

# PAD SITE AVAILABLE FOR SALE OR GROUND LEASE

Wylie, TX



## LOCATION

2600 FM 544  
Wylie, TX 75098

## PROPERTY HIGHLIGHTS:

- **Total Available:** +/- 0.62 AC
- Prime pad site opportunity in Kroger Marketplace anchored center with FM 544 frontage and direct access.
- Nearby traffic generators include: Kroger, Wylie High School & Stadium, IHOP, Starbucks, B&B Theaters, Collin College, and more.
- Contact broker for pricing.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,671	93,251	179,561
Daytime Population	8,930	74,226	140,119
Average HH Income	\$154,071	\$164,384	\$170,777

## TRAFFIC COUNTS:

FM 544	38,103 VPD (2024)
Woodbridge Pkwy	14,324 VPD (2024)
Country Club Rd	26,855 VPD (2024)

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**TUCKER SZYBALA** | 314.566.3936 | TUCKER@FALCONCOMPANIES.COM



7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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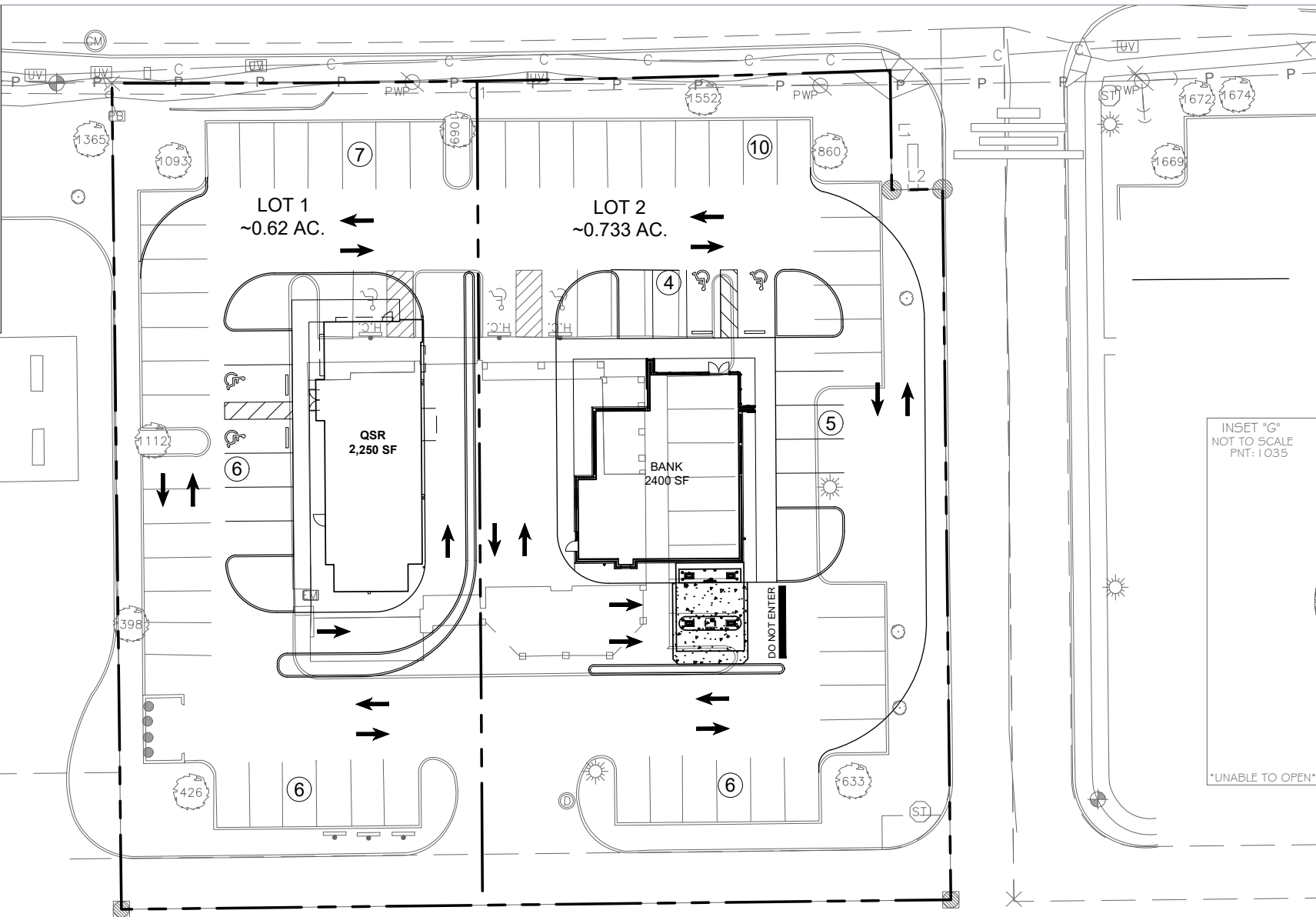
LOT 1: 2,400 S.F. BANK W/DRIVE-THRU  
ONE-STORY, MAX HEIGHT = 50'-0"

COVERAGE: 50% MAX  
LOT 1: 2,250 SF/26,997 SF = 8.33%  
LOT 2: 2,248 SF/31,948 SF = 7.04%

RESTAURANT/INSTITUTION W/ DRIVE-THRU @  
PER 300 SF: 2400 / 300 = 8  
SPACES REQUIRED: 8 SPACES  
SPACES PROVIDED: 9 SPACES

RESTAURANT W/ DRIVE-THRU @  
PER 3 SEATS: 50 SEATS / 3 = 16.67  
SPACES REQUIRED: 17 SPACES  
SPACES PROVIDED: 35 SPACES

TOTAL SPACES PROVIDED: 44 SPACES



INSET "G"  
NOT TO SCALE  
PNT: 1035

\*UNABLE TO OPEN\*

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**falcon**  
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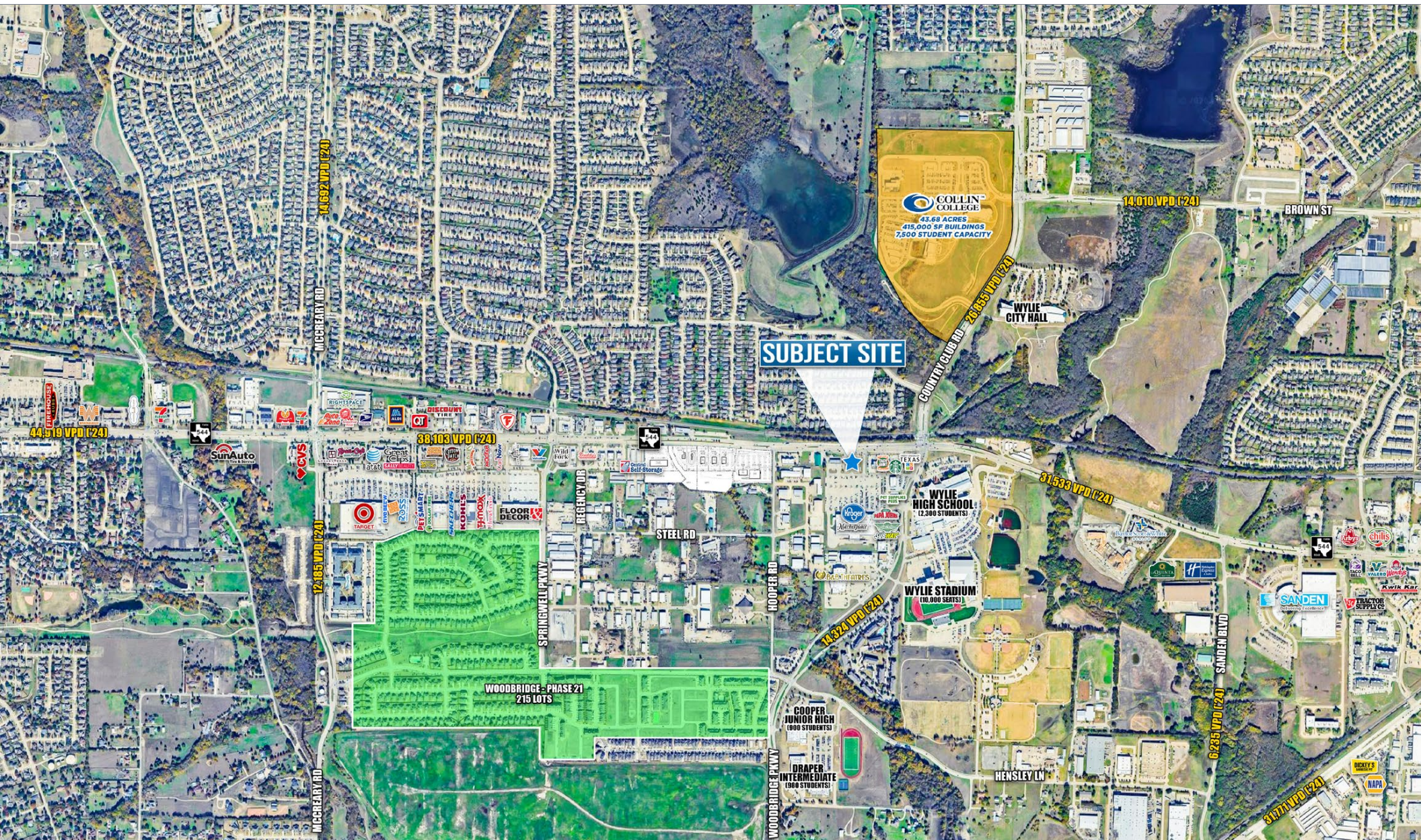
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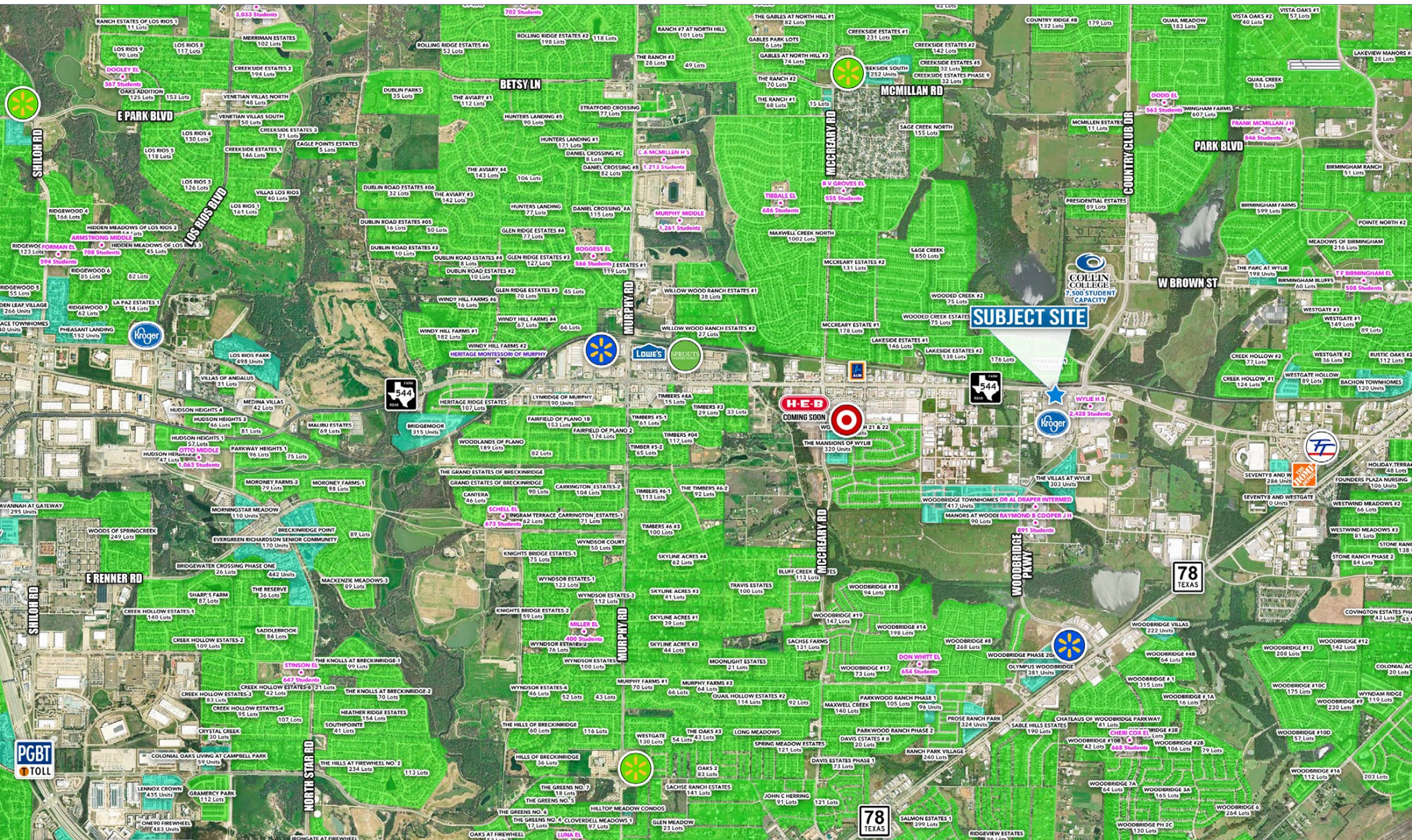


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# DEMOGRAPHIC SUMMARY

2600 FM 544, Wylie, TX 75098

Ring of 3 miles

## KEY FACTS



93,251

Population



74,226

Daytime Population



0.61%

'23-'28 Compound Annual Growth Rate



29,866

Households



\$466,637

Median Home Value



37.2

Median Age

## EDUCATION



15%

High School Diploma



17%

Some College



49.87%

Bachelor's Degree or Graduate Degree

## INCOME



\$133,045

Median Household Income



\$164,384

Average Household Income



\$52,558

Per Capita Income



\$618,562

Median Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$139,678

Total Annual Expenditures



\$5,805

2025 Meals at Restaurants



\$9,843

2025 Meals at Home



\$45,069

Retail Goods



\$5,729

Entertainment



\$1,470

Personal Care



\$10,425

Health Care

## BUSINESS



2,342

Total Businesses



19,627

Total Employees



23.95%

Blue Collar Occupation



76.06%

White Collar Occupation

## Tapestry

Top 3 segments by household count

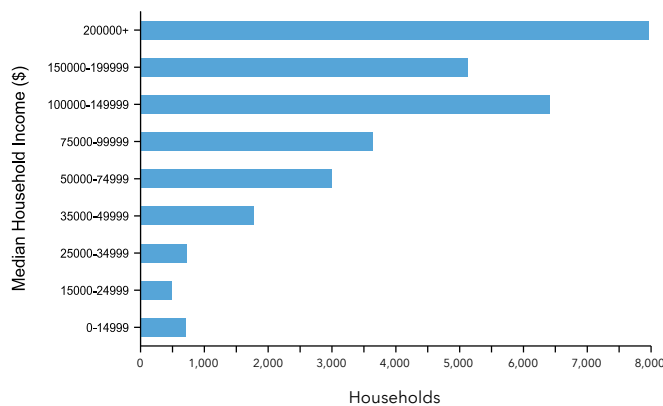
**H2 Boomburbs >** 13.9K | **46.5%**

**L2 Professional Pride >** 5,961 | **20.0%**

**G2 Up and Coming Families >** 4,022 | **13.5%**

**Other** 5,986 | **20.0%**

[View comparison table](#)



## 2025 Race and ethnicity (Esri)

The largest group: White Alone (47.97)

The smallest group: Pacific Islander Alone (0.11)

Indicator	Value	Diff
White Alone	47.97	-0.58
Black Alone	13.07	-2.65
American Indian/Alaska Native Alone	0.65	-0.32
Asian Alone	21.09	+12.69
Pacific Islander Alone	0.11	-0.02
Other Race	5.99	-6.08
Two or More Races	11.12	-3.04
Hispanic Origin (Any Race)	15.97	-13.21

Bars show deviation from Dallas-Ft. Worth, TX

# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

Falcon Realty Advisors  
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Sales Agent / Associate's Name

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E-Mail

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Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date