

2441 Elm Grove Rd, **Wylie, TX** | For Sale



2,400 SF | 4.68 Acres

Outside City Limits

Fully HVAC

14x12 Foot Doors

Just Off PGBT

Main Contact

Barry Luff

Vice President

barry.luff@mdregroup.com

214.478.4959

Kevin Weable

Commercial Director

kevin@mdregroup.com

972.845.1663



Table of Contents

Pages 3-4 | Property Overview

Page 5 | Floor Plan

Page 6 | Retail Map

Page 7 | Demographic Overview

Page 8 | DFW Market Overview

Page 9 | Property Summary

Page 10 | Contacts



2441 Elm Grove Rd, Wylie, TX

Property Overview

This 2,400 square-foot flex property is situated on 4.667 acres, with excellent potential for adding additional flex buildings or other income producing facilities. The current structure features an open floor plan with is fully HVAC with two 12x14 foot grade level doors, private restroom, office, and loft storage. Located less than three miles from President George Bush Turnpike and State Highway 78, the property offers a convenient location just outside of city limits. Excellent potential for adding additional flex buildings or other income producing facilities. Contact the listing agent for more information.





4.667 Acres, Fully Fenced



2,400 SF Flex Space



Can Be Converted Into a Private Office



Washer & Dryer Hookups with Full Bath



12x14 Foot Grade Level Doors

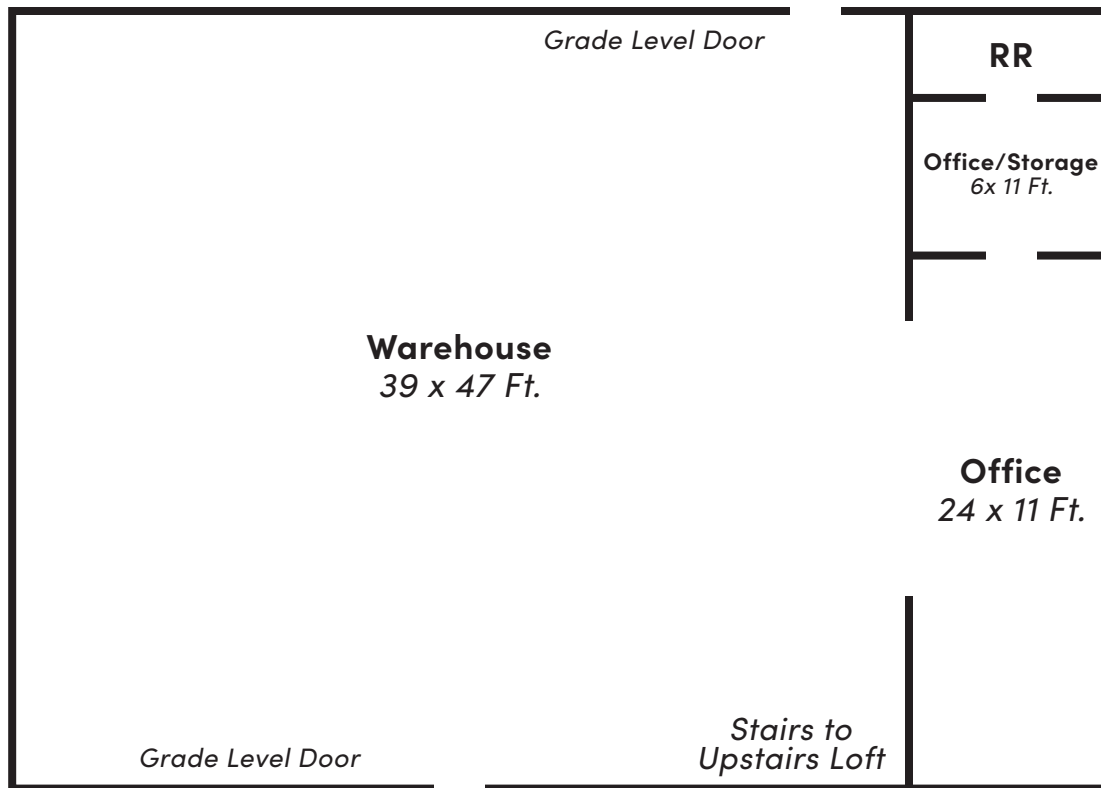


Located Outside City Limits

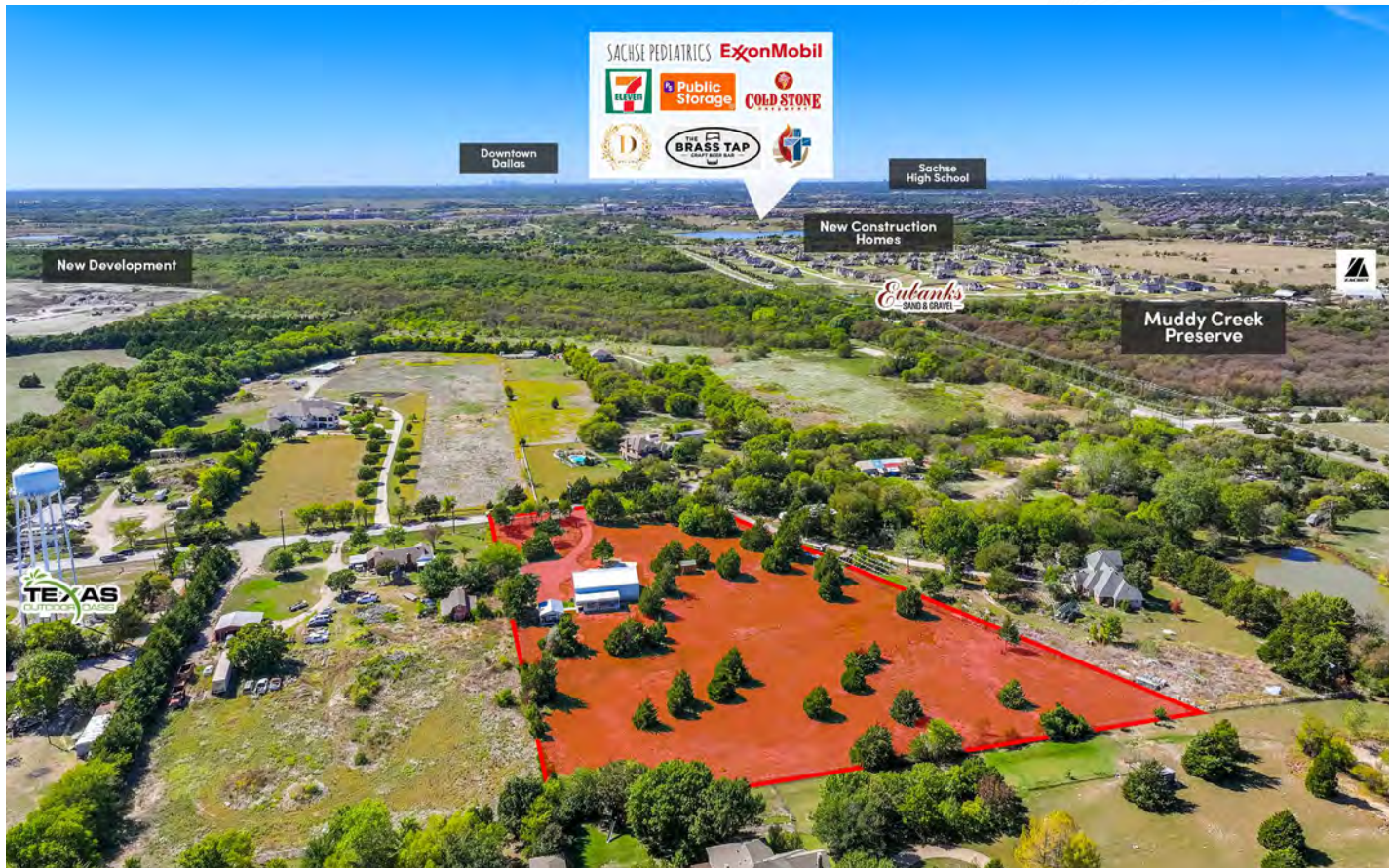
Barry Luff | 214.478.4959



Property Floor Plan



Wylie, TX Retail Map



The property is located just off PGBT and SH-78.



7 Miles to Garland



25 Miles to Dallas



36 Miles to DFW Airport



56 Miles to Fort Worth

Collin County Demographic Overview

Wylie, Texas was recently ranked the #1 small city in the country in which to raise a family, according to NerdWallet. Cited in the study was the city's excellent income levels, housing, schools, amenities and proximity to larger cities. The city was also recently named the 19th safest city in Texas and with proximity to Lake Lavon, Lake Ray Hubbard and other recreational activities, it makes for a place with optimum work-life balance. The median home value is slightly above \$506,000 with new builds averaging \$500 to \$650K. Whether you're hunting for neighborhood parks, natural creeks or closeness to the Lake, Wylie has affordable luxury housing, in addition to many new units for lease currently under construction. Collin County also recently broke ground in the city on a campus which will serve over 7,500 students in areas such as science, engineering, I.T. and health care programs.

Wylie, TX is mainly within Collin County, the 6th most populous county in Texas that grew at a rate of 37.2 percent from 2010-2020. The county boasts a highly educated population, with more than 52.6 percent of those 25 and older holding Bachelor's degrees. The median family income is also 33 percent higher than the U.S. Median. Multiple Fortune 500 companies and corporations have moved their headquarters to Collin County, including Toyota Motor Corp. U.S. Operations, Bank of America Home Loans, Texas Instruments, J.C. Penny and many more.



202,690

2021 Population
Collin County



\$109,051

2020 Median HH Income
Collin County



\$490,438

July '22 Average Home Value
Collin County



37.2

2020 Median Age
Collin County

Dallas-Fort Worth Market Overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



Property Summary

Location	2441 Elm Grove Rd Wylie, TX 75098
Zoning	Outside of City Limits
Size	2,400 SF
Acres	4.667 Acres
Utilities	All to Site
HVAC	100% HVAC



Barry Luff

Vice President

barry.luff@mdregroup.com

214.478.4959

Kevin Weable

Commercial Director

kevin@mdregroup.com

972.845.1663

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdregroup.com

972.772.6025





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.

11-2-2015



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.

M&D REAL ESTATE, LP	9009323	Danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Barry Luff	0616575	barry.luff@mdregroup.com	214-478-4959
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials
Date