



**SWQ of FM 544 &
Woodbridge Pkwy
Wylie, TX**

For Lease

Property Highlights

- Planned 7,920 sf strip center on Woodbridge with Drive Thru
- 1.22 ac pad available on FM 544
- Wylie, located in Collin County, has seen tremendous population growth of 173% from 2000 to 2010.
- Kroger has a trade area radius of 95,000 population with an average of over 55,000 customers a week
- Wylie High School is an open campus
- Collin Community College will open Fall of 2020 with 7,500 students just north of the site
- Traffic Counts on FM 544 have increased by 10,000 cpd in one year

Traffic Counts

- FM 544: 48,014 cpd
- Country Club/Woodbridge: 28,161 cpd

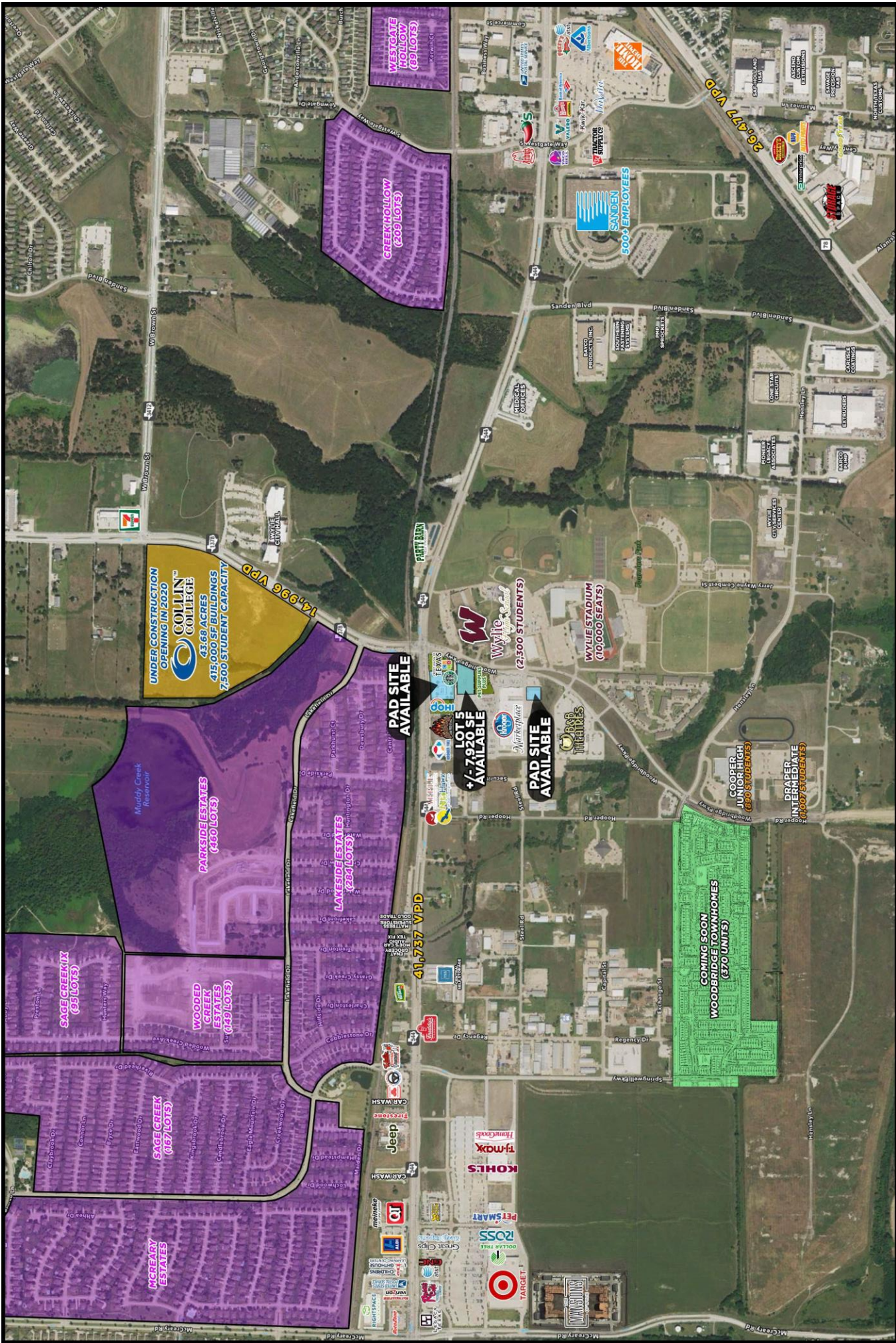
Demographics	1 mile	3 mile	5 mile
2020 Est population	4,833	83,293	152,155
Average Household Income	\$87,530	\$113,501	\$128,120
Daytime Population	4,691	37,069	65,199

Surrounding Retailers:

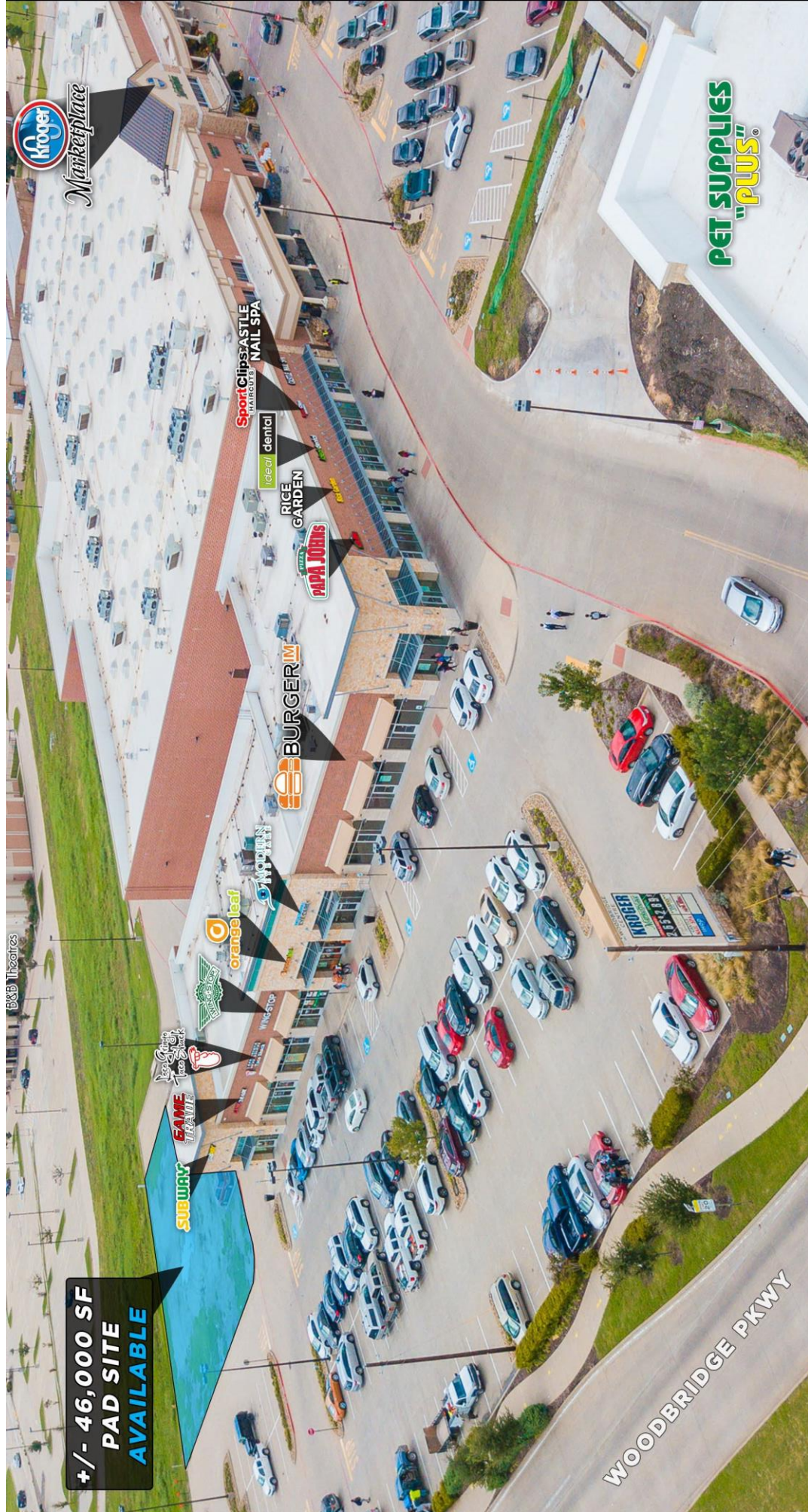


Jim Jamerson
+1 469 480 8832
jim@seg-re.com









Site Plan
Prosper, TX

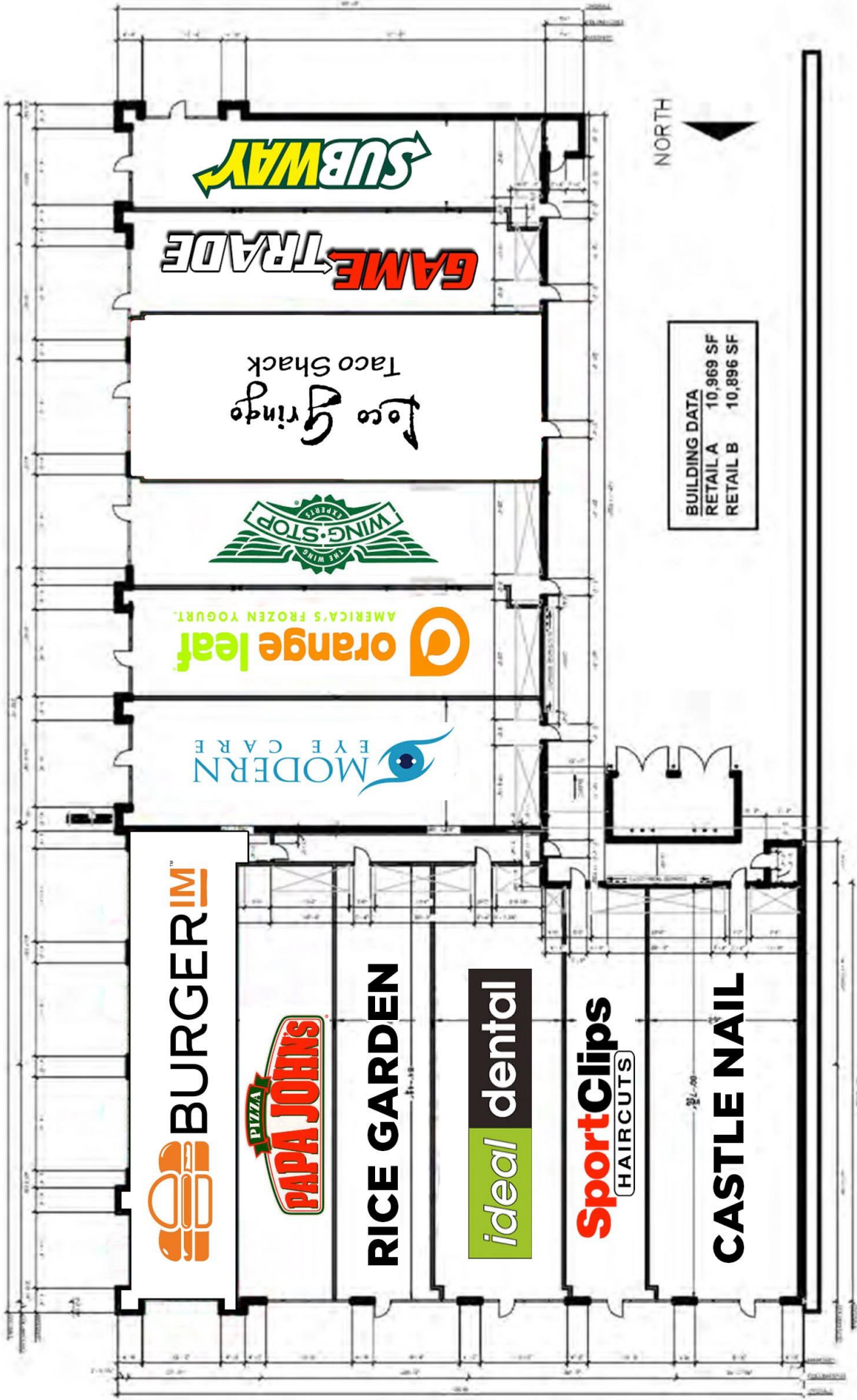
F.M. HIGHWAY 544



- BURGERIM**
- PAPA JOHNS**
- RICE GARDEN**
- IDEAL DENTAL**
- SPORT CLIPS**
- CASTLE NAIL**
- MODERN EYE CARE**
- ORANGE LEAF**
- WING STOP**
- LOCO GRINGO** TACO SHACK
- GAME TRADE**
- SUBWAY**



803 WOODBRIDGE PARKWAY
(BUILDING 1)



NORTH

BUILDING DATA	
RETAIL A	10,969 SF
RETAIL B	10,896 SF

805 WOODBRIDGE PARKWAY
(BUILDING 2)



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Segovia Retail Group LLC	9004086	jennifer@seg-re.com	214.379.8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Elizabeth Frank	389268	jennifer@seg-re.com	214.668.0605
Designated Broker of Firm	License No.	Email	Phone
James F Jamerson	389746	jim@seg-re.com	469.480.8832
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