

FOR SALE

WYLIE INDUSTRIAL

302 - 304A Paul Wilson Road
Wylie, Texas 75098



INFORMATION

LAND

302 Paul Wilson Rd. - ±1.41 Acres
304A Paul Wilson Rd. - ±0.32 Acres
304 Paul J Wilson Rd. - ±1.5 Acres

BUILDINGS

4 Buildings - Including 1 House
± 9,559 SF Bldg 1
± 1,680 SF Bldg 2
± 2,800 SF Bldg 3
± 2,606 SF House - Built 1976

ZONING

302 Paul Wilson Rd. - Residential
304A Paul Wilson Rd. - Lt. Industrial
304 Paul J Wilson Rd. - Residential

SALE PRICE

\$1,415,000.00

FEATURES

- Includes 3 metal Buildings
- Storage lot, for Outdoor RV, Boat or Materials Storage
- House with large garage
- Collin County



HENRY S. MILLER

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EXTERIOR



OFFICE



SHOWROOM



MAIN WAREHOUSE



WAREHOUSE 2



WAREHOUSE 3



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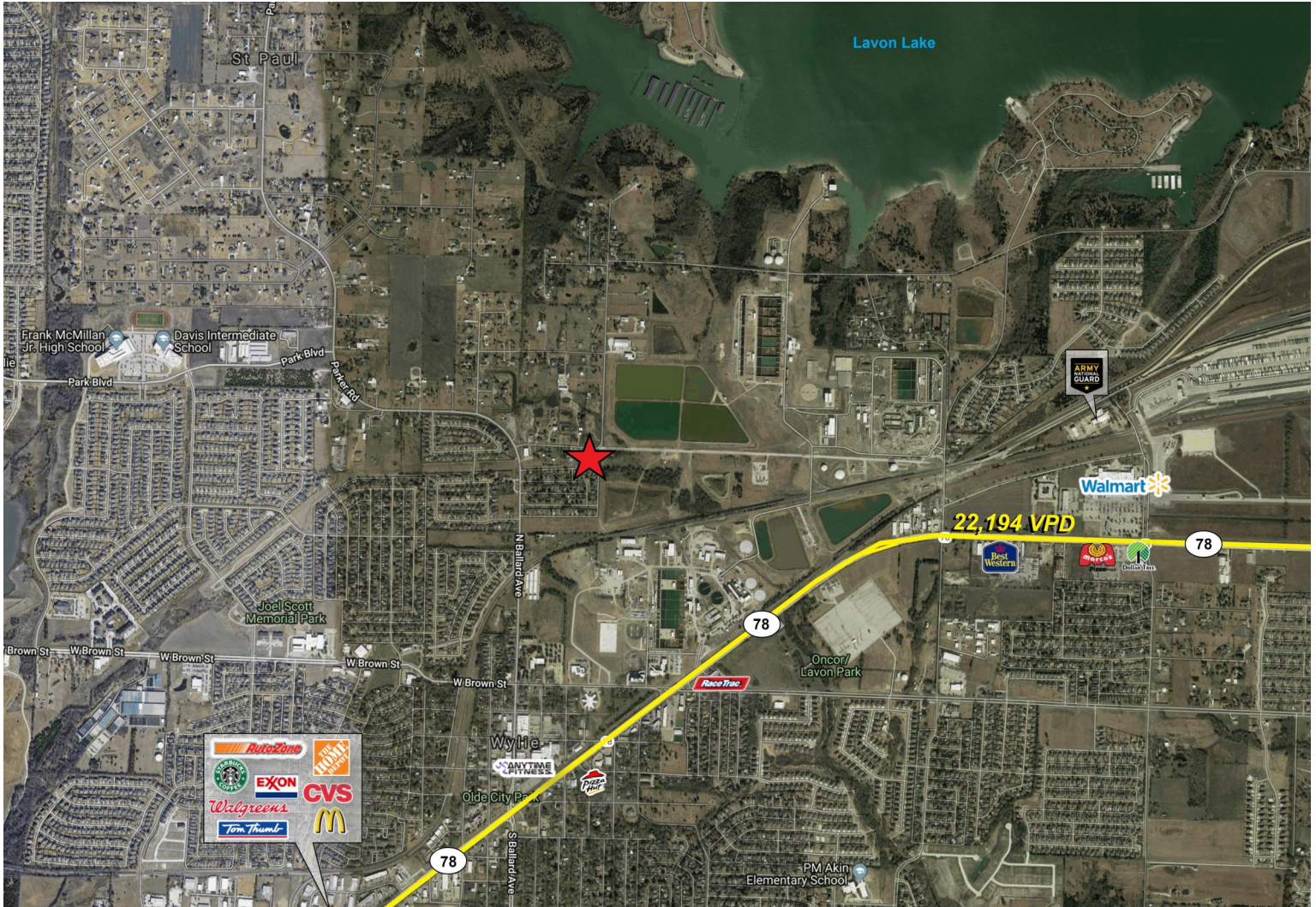
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MarketWatch recently named the Dallas as the most Business Friendly City in the country. Wylie is a mirror reflection of that categorization with pro-business not being an attitude but a minimum expectation of our customer base. While county and state programs complement Wylie efforts, stability and long-term success is derived directly from City Council vision and leadership which guides City staff at all levels to serve businesses and citizens alike in a manner consistent with their values. We welcome the opportunity to evaluate your needs, respond with a hands-on approach, and determine how we can help your business grow and succeed in Wylie, Texas.

- Wylie CBD

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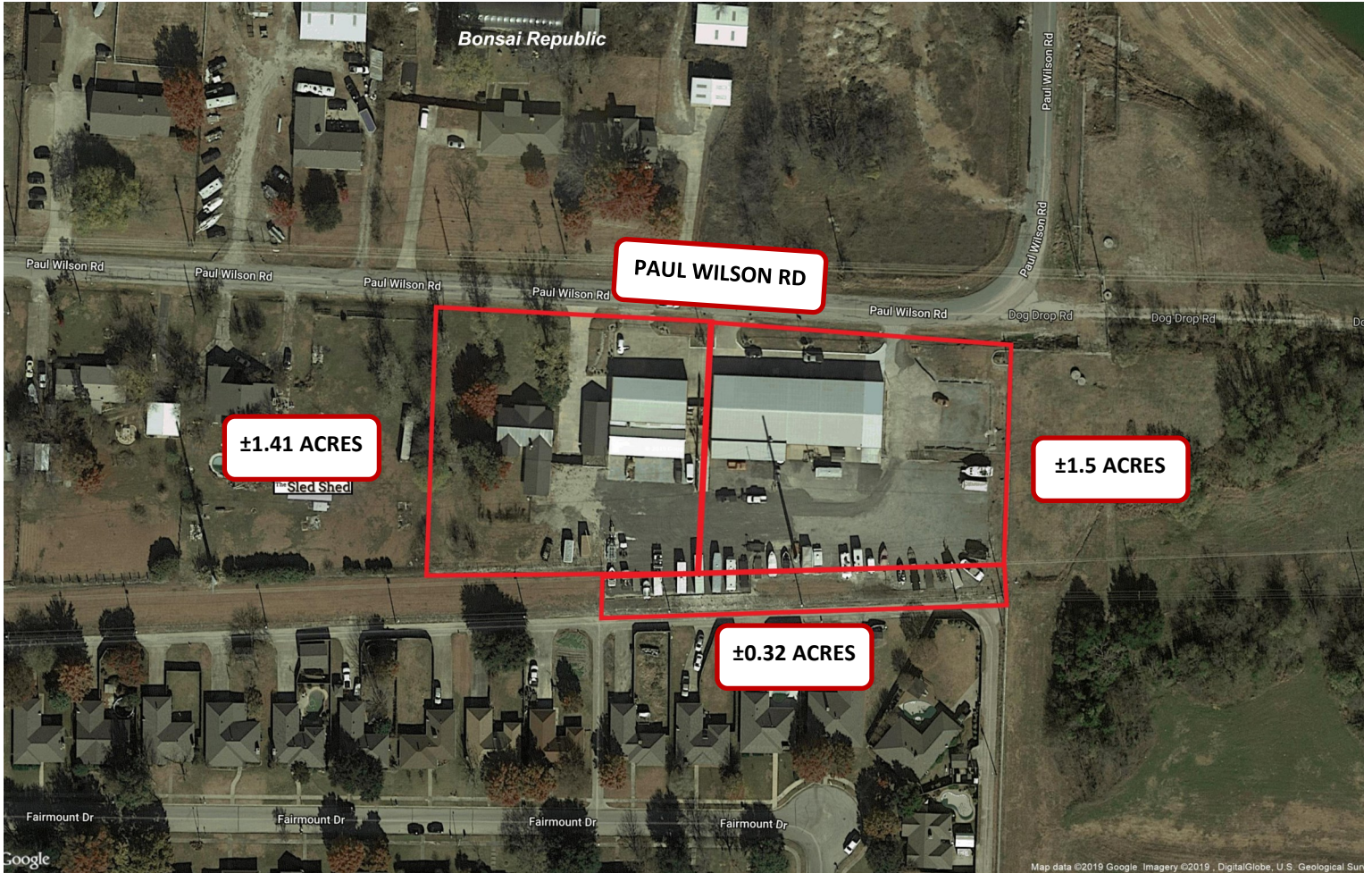
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TOTAL ACREAGE ±3.23 ACRES



DEMOGRAPHICS 2019	1 Mile	3 Miles	5 Miles
Estimated Population	4,595	45,136	100,481
Estimated Households	4,543	15,185	32,858
Average HH Income	\$96,144	\$98,319	\$101,958
Total Businesses	228	1,056	2,085
Total Employees	1,843	10,028	17,944

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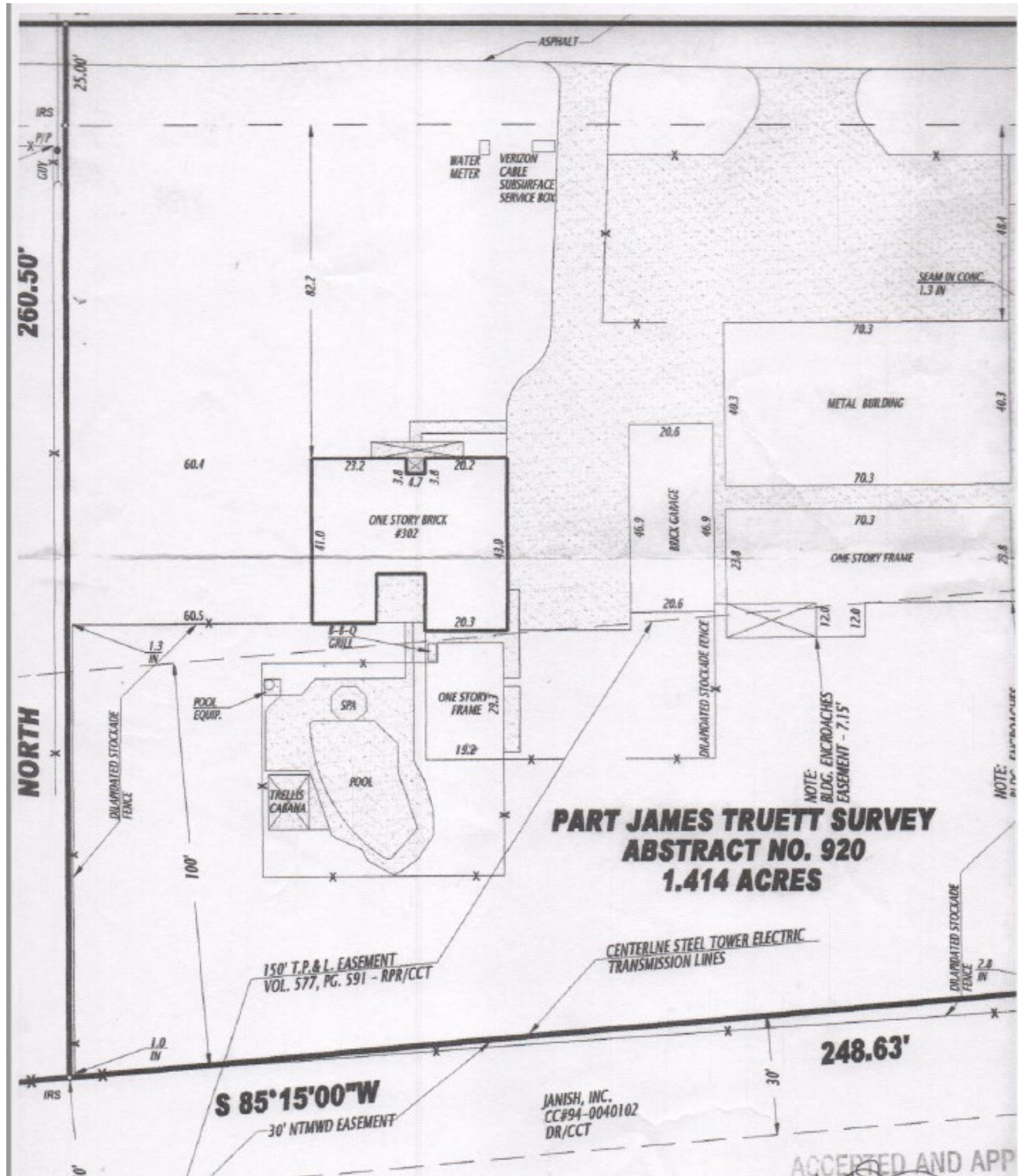
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