



Lease Rates:

Please Call for Rates

Demographics:

	1 mile	3 miles	5 miles
2019 Population	8,518	88,828	173,389
2024 Population	9,665	99,646	193,682
Avg HH Income	\$103,258	\$123,835	\$118,495

Traffic Counts: FM 544: 53,439 VPD (west)
FM 544: 40,925 VPD (east)
(City of Wylie 2019)

Mason duPerier

214.234.2573

mason@vistapropertyco.com

Available Space:

- Up to 15,000 SF of New Development

Property Highlights:

- 447,462 SF shopping center anchored by Target & Kohls with a great mix of retailers including TJ Maxx, HomeGoods, Ross, PetSmart, Ulta, Dollar Tree, Bath & Body Works, Skechers, Five Below, numerous restaurants and more new development being planned.
- CVS Pharmacy, ALDI Foods, AutoZone, O'Reilly, Discount Tire, Firestone, Meineke & QT are also at this intersection.





VISTA
PROPERTY CO.

WOODBIDGE CROSSING

3340 FM 544, Wylie, Texas 75098



Vista Property Co.
2227 Vantage Street, Dallas, Texas 75207

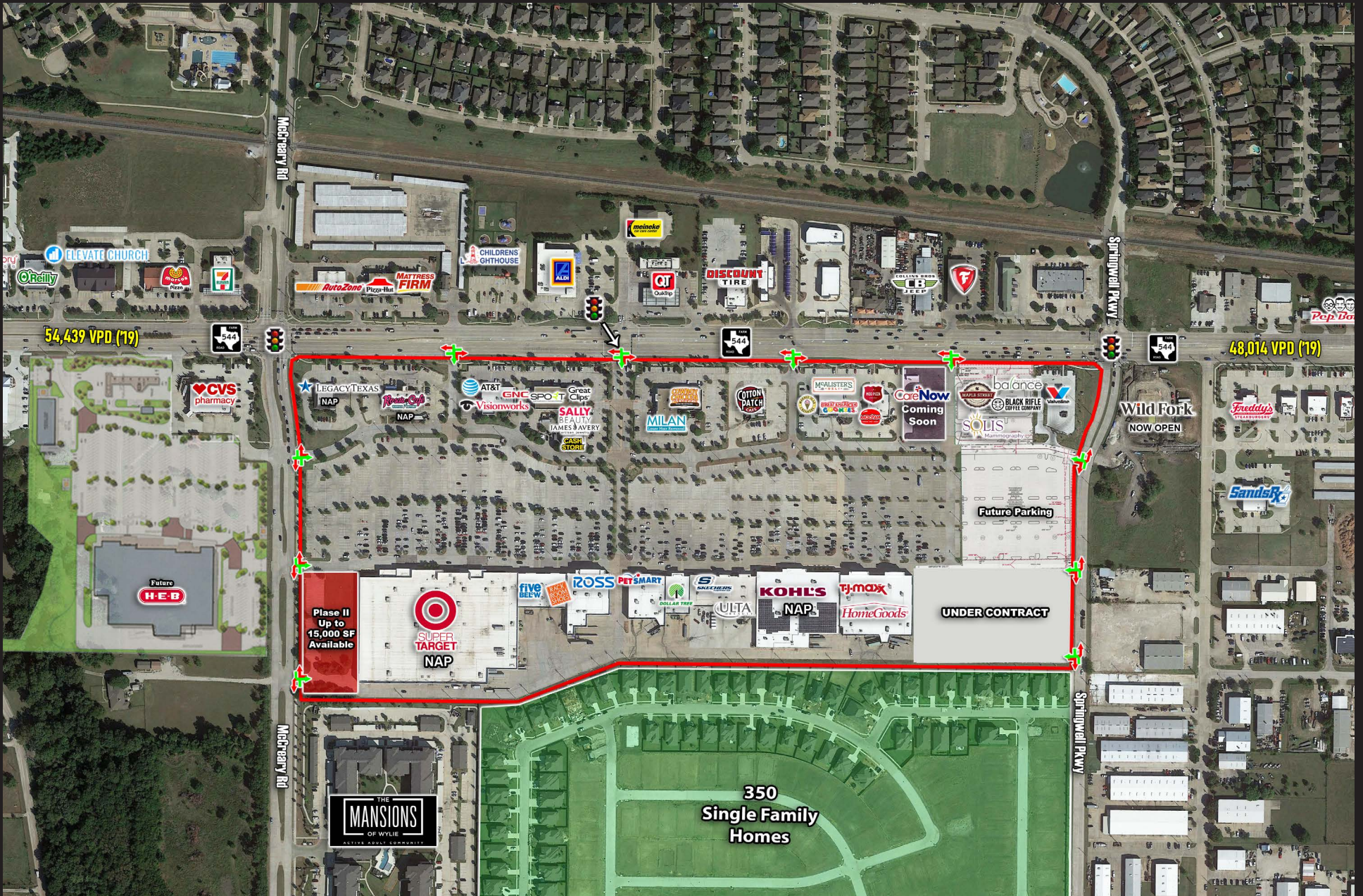


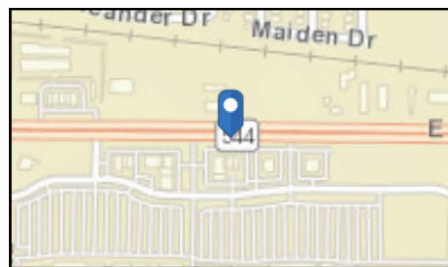
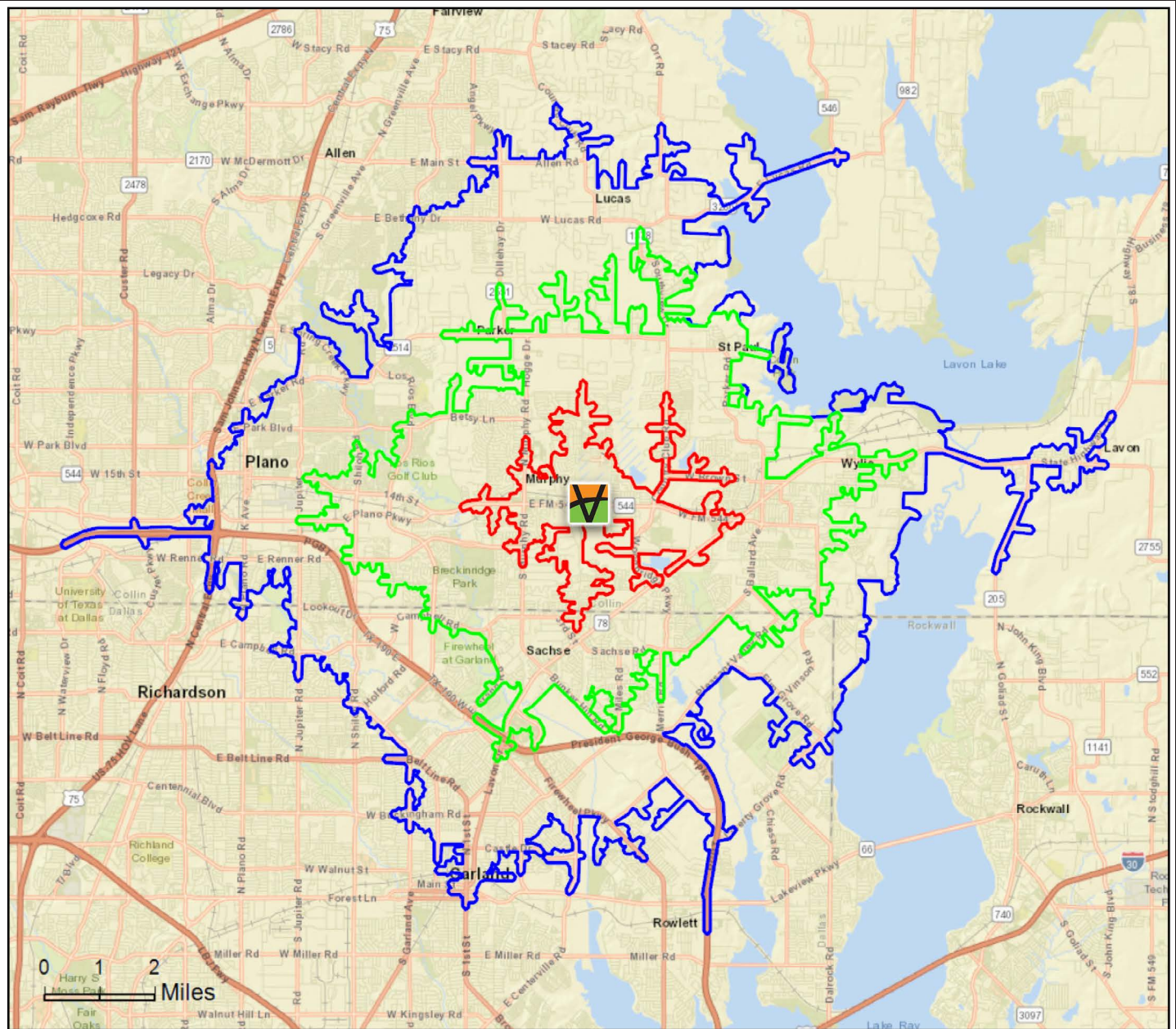


Ste.	Tenant	Sq. Ft.	Ste.	Tenant	Sq. Ft.	Ste.	Tenant	Sq. Ft.
1	Visionworks of America	3,500 SF	14	Ross Dress for Less	22,000 SF	30	Bath & Body Works	3,000 SF
2	GNC	995 SF	15	PetSmart	17,999 SF	31	Marble Slab-Great American	2,050 SF
3	AT&T Mobility	3,500 SF	16	Dollar Tree	10,000 SF	32	Mooyah Burgers	2,600 SF
4	Capital Title	2,086 SF	17	Which Wich	1,525 SF	33	Uptown Cheapskate	5,300 SF
5	Sally Beauty Supply	1,496 SF	18	Pecan Tree Pediatrics	2,780 SF	34	Maple Street Biscuit	2,500 SF
6	Sleep Train	4,272 SF	19	Woodbridge Dental Group	4,028 SF	35	Solis Mammography	2,250 SF
7	Waxing the City	1,705 SF	20	CPR Cell Phone Repair	1,200 SF	36	Balance Grille	2,000 SF
8	SPORT Orthopedics	2,303 SF	21	All American Flooring	2,010 SF	37	Black Rifle Coffee	2,501 SF
9	Great Clips	1,209 SF	22	Cowboy Chicken	2,508 SF			
10	The Cash Store	2,105 SF	23	TJ Maxx	48,000 SF			
11	Five Below	7,100 SF	24	Cotton Patch Cafe	4,500 SF			
12	NexGen Nails	4,500 SF	25	McAlisters Deli	3,750 SF			
13	Rack Room Shoes	6,000 SF	26	Ulta	10,125 SF			
14	Ross Dress for Less	22,000 SF	27	Skechers Outlet	6,000 SF			
15	PetSmart	17,999 SF	28	MOD Pizza	2,800 SF			
16	Dollar Tree	10,000 SF	29a	iCode	1,804 SF			
17	Milan Laser (pending)	1,525 SF	29b	James Avery	2,348 SF			

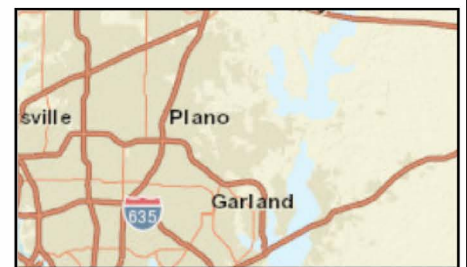
PHASE II - UP TO 15,000 SF AVAILABLE







- 5 Minutes
- 10 Minutes
- 15 Minutes





3340 FM 544

Wylie, TX 75098

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	8,518	88,828	173,389
	2024 Projected Population	9,665	99,646	193,682
	2010 Census Population	6,868	75,002	143,817
	2000 Census Population	1,478	27,304	74,632
	Projected Annual Growth 2019 to 2024	2.7%	2.4%	2.3%
	Historical Annual Growth 2000 to 2019	25.1%	11.9%	7.0%
	2019 Median Age	35.0	34.9	35.8
HOUSEHOLDS	2019 Estimated Households	2,556	28,459	58,310
	2024 Projected Households	2,883	31,773	64,812
	2010 Census Households	2,006	23,402	47,001
	2000 Census Households	510	9,168	25,129
	Projected Annual Growth 2019 to 2024	2.6%	2.3%	2.2%
	Historical Annual Growth 2000 to 2019	21.1%	11.1%	6.9%
RACE AND ETHNICITY	2019 Estimated White	61.2%	60.9%	61.6%
	2019 Estimated Black or African American	14.8%	11.7%	11.8%
	2019 Estimated Asian or Pacific Islander	16.9%	18.6%	17.1%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.6%
	2019 Estimated Other Races	6.8%	8.2%	8.9%
	2019 Estimated Hispanic	12.2%	15.3%	17.5%
INCOME	2019 Estimated Average Household Income	\$103,258	\$123,835	\$118,495
	2019 Estimated Median Household Income	\$120,201	\$112,998	\$103,919
	2019 Estimated Per Capita Income	\$30,980	\$39,690	\$39,861
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.1%	4.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.3%	4.1%	4.6%
	2019 Estimated High School Graduate	22.3%	19.8%	19.4%
	2019 Estimated Some College	16.2%	19.0%	19.7%
	2019 Estimated Associates Degree Only	8.6%	8.4%	8.2%
	2019 Estimated Bachelors Degree Only	35.9%	30.7%	29.5%
	2019 Estimated Graduate Degree	12.5%	15.0%	14.4%
BUSINESS	2019 Estimated Total Businesses	338	1,752	4,097
	2019 Estimated Total Employees	3,397	15,380	43,256
	2019 Estimated Employee Population per Business	10.1	8.8	10.6
	2019 Estimated Residential Population per Business	25.2	50.7	42.3





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.

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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
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