



A DEVELOPMENT BY:



ESTIMATED DELIVERY: Q4 2027

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

Chris Flesner
chrisresolutre.com
(214) 367-6404

Brian Sladek
brianresolutre.com
(214) 367-6404

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SHOPS AT FM 544 | FM 544 and Sanden Wylie, TX



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 38,384 vehicles (NDS 2025). The area is supported by robust demographics, with 85,266 residents within a 3-mile radius and an audent 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 trac, demographics, and regional growth positions Shops at FM 544 as a premier retail destination in Wylie.



AREA TRAFFIC GENERATORS



Chris Flesner

chrisresolutre.com | (214) 367-6404

Brian Sladek

brianresolutre.com | (214) 367-6404

DEMOGRAPHIC SNAPSHOT 2025



85,266
POPULATION
2-MILE RADIUS



\$164,105
AVG HH INCOME
2-MILE RADIUS



35,269
DAYTIME POPULATION
2-MILE RADIUS



TRAFFIC COUNTS
FM 644: 38,384 VPD
(2025)





Proposed Trader Joe's Coming soon.

Kroger Marketplace

WING-STOP

Starbucks

PAPA JOHN'S

WESTERN UNION

IHOP

QUICK TAG

ALUMA GRAPHICS

THE ROCK WOOD FIRED PIZZA

GameStop

TRADER JOE'S

FM 544

Wylie High School
3,044 Students

PARTY BARN
WYLIE, TX

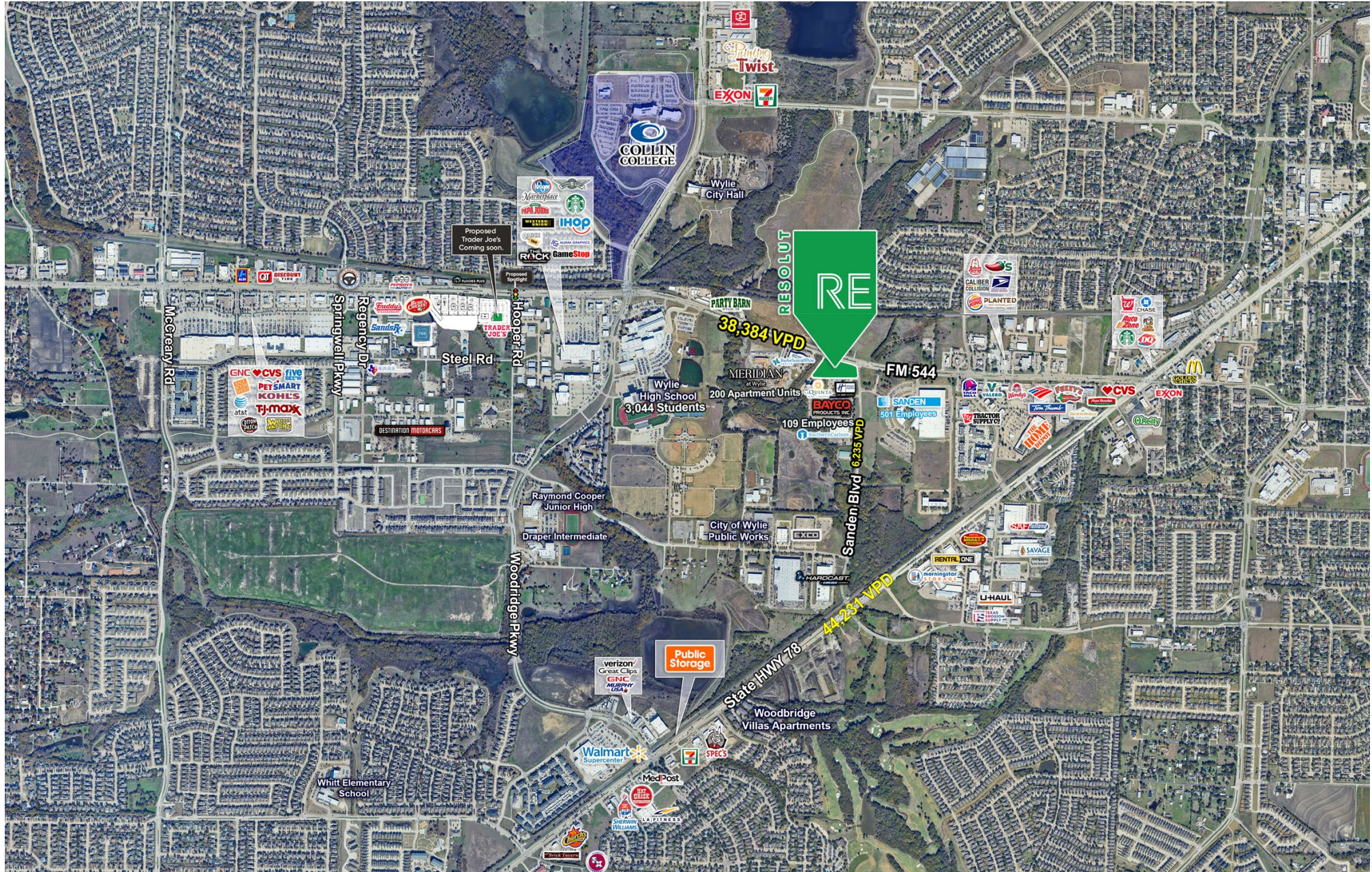
MERIDIAN
at Wylie
200 Apartment Units

109 Employees

38,384 VPD

6,235 VPD







Lorem Ipsum

SITE PLAN





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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"
Designated Broker / Broker Firm Name or Primary Licensed Associate Name

603091 OR 9003193
License No.

leads@resolutre.com
Email

512-474-5557
Phone

David J. Simmonds OR Gavin Fite
Designated Broker of Firm

459263 OR 438039
License No.

leads@resolutre.com
Email

512-474-5557
Phone

David J. Simmonds OR Gavin Fite
Licensed Supervisor of Sales Agent/Associate

459263 OR 438039
License No.

leads@resolutre.com
Email

512-474-5557
Phone

David J. Simmonds
Sales Agent/Associate's Name

459263
License No.

david@resolutre.com
Email

512-474-5557
Phone

Buyer/Tenant/Seller/Landlord Initials

Date