

601 Sanden Blvd. Wylie, TX



3,000 SF Office for Lease
Cubicle Space w/ 8 Private Offices
Secure, Gated Complex
Located in Fast-Growing Wylie
Access to a Thriving Workforce

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Property Overview

M&D CRE is pleased to offer a 3,000 SF professional office suite for lease in Wylie, Texas.

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Property Overview

M&D CRE is pleased to offer prime office space for lease in Wylie, Texas, located in Collin County, one of the fastest-growing regions in the state and home to a large, thriving workforce. This 3,000-square-foot first-floor suite is situated within the expansive, gated Sanden International campus, an impressive 83-acre office complex designed around a beautifully landscaped central courtyard.

The suite features a highly functional layout with an open workspace accommodating many cubicles, eight generously sized private offices with large windows, and access to a shared breakroom and large conference room. As an added value, existing cubicles, desks, and furnishings can be available with the lease, offering a turnkey opportunity for the next tenant. The property also provides ample gated parking with on-site security guards, ensuring convenience and peace of mind for employees and visitors.

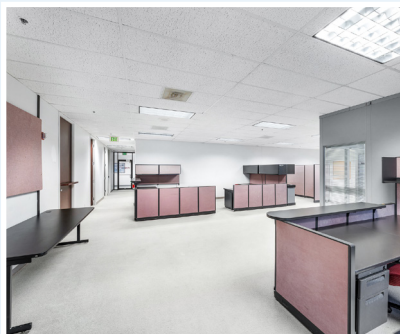
Strategically positioned within a secure and professionally maintained campus, this office space is well-suited for a wide range of professional or creative users seeking a premier work environment. Located just outside the urban core, Wylie offers businesses the accessibility and workforce mobility they need—without sacrificing a welcoming, hometown character. For more information, contact listing agents Zach Strickland at 682.229.9100 or Will Greenstein at 214.707.3793.

Size	3,000
Open Area	Fits Multiple Cubicles
Private Offices	8
Extras	Breakroom/Conference Room
Security	Gated with Guards
Floor	First Level
ADA Compliant	Yes
Furnishings	Desks, Cabinets, Cubicles



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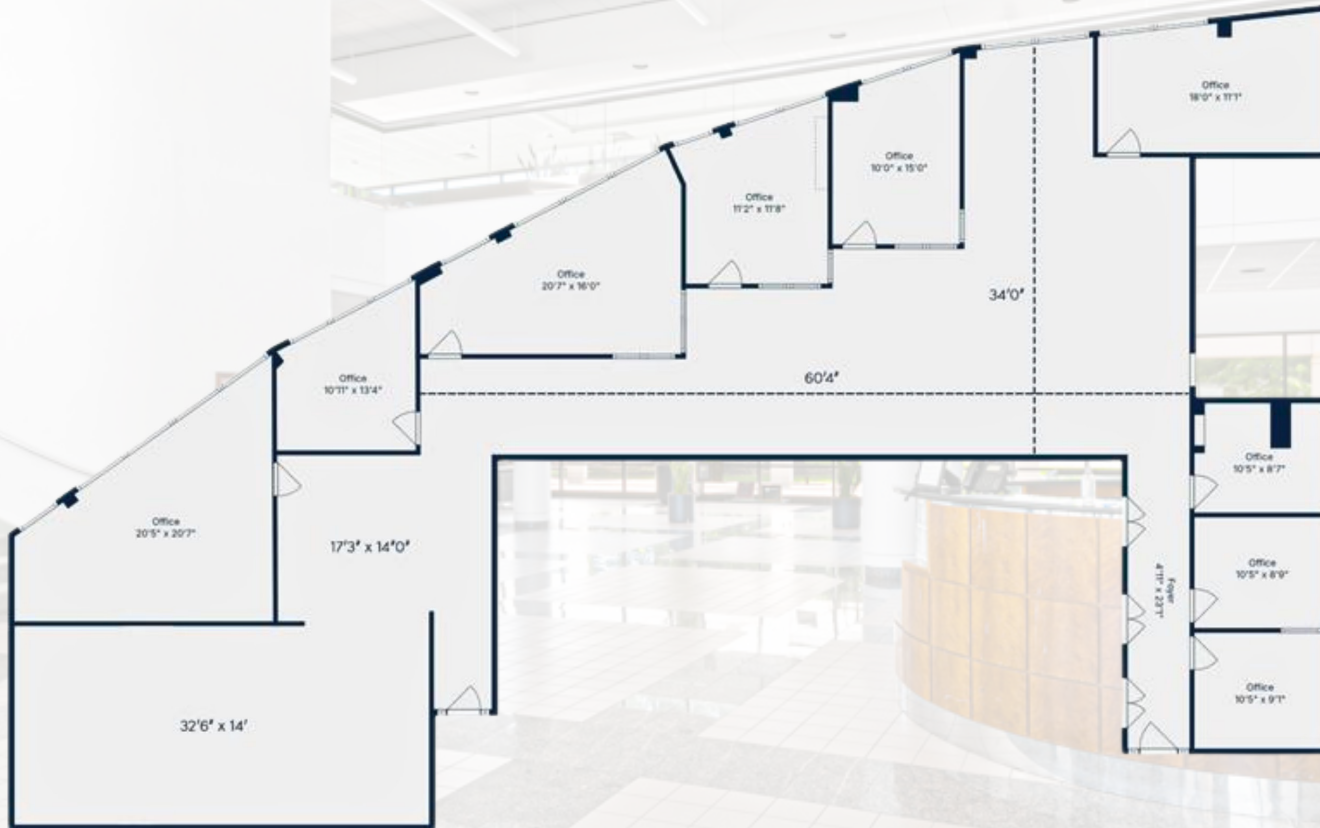
Floor Plan

Open Cubicle Space

Eight Private Offices

Shared Breakroom

Large, Shared Conference Room



Location Overview

Wylie, TX offers a strong demographic and geographical advantage due to its strategic location within the rapidly growing DFW-metroplex. Additionally, Wylie's expanding population, diverse workforce, and favorable business climate provide a solid foundation for long-term investment potential.

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Located in One of The Fastest Growing Counties in Texas

Wylie, TX Overview

Wylie, TX, located in the rapidly growing Collin and Kaufman counties, offers an ideal environment for retail and industrial businesses looking to expand or relocate. The city's strategic location along major transportation routes, including U.S. Highway 78 and State Highway 121, provides excellent connectivity to the Dallas-Fort Worth metroplex, a key economic hub. Wylie is known for its business-friendly climate, with competitive tax rates, affordable real estate, and a growing population that increases consumer demand. The city also boasts a strong workforce, excellent public services, and access to a well-established infrastructure, making it an appealing destination for companies seeking to capitalize on its growth and proximity to major metropolitan areas.

1,293,047

Residents
Expected
by 2028
(Collin County)

1,600,000

Jobs
Expected
by 2035
(Collin County)

64,335

Population
Expected
by 2029
(Wylie, TX)

962,031

Employees 16+
Within 30-Min
Drive Time
(Wylie, TX)

Rail Access & Transportation Hub

Canadian Pacific Kansas City's (CPKC) 500-acre distribution park and Wylie Intermodal Terminal connect rail lines from Canada to Central America. With over 20,000 track miles, CPKC is one interchange away from all major North American markets. It services 11 Gulf ports, 2 Pacific and 2 Atlantic ports, 6 Great Lakes ports, 115+ transload centers, and 19 intermodal ramps, plus 181 interchange points with major railroads across the U.S., Canada, and Mexico.

Capacity: The annual lift capacity is 342,000 twenty-foot-equivalent units and the facility has 9,400 feet of working classification track.

Available Space: The \$64-million Wylie Intermodal Terminal spans ±362 acres, ideal for light industrial, assembly, and distribution projects with a capacity of around 2 million square feet. Conveniently located near U.S. 75 and I-30, it offers prime access to all major markets, making it a key site for industrial growth. The Wylie Economic Development Corporation is ready to assist with infrastructure development and funding programs.



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Demographics

Wylie, located in the southern part of Collin County, is part of one of Texas' fastest-growing regions. Collin County saw nearly 41,000 new residents in 2022, with the population projected to exceed 1.2 million by 2028, alongside a surge in local job opportunities expected to push the job count beyond 1.6 million.

With a rich history and strong community spirit, Wylie has grown significantly over the past decade, adding nearly 18,000 new residents since 2010. As the city continues to expand, its welcoming business environment makes it an ideal place for your business to thrive.



Population	1 Mile	3 Mile	5 Mile
2020 Total Population	7,573	77,171	147,750
2024 Total Population	8,803	82,937	161,407
2029 Projected Total Population	8,989	85,356	169,680
Households	1 Mile	3 Mile	5 Mile
Average HH Size	2.81	3.11	3.13
2024 Total Daytime Population	9,582	63,840	120,868
Housing Units	1 Mile	3 Mile	5 Mile
2024 Median HH Income	\$79,929	\$119,156	\$129,668
2024 Average HH Income	\$106,914	\$150,790	\$164,451
Employment	1 Mile	3 Mile	5 Mile
2024 Total Employed Population	4,953	44,497	86,658
White Collar	63.1%	71.7%	75.1%
Blue Collar	22.0%	16.1%	13.3%

Wylie, TX Future Developments



Collin County Mobility Plan (CCMP)

Rapid growth demands major upgrades to transportation to manage traffic and support business expansion. Initiatives like the Collin County Mobility Plan (CCMP) focus on expanding roads, adding public transit, and creating paths for pedestrians and cyclists. Projects like the Blacklands Corridor and Collin County Outer Loop will improve Wylie's connectivity to the Dallas-Fort Worth area, Texas, and beyond.



Downtown Wylie Mixed Use Project

Cooper Plaza is a 13-acre commercial development situated to the east of the Downtown Historic District, at the southwest corner of State Highway 78 and Brown Street. This mixed-use project is designed to blend effortlessly with Wylie's Historic Downtown and will feature pad sites for quick-service and full-service restaurants, a variety of retail spaces, and essential office space to help boost the area's daytime population.



Wylie Town Center Mixed Use Project

\$60 million project that will transform the area with a mix of multi-family housing, commercial, and retail spaces in an urban center design. Located on 19.66 acres along Hwy. 78, south of Alanis Drive. With Wylie's rapid expansion and growing demand for housing and retail, this development presents a unique opportunity for investors to capitalize on the city's vibrant future while contributing to its economic growth.

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