10.33 AC ON SH-78

SEC SH-78 & FM-432

SEGOVIA PARTNERS



Property Information

LOCATION:

SEC SH-78 & FM-432, Wylie, Texas 75098

LEASE RATES:

Available Upon Request
NNN: $9.00 PSF

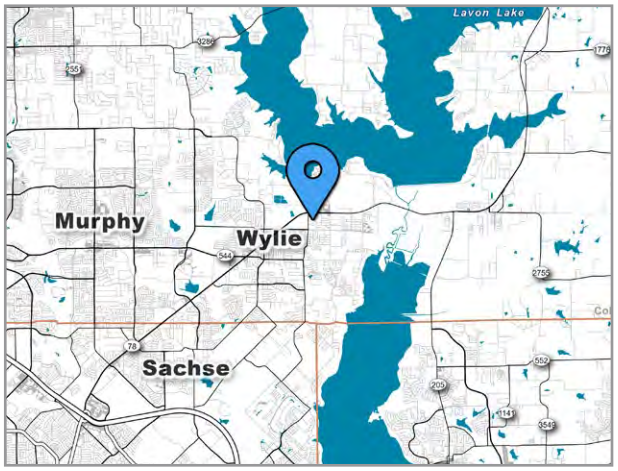
HIGHLIGHTS:

- Available:
  - 4,151 SF Endcap Drive-Thru (Can Divide)
  - 1,358 SF Inline
  - ±0.99 AC Pad
  - ±0.75 AC Pad
  - ±1.78 AC Pad
- Estimated September 2026 delivery
- Adjacent to Walmart Supercenter
- Within 1 mile of Wylie East High School (Expanding to 6A designation with open campus)
- Future 2.4 MM SF business park across the street (5K+ Jobs)
- Future 6 lane bypass, planned that runs through the intersection
- Major housing developments planned around Lake Lavon (Over 10,000 lots under development)

Traffic Counts

SH-78: 51,668 VPD

FM-423: 2,810 VPD



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	5,564	33,513	91,124
HOUSEHOLDS	1,752	11,065	29,360
AVG HH INCOME	$95,172	$94,212	$112,885
DAYTIME POPULATION	4,624	28,386	78,249

Albert Enterprises

*Developing places that **inspire**.*

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com
661.319.5000

Jim Jamerson
jim@segoviapartners.com
214.437.0025

10.33 AC ON SH-78

SEC SH-78 & FM-432, Wylie, Texas 75098

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

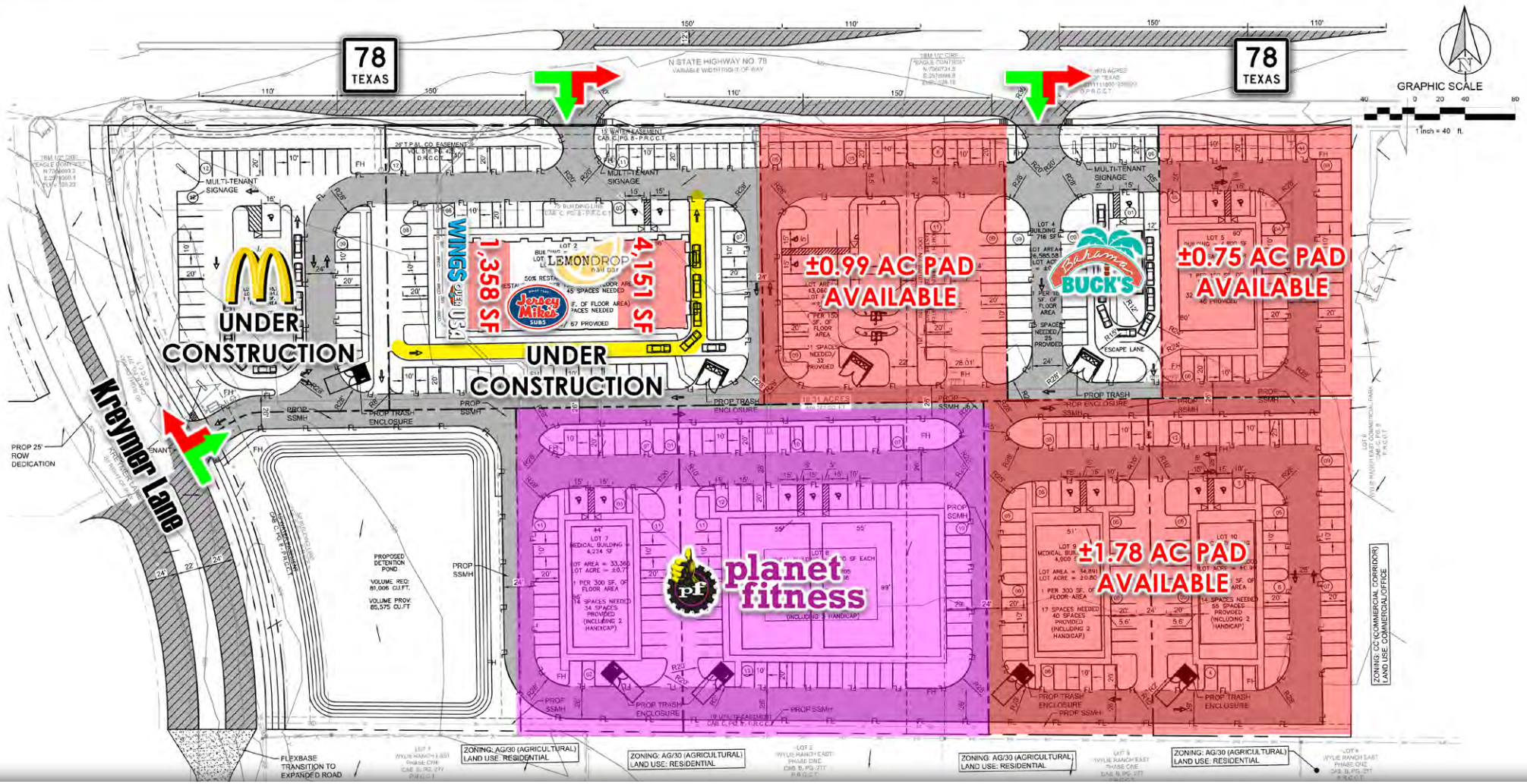
10.33 AC ON SH-78

SEC SH-78 & FM-432, Wylie, Texas 75098

SEGOVIA PARTNERS

Retail Space Available:
4,151 SF - End Cap Drive Thru Available (Can Divide)
2,758 SF - In Line Available (Can Divide)

Pads Available:
+/- 0.99 AC
+/- 0.75 AC
+/- 1.78 AC



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

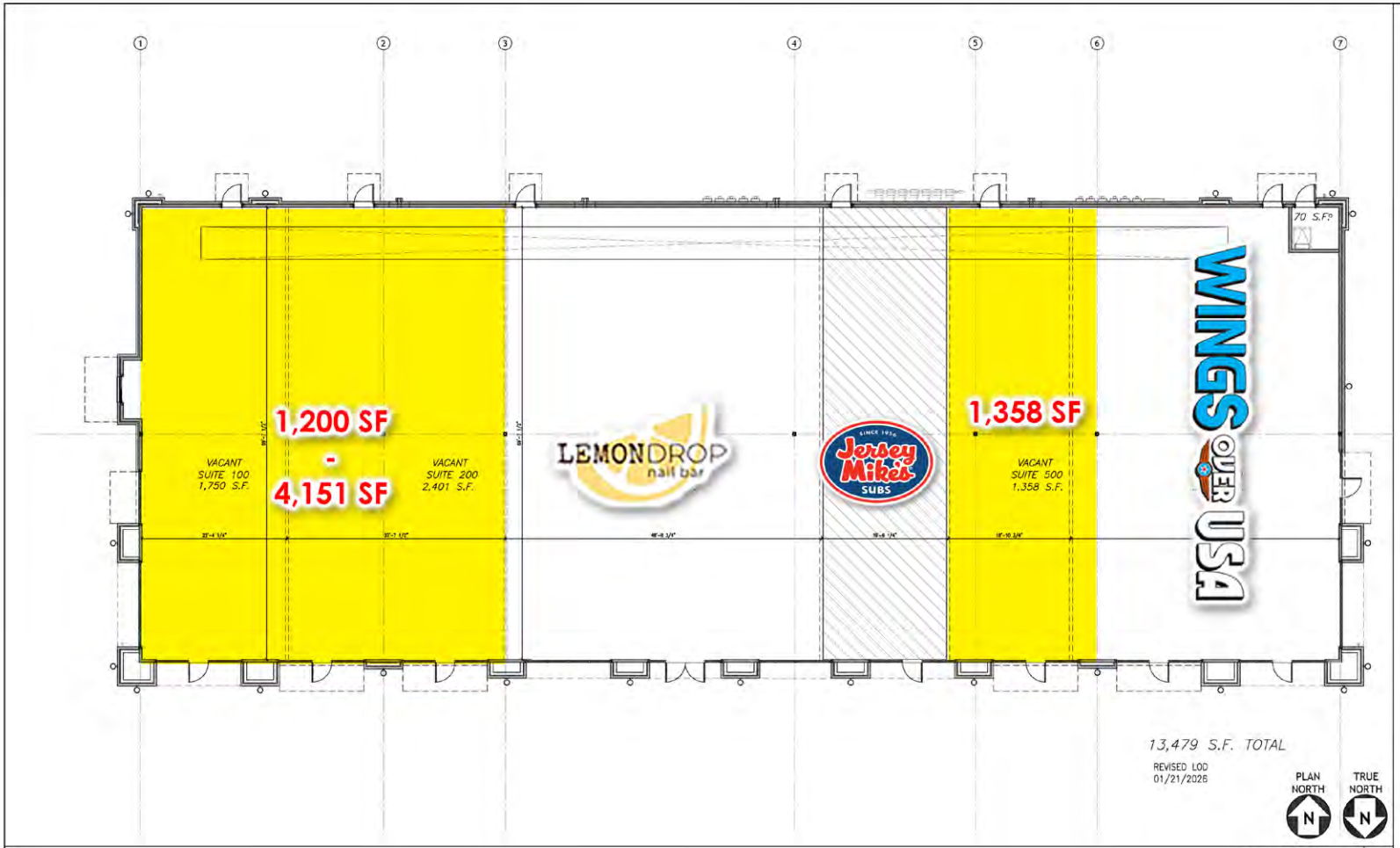
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

10.33 AC ON SH-78

SEC SH-78 & FM-432, Wylie, Texas 75098

SEGOVIA PARTNERS



DIMENSIONED FLOOR PLAN 1/8"=1'-0" 1



NORTH ELEVATION 1/8"=1'-0" 2

idstudio
PARTNERSHIP
2201 CANYON CREEK DR. E
IRVING, TEXAS 75063
TEL: 972.870.1328
WWW.IDSTUDIOA.COM

CLIENT
ALBERT ENTERPRISE, LLC
14114 DALLAS PKWY, SUITE 670
DALLAS, TX 75254

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

01.21.26

Albert Retail
Shell Building Lot 2

2205 N State Hwy 78
Wylie, TX

CLIENT: Cary Albert
14114 Dallas Pkwy, Suite 670
Dallas, TX 75254

DATE | DESCRIPTION
DRWG'S | ISSUE FOR PERMIT

LINE | DESCRIPTION

SHEET TITLE:
LEASE
OUTLINE DRAWING

SHEET NUMBER:
A0.0

PROJECT NUMBER:
CAE22005

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

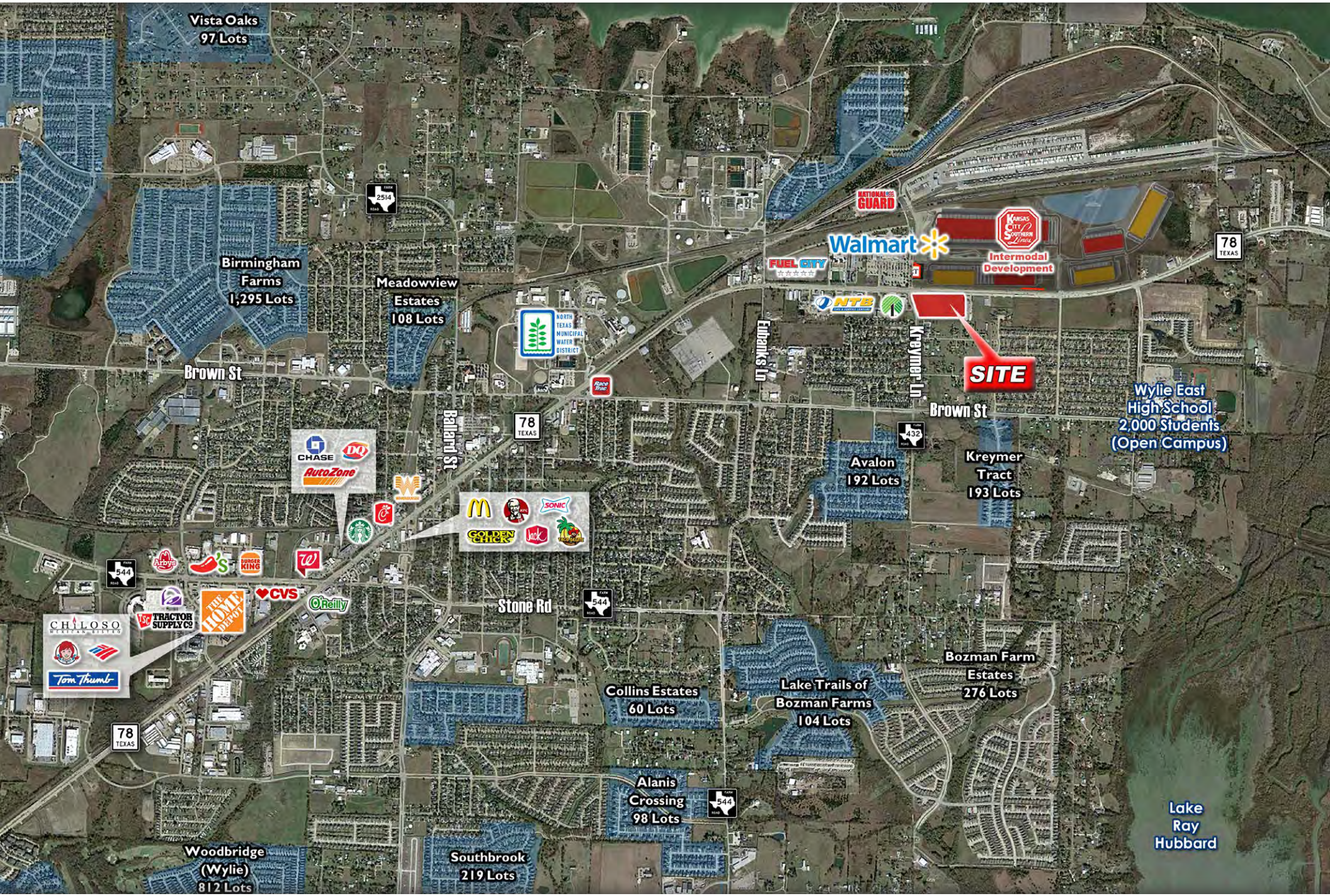
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

10.33 AC ON SH-78

SEC SH-78 & FM-432, Wylie, Texas 75098

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

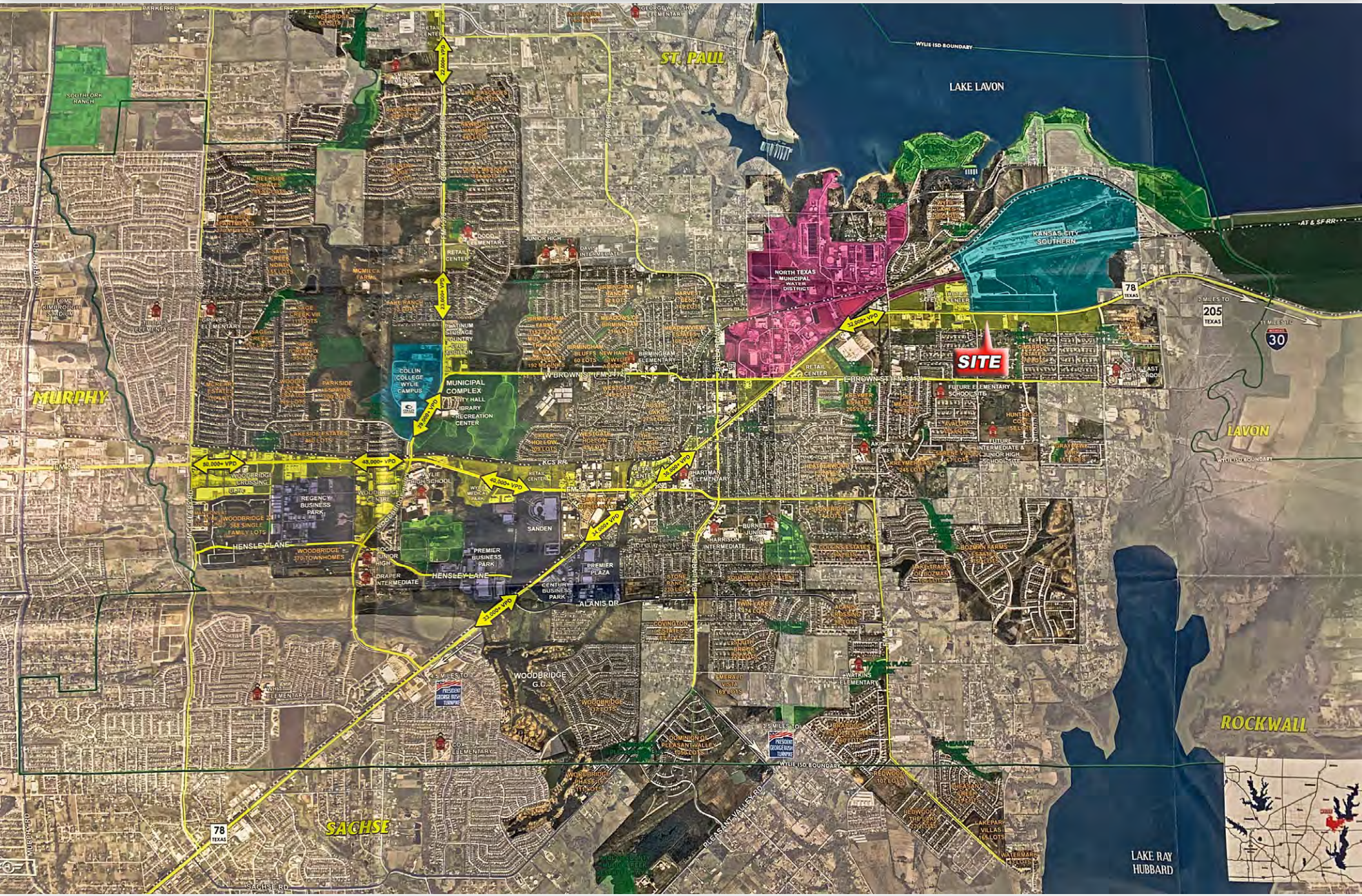
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

10.33 AC ON SH-78

SEC SH-78 & FM-432, Wylie, Texas 75098

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

10.33 AC ON SH-78

SEC SH-78 & FM-432, Wylie, Texas 75098

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

10.33 AC ON SH-78

SEC SH-78 & FM-432, Wylie, Texas 75098

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

SEGOVIA PARTNERS

Collin County - Park Boulevard Improvements

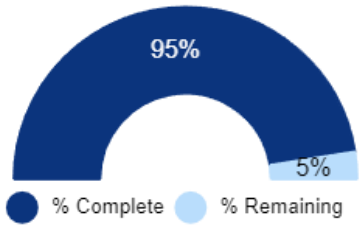
Project Description

Collin County project to extend a 4-lane Park Blvd from Parker Road to Hwy 78.

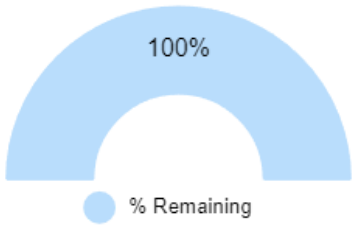
Project Location



Design Phase



Construction



Estimated Cost

N/A

Current Status

Utility relocations underway.
Railroad coordination for temporary and permanent easements.

Estimated Project Timeline

Primary	2024									2025													2026						
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Ju
All Phases																									47.5%					
Design Phase																														
Construction Phase																									0.0%					

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

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.

Segovia Partners	9004086	jennifer@segoviapartners.com	214.224.4618
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Elizabeth Frank	369268	jennifer@segoviapartners.com	214.668.0605
Designated Broker of Firm	License No.	Email	Phone
James F Jamerson	389746	jim@segoviapartners.com	469.480.8832
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bretley Roche	677043	bretley@segoviapartners.com	661.319.5000
Sales Agent/Associate's Name	License No.	Email	Phone

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