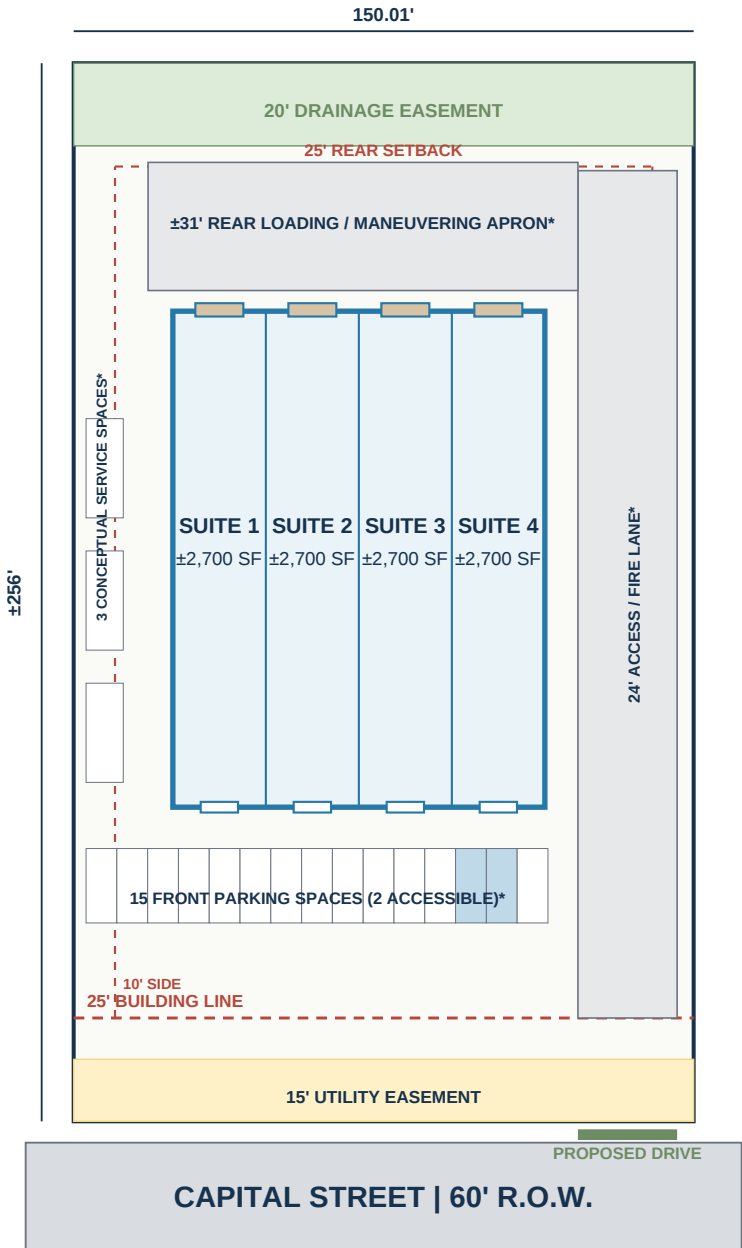




CONCEPT SUMMARY

SITE AREA	38,507 SF 0.884 AC
BUILDING	±10,800 SF 1 story
CONFIGURATION	4 suites ±2,700 SF each
PARKING	18 conceptual spaces total*
LOADING	4 rear grade-level doors*
ACCESS	Capital Street curb cut*
ZONING	Light Industrial, per City table*

MARKETING POSITION

- Small-bay flex suites for contractors, service businesses, office-warehouse and light industrial users.
- Individual storefront entries with rear loading access.
- Potential for single owner-user occupancy or multi-tenant use.

SITE CONSTRAINTS SHOWN

- 25' front building line
- 10' side setbacks | 25' rear setback*
- 15' front utility easement
- 20' rear drainage easement
- 50% maximum lot coverage*

IMPORTANT CONCEPT DISCLAIMER

Illustrative marketing concept only. Not a site plan, survey, engineering drawing or representation of development approval. Building area, suite count, parking, curb cuts, fire access, loading, setbacks, detention, utilities, drainage, landscaping and permitted uses must be verified by the buyer with the City of Wylie and licensed civil, architectural, fire-protection and other professionals.