



A Development by:



SHOPS AT FM 544

SWQ OF FM 544 AND SANDEN WYLIE, TX
FM 544 and Sanden Wylie, TX



FOR LEASE

AVAILABLE SPACE
1,400 - 17,280 SF
1.03 Acre Pad

RATE
Call for Pricing

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PROPERTY OVERVIEW

Shops at FM 544 is a well-positioned retail opportunity located in the heart of Wylie, one of the Dallas metro's fastest-growing suburban markets. The property features a highly visible pad site and retail strip space, strategically located at the intersection of FM 544 and Sanden.

Situated directly in front of La Quinta Inn and Holiday Inn Express, the center benefits from consistent local and commuter demand. The property's accessibility and location within a high-income trade area further enhance its appeal to retailers seeking brand visibility.

LOCATION OVERVIEW

Located at the SWQ of FM 544 and Sanden, the site offers exceptional visibility with daily traffic counts exceeding 31,533 vehicles (TXDOT 2024). The area is supported by robust demographics, with 85,266 residents within a 3-mile radius and an affluent average household income of \$164,105.

A daytime population of 35,269 provides strong support for daily retail activity, bolstered by the property's proximity to hospitality, dining, and other high-demand generators. This combination of traffic, demographics, and regional growth positions Shops at FM 544 as a premier retail destination in Wylie.



SHOPS AT FM 544 WYLIE, TX

Retail Opportunities Available

Address: SWQ of FM 544 & Sanden, Wylie, TX 75098



31,533 VPD

TRAFFIC COUNTS



\$164,105

MEDIAN HOUSEHOLD
INCOME (3-MILE RADIUS)



85,266 POPULATION

(3-MILE RADIUS)



35,269 POPULATION

Daytime Population
(3-MILE RADIUS)



31,533 VPD

FM 644

Sanden Blvd

6,235 VPD

MERIDIAN
at Wylie
200 Apartment Units

Baylor Scott & White
HEALTHCARE

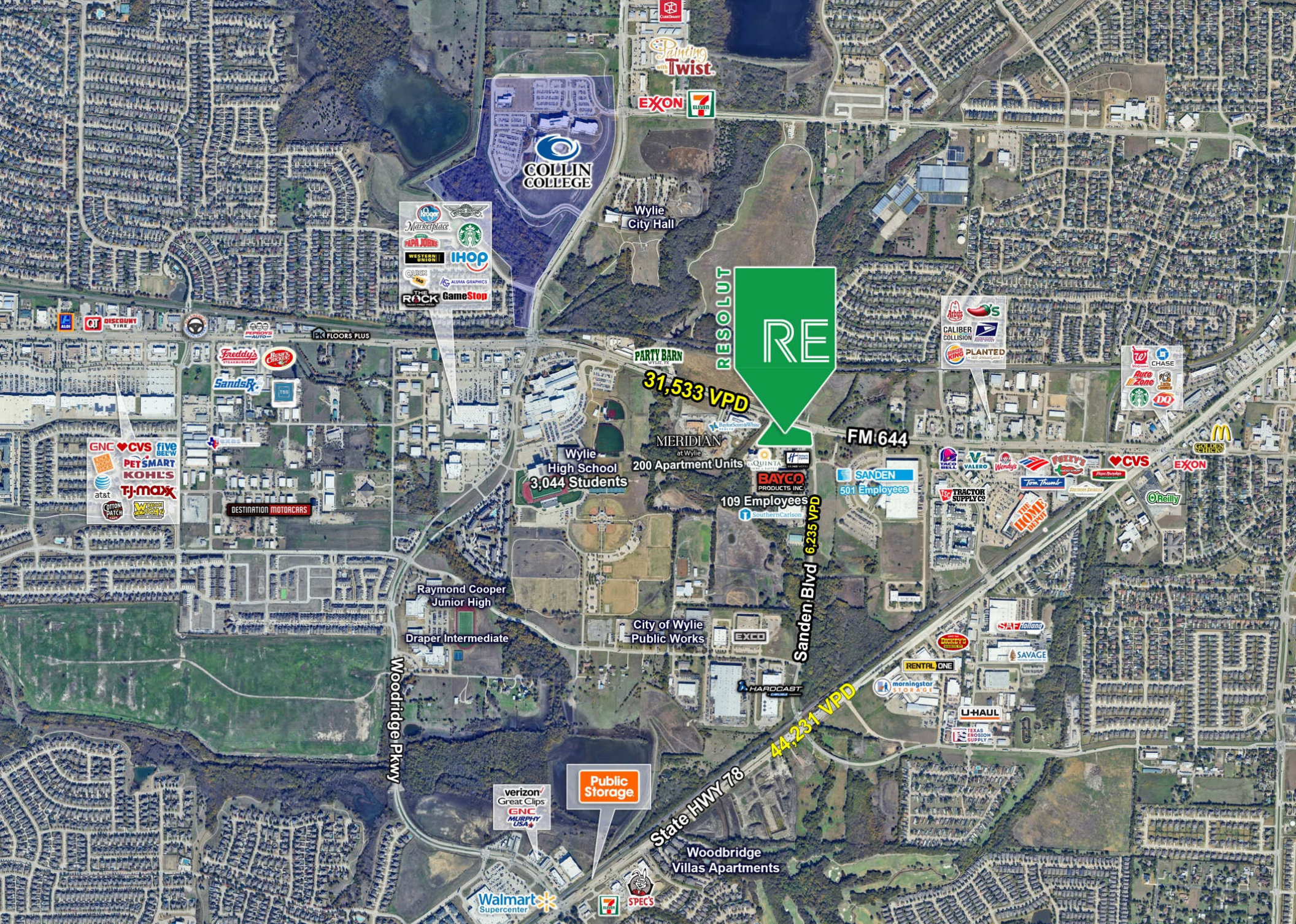
LAQUINTA
INNS & SUITES

Holiday Inn Express
ANIMO HOTEL

BAYCO
PRODUCTS INC.
109 Employees

Southern Carlson

SANDEN
501 Employees



MERIDIAN

at Wylie

200 Apartment Units



Retail Space
1,400 - 17,280 SF
Available



BAYCO
PRODUCTS INC.
109 Employees



DRIVE-THRU LANE

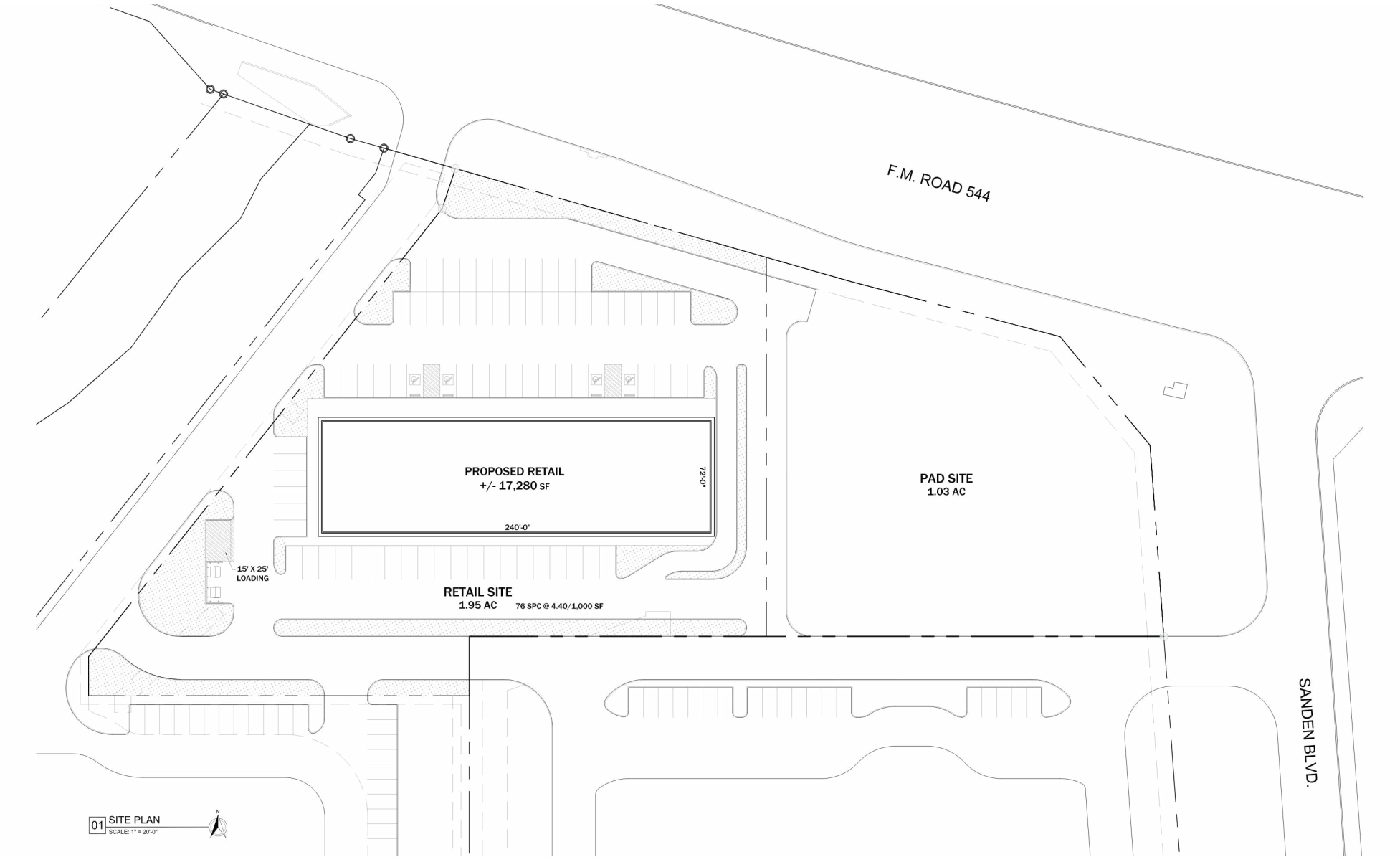
1.03 Acre Pad

FM 644
31,533 VPD

Sanden Blvd
6,235 VPD



SITE PLAN





Information About Brokerage Services

11-2-2015

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.

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