BOAZ CIRCLE // WYLIE, TX 75098

Contact:

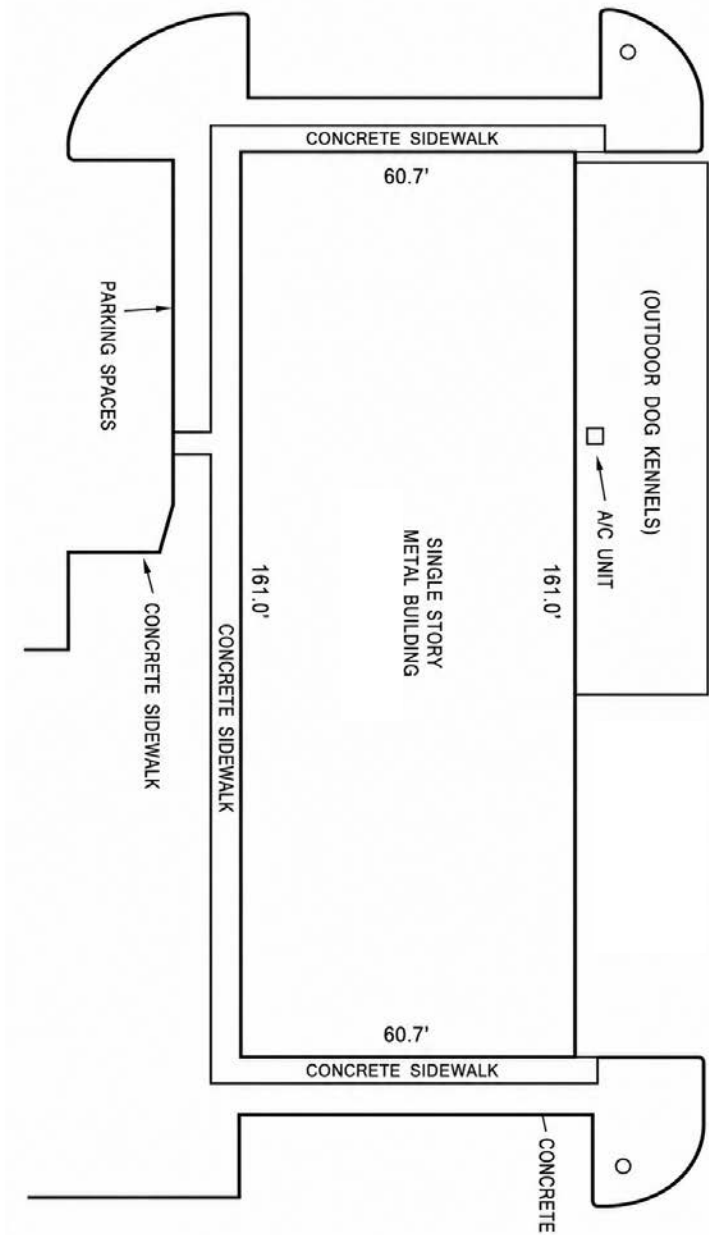
Jon Cox // 972.562.8003

joncox@careycoxcompany.com

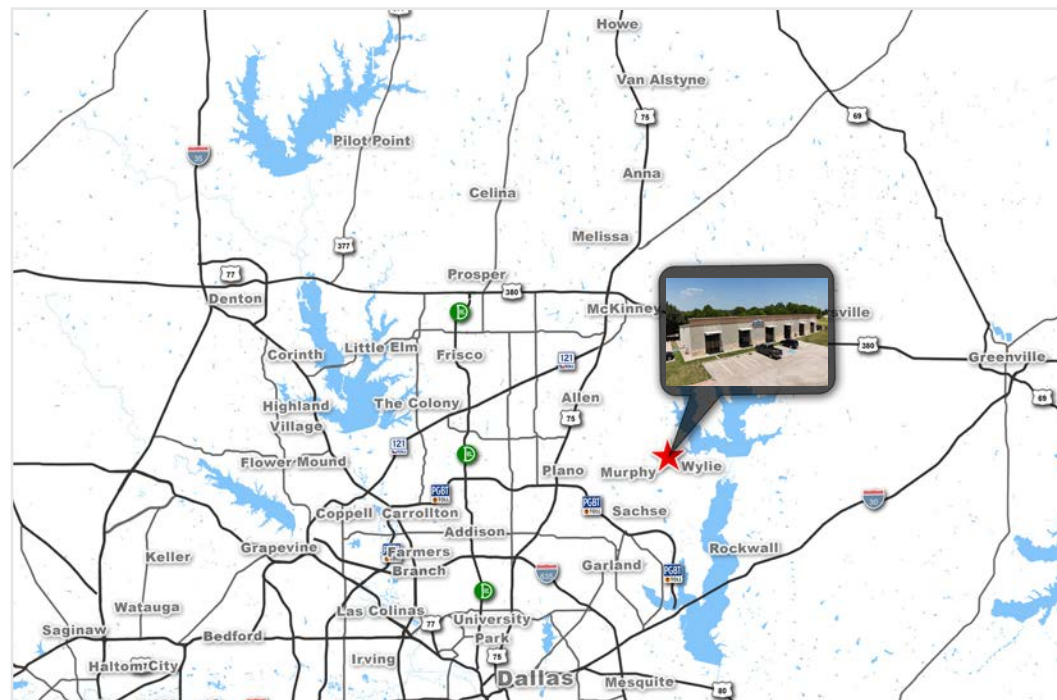
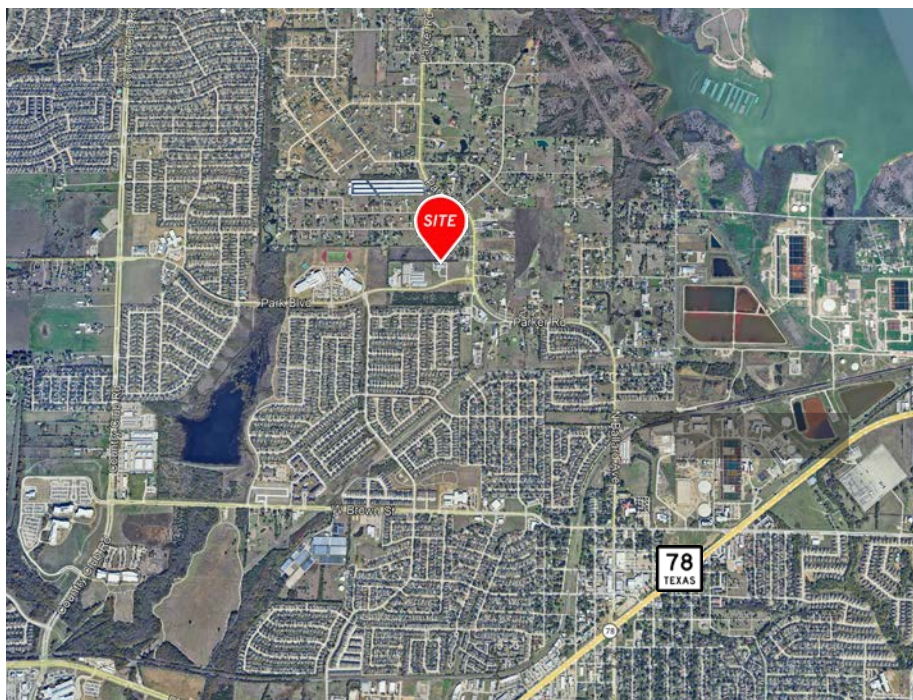
CAREY COX
A REAL ESTATE COMPANY

PROPERTY DETAILS

ADDRESS	809 BOAZ CIRCLE, WYLIE, TX 75098
BUILDING SIZE	±9,600 SF
LAND SIZE	±3.16 ACRES
SALE PRICE	\$2,600,000.00
OCCUPANCY	100% OCCUPIED THROUGH 2027
ZONING	ETJ - NO ZONING
CLEAR HEIGHT	18'
OVERHEAD DOORS	6 DRIVE IN DOORS
PARKING	31 SPACES
POWER	3-PHASE



LOCATION



DRIVE TIMES

SH-78	7 Minutes
FM 544	7 Minutes
GB Turnpike	18 Minutes
US-75	24 Minutes
I-30	25 Minutes
TX-66	27 Minutes
George Bush Turnpike	30 Minutes
US 380	31 Minutes
Interstate 635	35 Minutes
TKI - McKinney National Airport	31 Minutes
Dallas-Fort Worth International Airport	47 Minutes
Dallas Love Field Airport	50 Minutes

DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	8,975	69,957	143,799
Average Household Income	\$123,651	\$145,076	\$158,989

TRAFFIC COUNTS

NORTH BALLARD @ FAIRMOUNT	27,257 VPD
W BROWN @ WINDING OAKS	50,006 VPD







SURVEY NOTES:

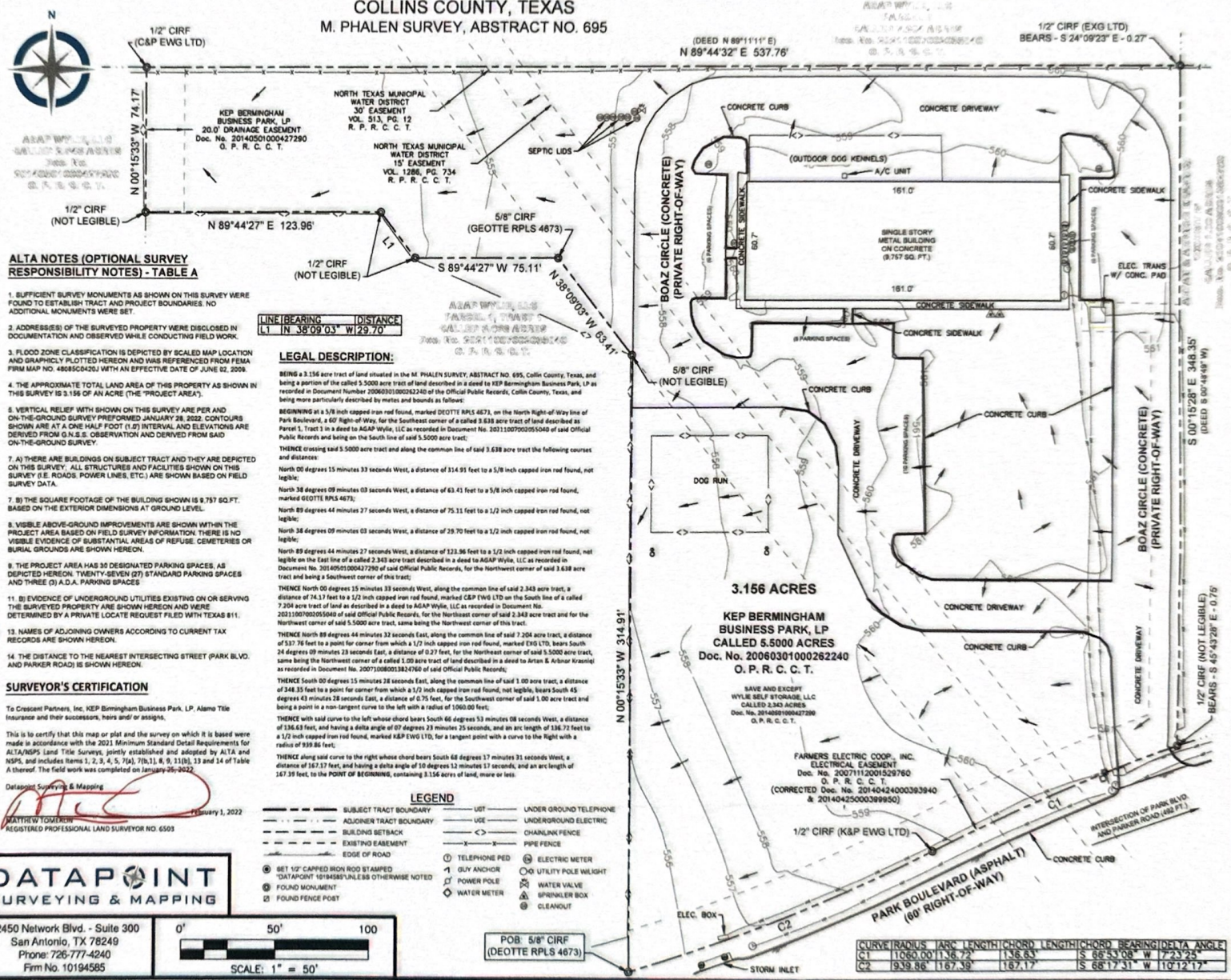
- Bearings shown herein are NAD83, State Plane Zone 4302, Texas North Central Zone derived from GNSS observation.
- Distances and areas shown herein are ground, derived using a combined scale factor of 1.000158011684.
- Elevations MSL, Derived from GNSS observation and derived from said on-the-ground survey.
- Easements, exception items, recorded deed references and other record information shown on this survey are based upon a public records search performed by Carey Cox Title Insurance Company and other research by the surveyor. All easements, rights-of-way and other exceptions affecting the subject tract, as reflected in the title, have been correctly plotted herein or indicated as being "non-plottable" or "better in nature" and except as shown, there are no visible or recorded easements or rights-of-way across the property, nor are there other easements or rights-of-way of which the undersigned has been advised. All title abstract work was performed by Carey Cox Title Insurance Company and provided to Datapoint Surveying and Mapping. This survey does not guarantee ownership.
- Record bearings and distances have been shown herein.
- The property, taken together is internally contiguous without break, gap or interruption.
- This survey was prepared using the title letter issued by Alamco Title Insurance Company, OF No. ATD-43-60003220001-40V and bearing an effective date of January 3, 2022.
- Illustrated utilities and other non-project improvements appearing on this survey are based on found visible evidence, located information provided by Texas one-call, and by conventional methods performed by Datapoint Surveying and Mapping. And by electronic designation, field surveying was performed January 28, 2022.
- There are no encroachments onto the property or easements benefiting the property by buildings, structures or other improvements situated on adjoining property. There are no provisions from the property into adjoining property, streets or alleys by any facility, nor any visible encroachments, conflicts, shortages in area or boundary line conflict except as shown on this survey.
- The points at which the facility type crosses the known electrical lines, phone lines, cable lines and water, petroleum and natural gas pipelines, and any other easements or rights-of-way of record are plotted on this survey from the information provided.
- To the best of the surveyor's knowledge there are no risks, mineral drilling facilities or any other evidence of active mineral development on the property or any existing improvements located on the property that would affect or encroach on the facility type.
- The parcels of land comprising the property as reflected on this survey are the same corresponding parcels of land described and covered by the title letter.
- The last parcel number or numbers assigned to the surveyed property does not include any other land not shown on this surveyed property.
- All railroads, streets and highways shown herein are other public rights-of-way or private.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY ALAMO TITLE INSURANCE, REFERENCED BY OF NO. ATD-43-60003220001-40V AND BEARING AN EFFECTIVE DATE OF JANUARY 3, 2022 AND A COMMITMENT ISSUANCE DATE OF JANUARY 10, 2022. IT INCLUDES A SUMMARY OF EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, ACCESS AND DOCUMENTS AS REQUIRED PER SECTION 15.05 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE MAY 31, 2020).

SCHEDULE B ITEMS

- NON-SURVEY MATTER
- NON-SURVEY MATTER
- AS SHOWN
- NON-SURVEY MATTER
- NON-SURVEY MATTER
- NON-SURVEY MATTER
- Easements and rights incidental thereto, as granted in a document recorded in Volume 513, Page 12, Real Property Records, Collin County, Texas. (AFFECTS, shown herein)
- Easements and rights incidental thereto, as granted in a document recorded in Volume 1286, Page 734, Real Property Records, Collin County, Texas. (AFFECTS, shown herein)
- Easements and rights incidental thereto, as granted in a document recorded in Document No. 2007112001529760, Real Property Records, Collin County, Texas. As affected by Partial Release of Easement filed in Document No. 20140424000393545 and corrected at 20140425000399950, Real Property Records, Collin County, Texas. (AFFECTS, shown herein)

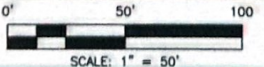


ALTA/NSPS LAND TITLE SURVEY
809 BOAZ CIRCLE
A 3.156 ACRE TRACT
OUT OF A CALLED 5.5000 ACRE TRACT OF LAND AS DESCRIBED IN
DEED RECORDED IN DOC. NO. 20060301000262240
SITUATED IN THE M. PHALEN SURVEY, ABSTRACT NO. 695,
COLLINS COUNTY, TEXAS

DRAWN BY: BKR **DATE: 2/1/2022** **REV. 0**
CHECKED BY: MBT **DATE: 2/1/2022**
A/E # **PAGE 1 OF 1**

DATAPoint
SURVEYING & MAPPING

12450 Network Blvd., Suite 300
 San Antonio, TX 78249
 Phone: 726-777-4240
 Fm No. 10194585



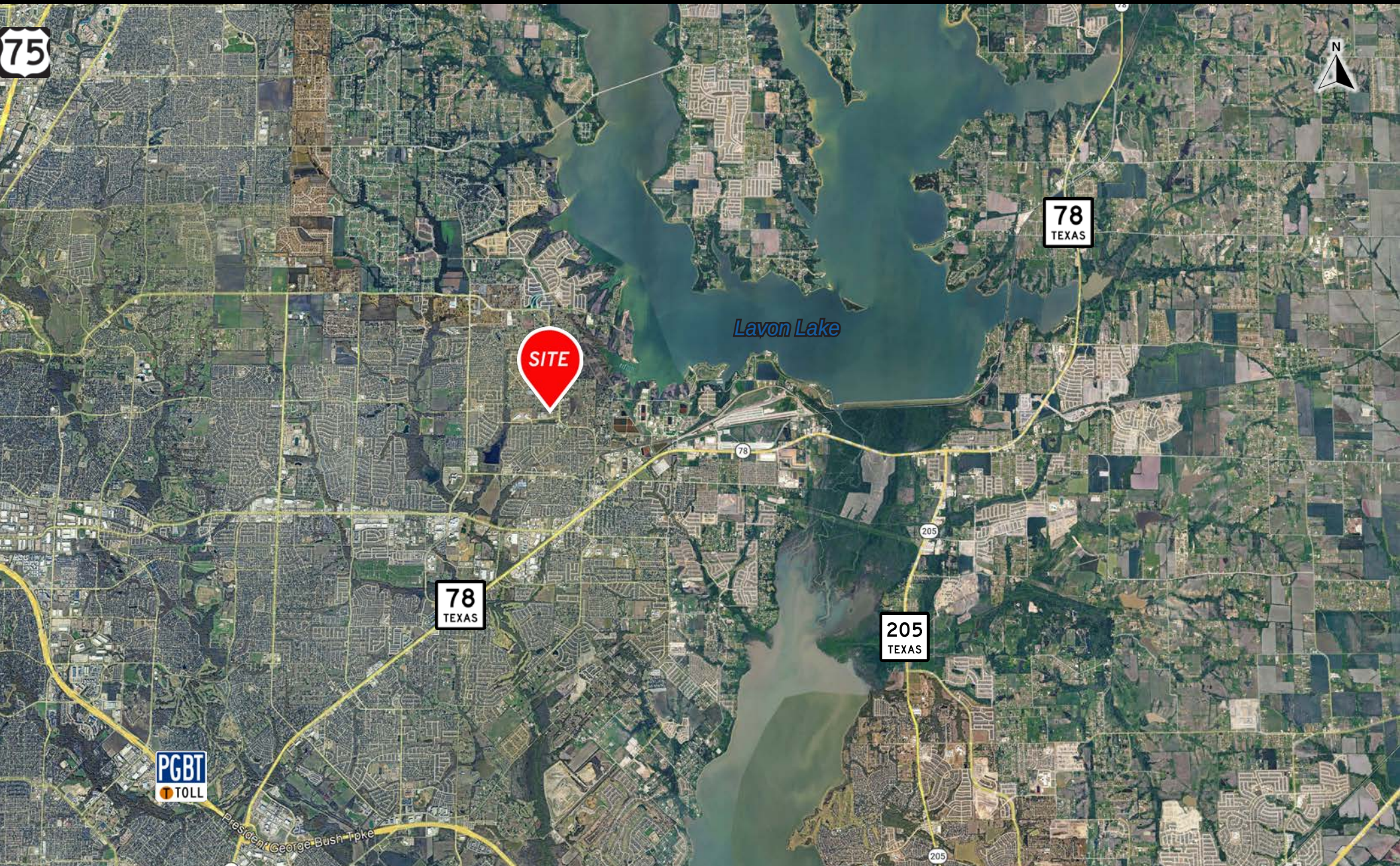
LEGEND

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT
- EDGE OF ROAD
- SET 1/2\"/>

- TELEPHONE PED
- OUT AND/OR
- POWER POLE
- WATER METER
- UNDER GROUND TELEPHONE
- UNDERGROUND ELECTRIC
- CHARLINK FENCE
- PIPE FENCE
- ELECTRIC METER
- UTILITY POLE W/ LIGHT
- WATER VALVE
- SPRINKLER BOX
- CLEAROUT

NEARBY AERIAL





±9,600 SF FLEX BUILDING ON ±3.16 AC

809 BOAZ CIRCLE // WYLIE, TX 75098

CAREY COX

A REAL ESTATE COMPANY

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McKinney, TX 75070

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The information contained herein was obtained from sources believed reliable; however, Carey Cox Company 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.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1