

LIGHT INDUSTRIAL LAND FOR SALE



📍 2814 CAPITAL ST | WYLIE, TX

PRIME DEVELOPMENT & OWNER-USER OPPORTUNITY

Strategically positioned light industrial site in rapidly growing Wylie, Texas. An exceptional opportunity for owner-users, contractors, developers, or investors seeking industrial land with strong long-term upside in one of North Texas' fastest-growing markets.

Ideal for business operations, industrial development, expansion, or investment, this site offers excellent accessibility and flexibility for a variety of permitted uses.



IDEAL USES

- Warehouse / Office-Warehouse
- Contractor Yard / Service Business
- Flex Industrial Space
- Storage & Distribution
- Light Manufacturing
- Business Expansion or Investment



PROPERTY HIGHLIGHTS

- ✓ Light Industrial Zoning*
- ✓ Strong Growth Market in North Texas
- ✓ Excellent Development Potential
- ✓ Convenient Access to Major Roads & Commercial Corridors
- ✓ Ideal for Owner-Users, Contractors & Investors
- ✓ Flexible Use Opportunity with Long-Term Upside



WHY THIS PROPERTY

Rare opportunity to secure light industrial land in a rapidly growing commercial corridor with strong business demand and future appreciation potential.

**Buyer to independently verify zoning, utilities, and intended use.*



EXCELLENT LOCATION

In the heart of Wylie's growing industrial corridor



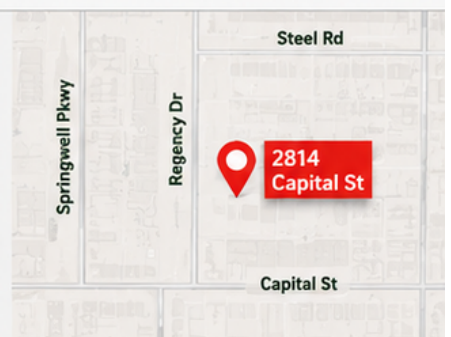
STRONG GROWTH

Wylie is one of the fastest-growing cities in North Texas



GREAT ACCESS

Easy access to major roads and commercial destinations



BUILD. EXPAND. INVEST.
POSITION YOUR BUSINESS FOR GROWTH.

👤 The OBryan Group
👤 Emma O'Bryan
📞 909-996-6446
✉ emmazhan1989@gmail.com