

3340 FM 544 | WYLIE, TEXAS 75098

Woodbridge Crossing

VISTA PROPERTY CO.

MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- 447,462 SF shopping center anchored by Super Target & Kohls with a great mix of retailers including TJ Maxx, HomeGoods, Ross, PetSmart, Ulta, Dollar Tree, Bath & Body Works, Skechers, Five Below, Floor & Decor, numerous restaurants.
- New 17,100 SF building is located directly across from brand new HEB.
- CVS Pharmacy, Aldi Foods, AutoZone, O'Reilly, Discount Tire, Firestone, Meineke & QT are also at the intersection.



AVAILABILITY

- 2,000 SF 2nd Gen Restaurant Available Now
- 2,777 SF 2nd Gen Medical Space Available 10/1/2026
- 10,750 SF [divisible] fronting McCreary Rd

LEASE RATES

Please Call for Rates

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	10,288	96,813	196,493
Daytime Population	10,003	75,139	160,593
Average Household Income	$149,762	$149,005	$142,812

Traffic Counts **FM 544:** 50,605 VPD (west) | **FM 544:** 42,772 VPD (east)

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SUITE	TENANT	SQ FT
1	Visionworks of America	3,500
2	GNC	995
3	AT&T Mobility	3,500
4	Capital Title	2,086
5	Sally Beauty Supply	1,496
6	Sleep Train	4,272
7	Waxing the City	1,705
8	SPORT Orthopedics	2,303
9	Great Clips	1,209
10	Cash Store	2,105
11	Five Below	7,100
12	NexGen Nails	4,500
13	Rack Room Shoes	6,000
14	Ross Dress for Less	22,000

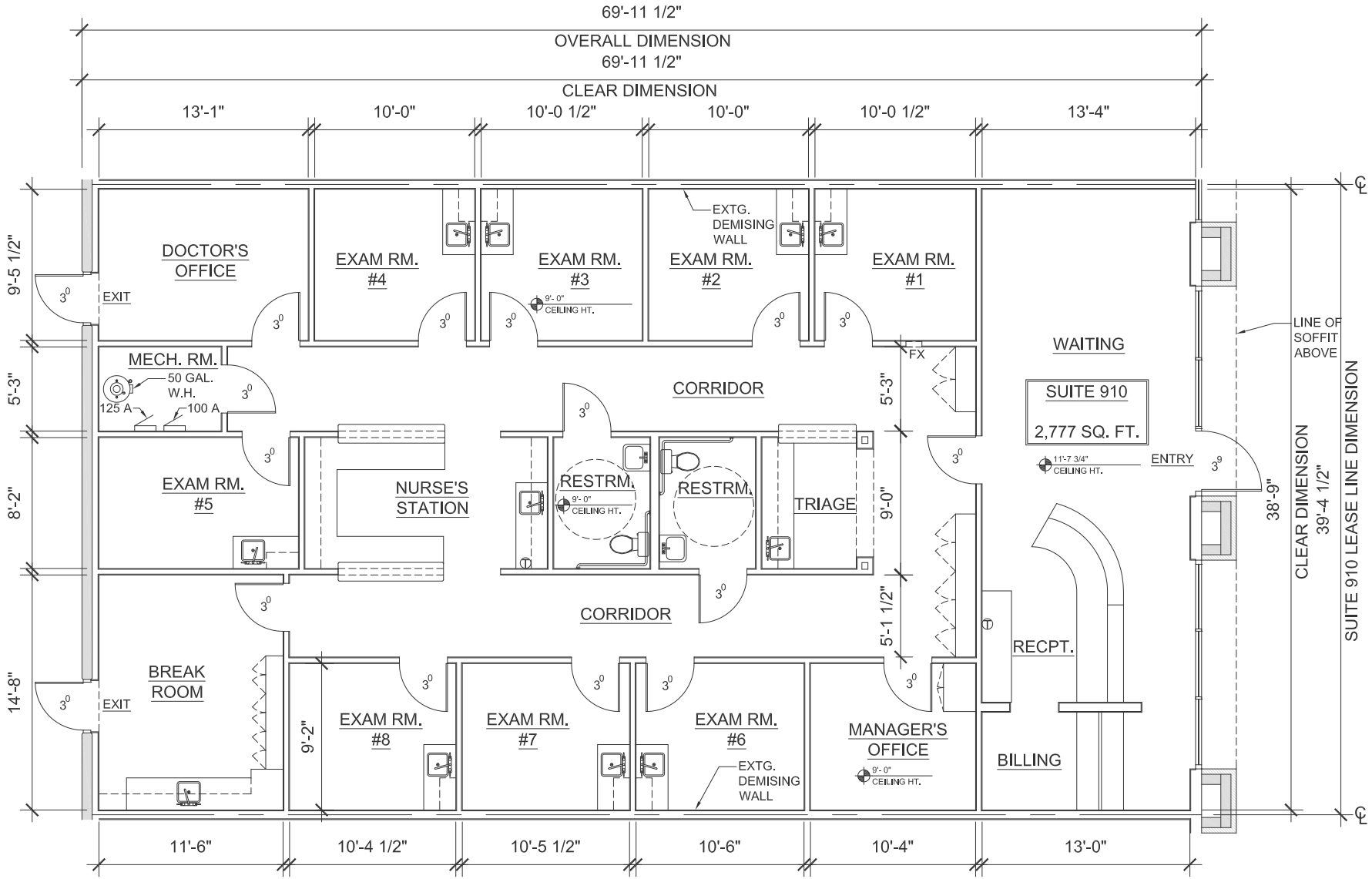
SUITE	TENANT	SQ FT
15	PetSmart	17,999
16	Dollar Tree	10,000
17	Milan Laser	1,525
18	**AVAILABLE 10/1/2026**	**2,777**
19	Woodbridge Dental Group	4,028
20	CPR Cell Phone Repair	1,200
21	Back Nine Golf	2,010
22	Cowboy Chicken	2,508
23	TJ Maxx	48,000
24	Cotton Patch Cafe	4,500
25	McAlisters Deli	3,750
26	Ulta	10,125
27	Skechers Outlet	6,000
28	MOD Pizza	2,800

SUITE	TENANT	SQ FT
29a	iCode	1,804
29b	James Avery	2,348
30	Bath & Body Words	3,000
31	Marble Slab-Great American	2,050
32	Mooyah Burgers	2,600
33	Uptown Cheapskate	5,300
34	Coco Shrimp	2,800
35	Solis Mammography	2,250
36	**AVAILABLE (2nd Gen Restaurant)**	**2,000**
37	Armor Coffee	2,501
38	**AVAILABLE**	**5,000**
39	**AVAILABLE (divisible)**	**5,750**
40	Prime IV	1,350
41	Gideon Math & Reading	1,500
42	The Little Gym	3,500

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2ND GEN MEDICAL - 2,777 SF



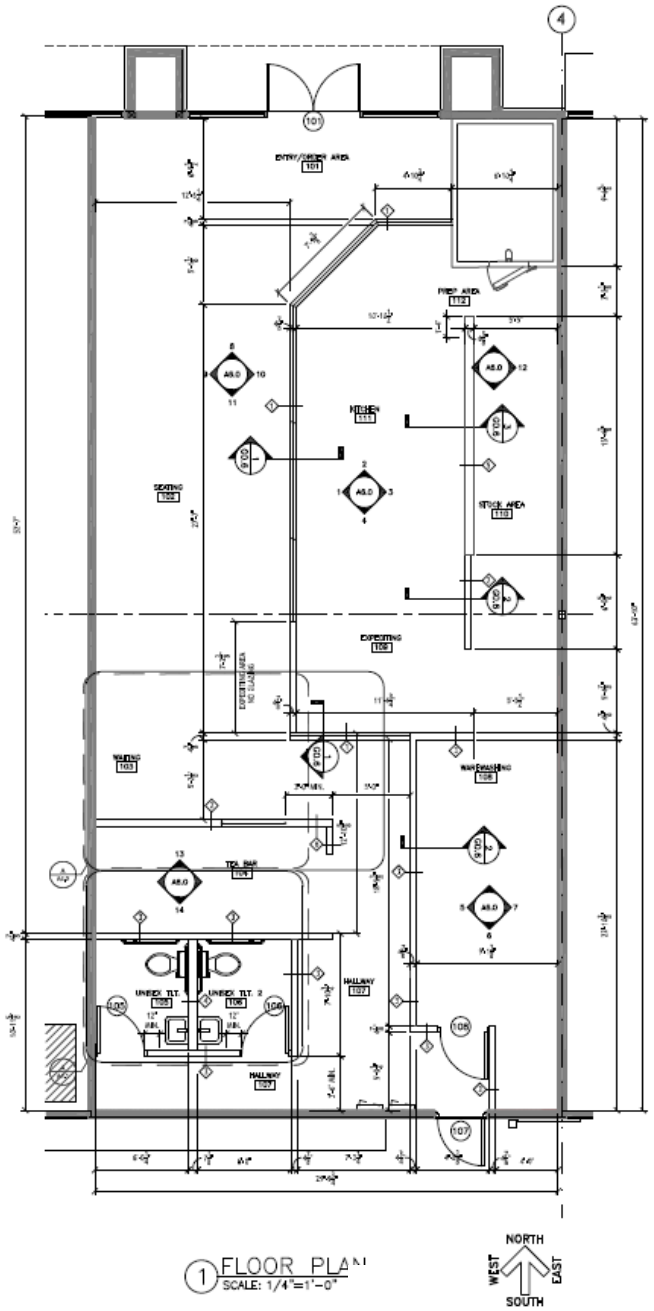
SUITE 910 LEASING PLAN

143-15-01 Suite 910 Leasing Plan 01-01

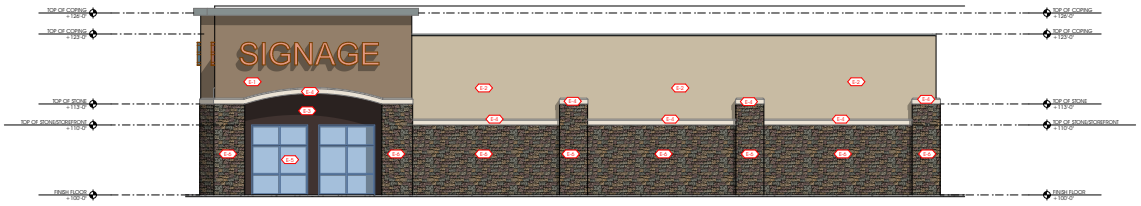
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2ND GEN RESTAURANT - 2,000 SF



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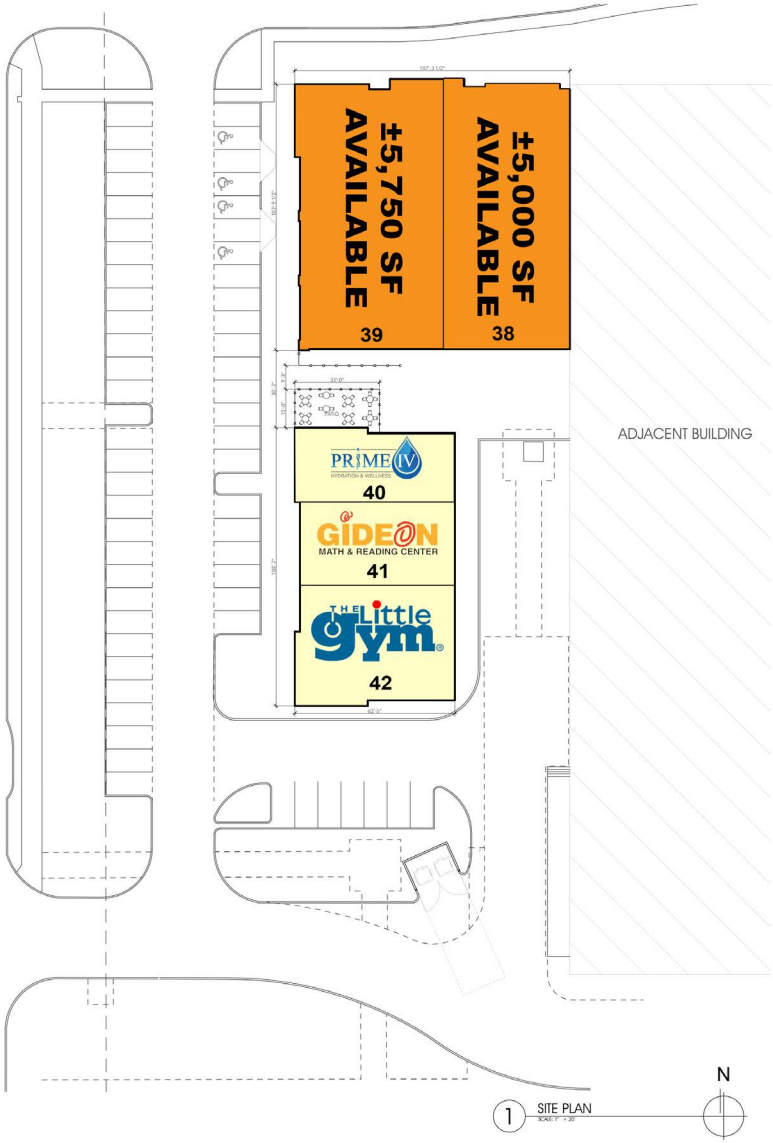
2 WEST ELEVATION BUILDING A



1 NORTH ELEVATION BUILDING A



1 WEST ELEVATION BUILDING B

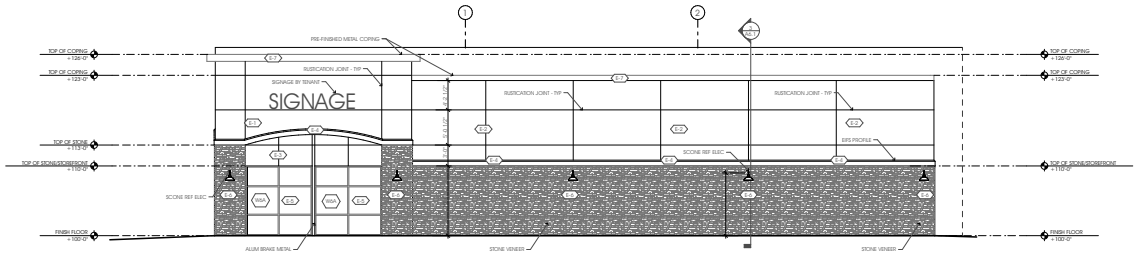


1 SITE PLAN

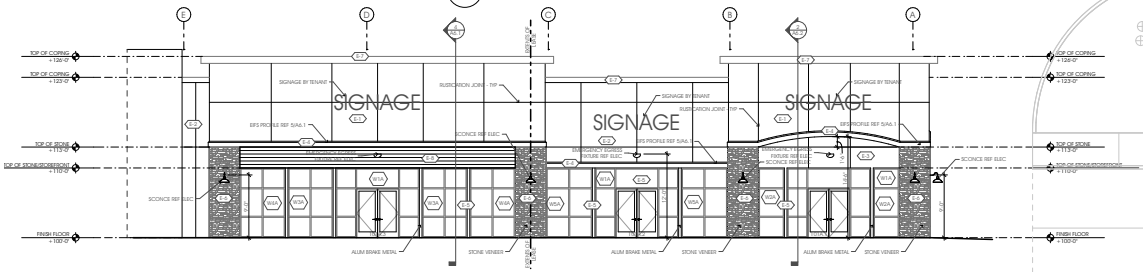
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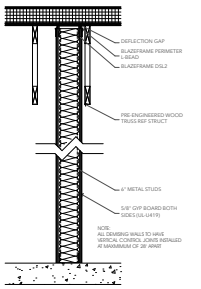
10,750 SF NEW DEVELOPMENT PLANS



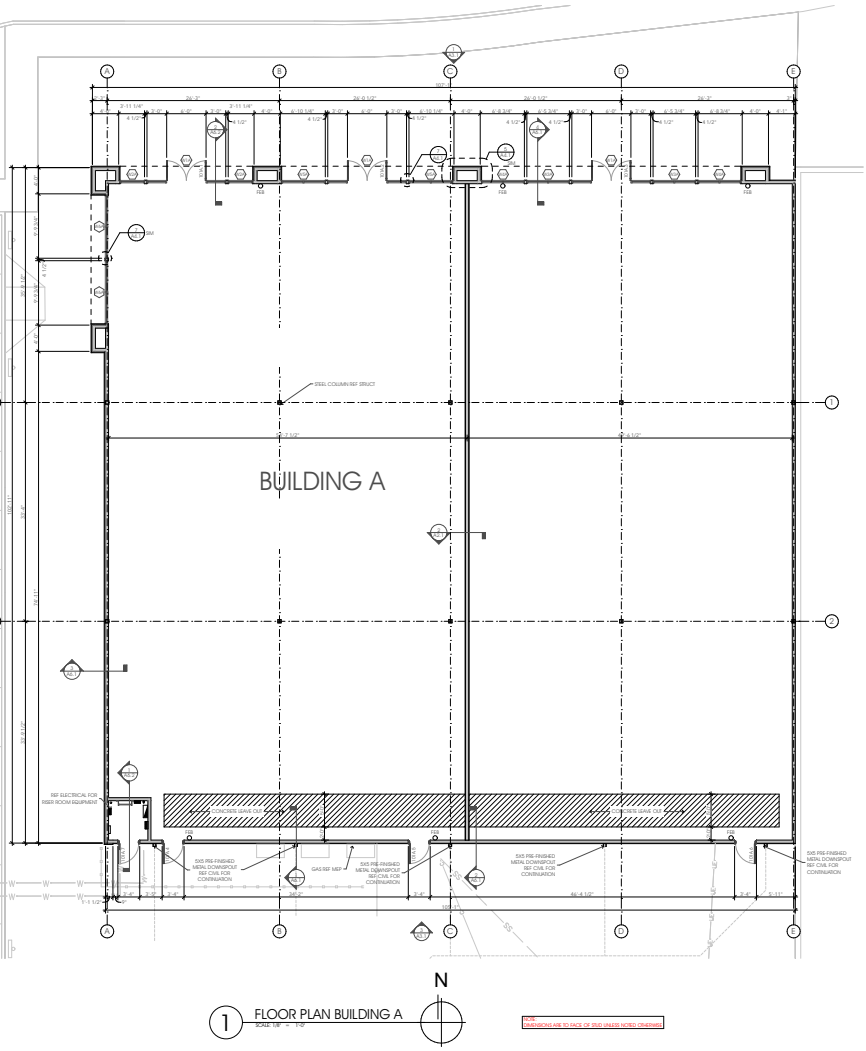
2 WEST ELEVATION BUILDING A
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION BUILDING A
SCALE: 1/8" = 1'-0"



2 DEMISING WALL SECTION
SCALE: 3/8" = 1'-0"



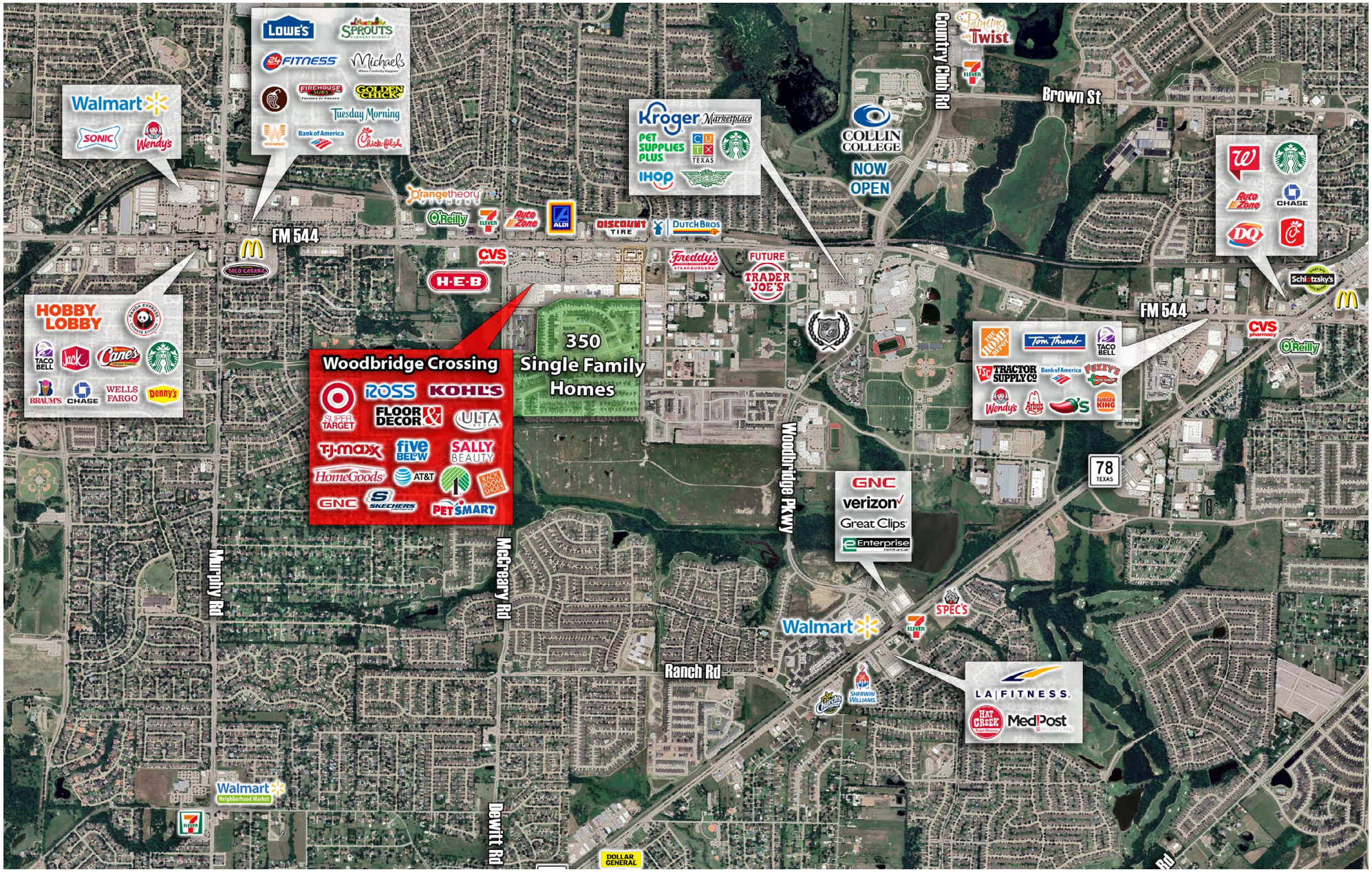
1 FLOOR PLAN BUILDING A
SCALE: 1/8" = 1'-0"

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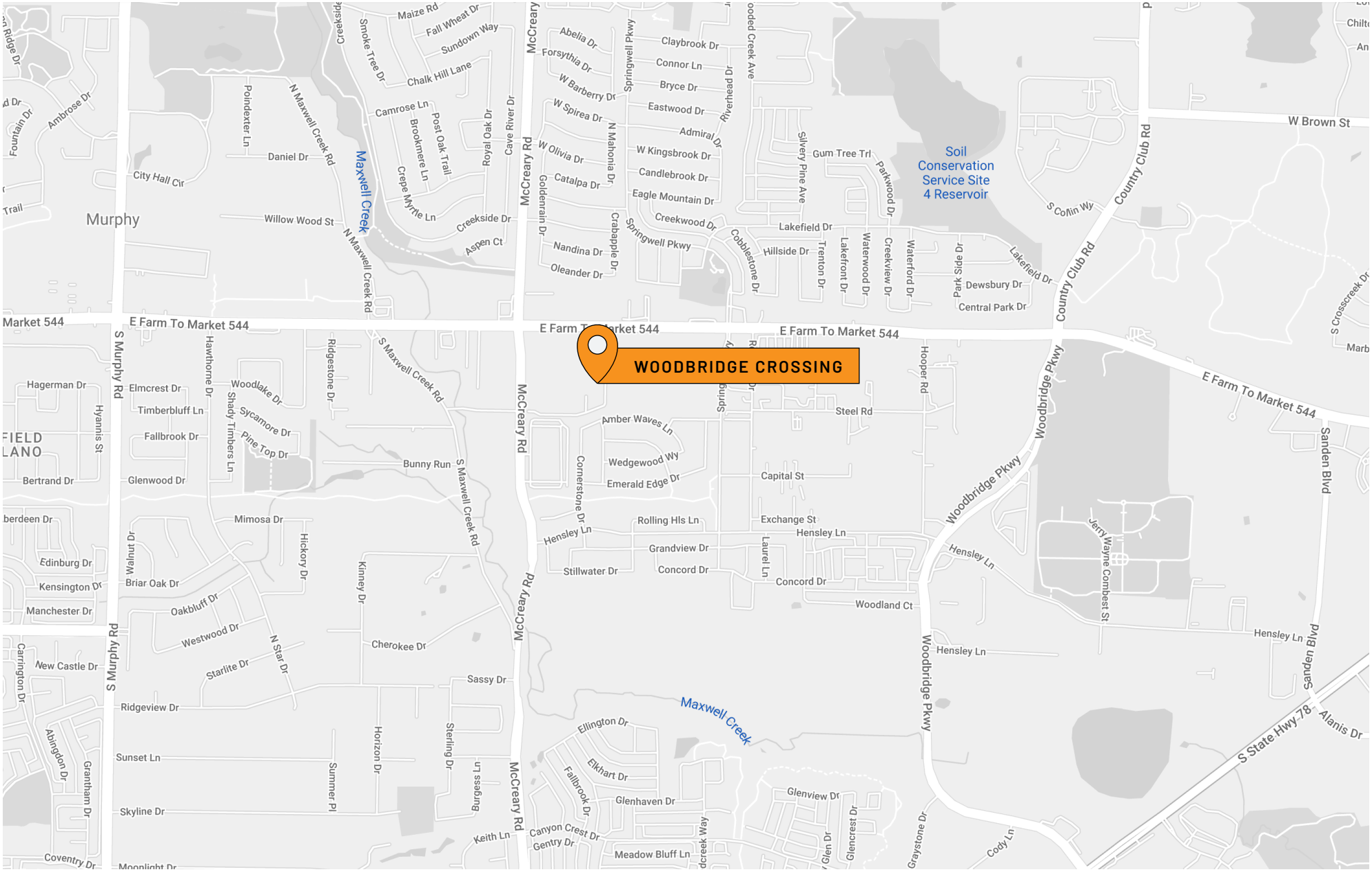
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	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	9,778	97,857	196,178
2028 Projected Population	10,948	108,911	217,976
2020 Census Population	8,950	92,217	186,440
2010 Census Population	7,111	75,556	143,227
Projected Annual Growth 2023 to 2028	2.4%	2.3%	2.2%
Historical Annual Growth 2010 to 2023	2.9%	2.3%	2.8%
2023 Median Age	34.9	35.7	36.2
HOUSEHOLDS			
2023 Estimated Households	2,927	30,740	64,902
2028 Projected Households	3,485	35,831	74,788
2020 Census Households	2,634	28,572	60,735
2010 Census Households	2,117	23,602	46,792
Projected Annual Growth 2023 to 2028	3.8%	3.3%	3.0%
Historical Annual Growth 2010 to 2023	2.9%	2.3%	3.0%
RACE AND ETHNICITY			
2023 Estimated White	49.7%	53.1%	52.1%
2023 Estimated Black or African American	16.8%	13.2%	13.8%
2023 Estimated Asian or Pacific Islander	22.0%	19.7%	18.2%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2023 Estimated Other Races	11.0%	13.4%	15.3%
2023 Estimated Hispanic	12.0%	14.9%	17.4%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	$128,376	$154,325	$149,640
2023 Estimated Median Household Income	$120,615	$124,832	$120,793
2023 Estimated Per Capita Income	$38,430	$48,491	$49,520
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.2%	4.2%
2023 Estimated Some High School (Grade Level 9 to 11)	0.9%	3.7%	4.0%
2023 Estimated High School Graduate	25.6%	18.0%	17.3%
2023 Estimated Some College	20.9%	18.8%	19.3%
2023 Estimated Associates Degree Only	7.1%	7.8%	8.2%
2023 Estimated Bachelors Degree Only	24.9%	30.6%	29.7%
2023 Estimated Graduate Degree	18.0%	18.0%	17.4%
BUSINESS			
2023 Estimated Total Businesses	493	3,563	7,110
2023 Estimated Total Employees	3,126	19,213	54,801
2023 Estimated Employee Population per Business	6.3	5.4	7.7
2023 Estimated Residential Population per Business	19.8	27.5	27.6

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Information About Brokerage Services

2-10-2025

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 listng 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____