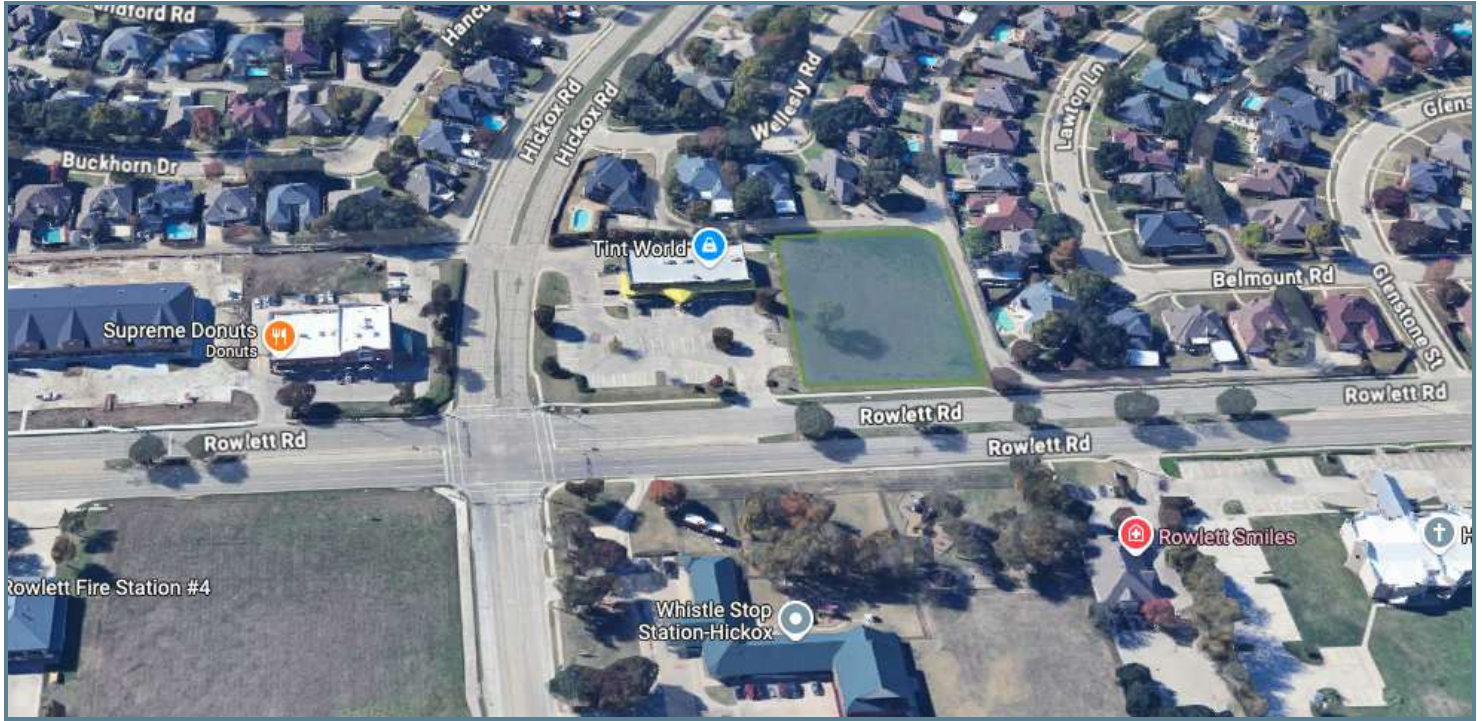


ROWLETT ROAD BTS AVAILABLE

7001 ROWLETT ROAD, WYLIE, TX 75098

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the heart of Wylie, this bustling area offers a vibrant atmosphere and a strong sense of community. The location provides access to a host of amenities, including well-regarded schools, popular dining options, and a variety of retail establishments. With easy access to major highways, the area offers seamless connectivity to neighboring cities and beyond. Additionally, the nearby recreation areas and parks offer ample opportunities for leisure and relaxation, adding to the appeal of the neighborhood. As a prospective Land/Retail tenant, you'll find that the surrounding area of Wylie is a dynamic and thriving community, presenting a myriad of opportunities for your business to thrive and engage with the local population.

PROPERTY HIGHLIGHTS

- Build-to-suit or ground lease opportunity
- Prime location with high visibility
- Customizable space for tailored development
- Ample square footage possible for diverse business types

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1 SF
Lot Size:	1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,624	23,955	76,219
Total Population	10,886	72,971	227,639
Average HH Income	\$116,127	\$114,851	\$113,921

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
http://legacypro.com

ROWLETT ROAD BTS AVAILABLE

7001 ROWLETT ROAD, WYLIE, TX 75098

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

ROWLETT ROAD BTS AVAILABLE

7001 ROWLETT ROAD, WYLIE, TX 75098

RETAILER MAP



Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



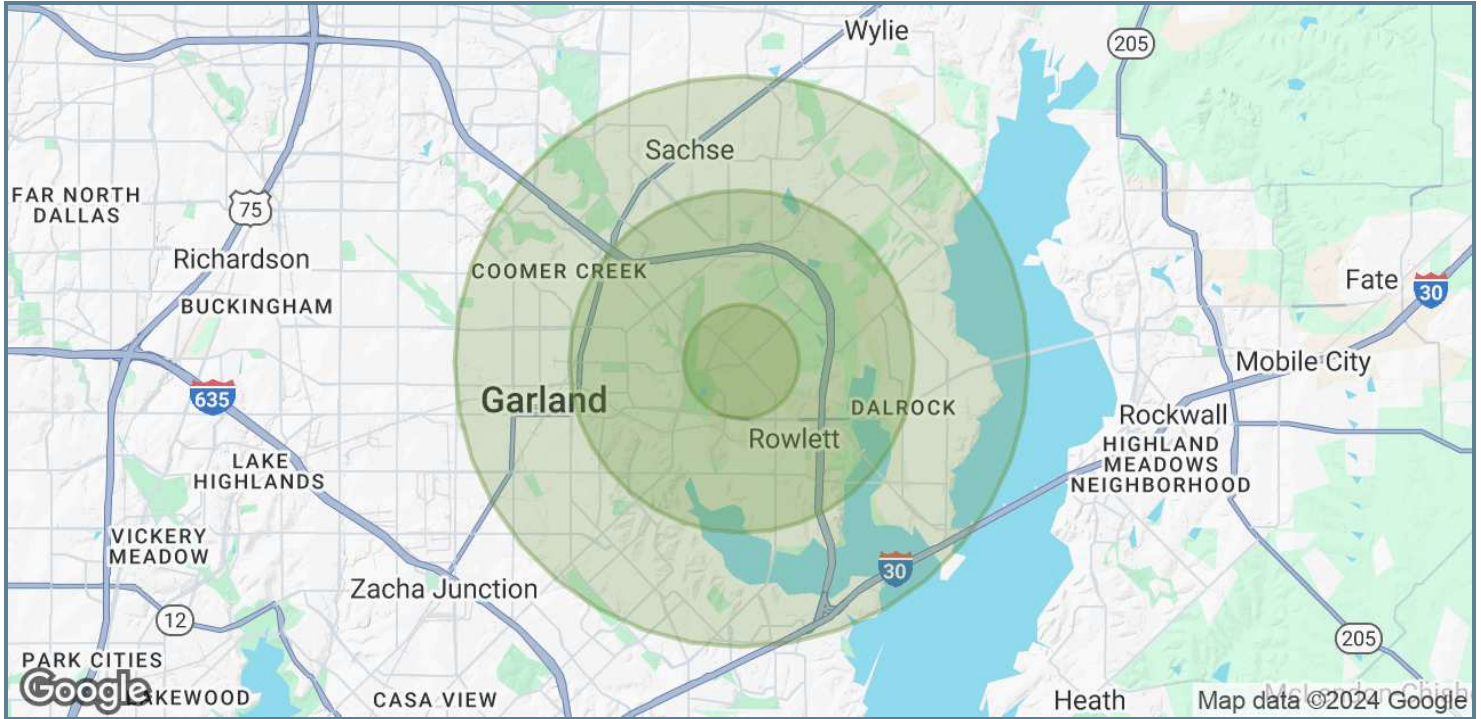
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

ROWLETT ROAD BTS AVAILABLE

7001 ROWLETT ROAD, WYLIE, TX 75098

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,886	72,971	227,639
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,624	23,955	76,219
# of Persons per HH	3	3	3
Average HH Income	\$116,127	\$114,851	\$113,921
Average House Value	\$347,282	\$328,976	\$333,497

Demographics data derived from AlphaMap

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>



Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

