

LIGHT INDUSTRIAL PAD SITE FOR SALE

OFFERED AT
\$380,000


REGENCY BUSINESS PARK
WYLIE, TX 75098




-  **PRIME LOCATION**
Frontage on FM 544
High-growth corridor in Wylie
-  **ZONED LIGHT INDUSTRIAL**
Many permitted uses including warehouse, office-warehouse, retail, auto sales, contractor yard, and more
-  **UTILITIES AVAILABLE**
All utilities to the property
-  **FIRE LANE INSTALLED**
Fire lane already in place
-  **SURROUNDED BY GROWTH**
New 100-acre, 800-home residential development under construction nearby
-  **NEARBY AMENITIES**
Close to Dutch Bros, Wild Fork, Black Rifle Coffee Co., Freddy's, and more



PROPERTY HIGHLIGHTS

- 
12,096 SF PAD SITE
- 
LIGHT INDUSTRIAL ZONING
- 
ALL UTILITIES TO PROPERTY
- 
FIRE LANE ALREADY IN PLACE
- 
STRONG GROWTH AREA
- 
NEAR 800-HOME DEVELOPMENT

 FOR MORE INFORMATION, CONTACT:

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The information contained herein is deemed reliable but not guaranteed. Buyer to verify all information including zoning, permitted uses, utilities, and development requirements.