

300 Paul Wilson Rd, Wylie, TX



3,953 SF Flex for Lease
1.41 Acres w/ Outside Storage
Located Within Wylie ETJ
1 Mile from Highway 78
3 Minutes from Downtown Wylie

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Table of **Contents**

Pages 4-7 | Property Overview

Pages 8-11 | Location Overview

Page 12 | Contacts



Property Overview

3,593 square-foot flex space for lease
located on 1.41 acres in Wylie, TX.

Listed By:
Joshua Smith | 469.833.8151



Property Overview

M&D Commercial is pleased to present this prime opportunity to lease a versatile 3,593 square-foot flex space, strategically located in Wylie, Texas. Situated on a 1.41-acre lot, the property offers a flexible layout and ample space to accommodate a wide range of business operations.

The 2,606 square-foot main building includes a 630 square-foot attached garage, multiple private offices, a full kitchen, and two restrooms, providing a professional and functional setting for administrative or office use. Adjacent to the office area is a 987 square-foot shop featuring three grade-level doors and an open interior layout, making it well-suited for storage, light industrial work, or maintenance activities.

The site also features substantial outdoor storage with the rear portion of the property partially fenced. Located within Wylie's ETJ, the property offers zoning flexibility to support a variety of business types including automotive, light industrial, office, and more.

Positioned just off Ballard Road, the property benefits from convenient access to Highway 78, located only one mile away, and is just a three-minute drive from Downtown Wylie. This highly accessible location places your business in the heart of a growing commercial corridor, surrounded by amenities and key infrastructure.

For more information or to schedule a tour, please contact Joshua Smith.

Office	1,976 SF
Attached Garage	630 SF
Detached Shop	987 SF
Acres	1.41 Acres
Zoning	None - ETJ
Offices	4 Private Offices
Restrooms	Two Full Restrooms
Traffic	±16,424 VPD



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MD COMMERCIAL
& GROUP

Highlights

1,976 SF Office

630 SF Garage

987 SF Shop

1.41 Acres

Direct Access to Yard



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Location Overview

Wylie, TX offers a strong demographic and geographical advantage due to its strategic location within the rapidly growing DFW-metroplex. Additionally, Wylie's expanding population, diverse workforce, and favorable business climate provide a solid foundation for long-term investment potential.

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Located in One of The Fastest Growing Counties in Texas

Wylie, TX Overview

Wylie, TX, located in the rapidly growing Collin and Kaufman counties, offers an ideal environment for retail and industrial businesses looking to expand or relocate. The city's strategic location along major transportation routes, including U.S. Highway 78 and State Highway 121, provides excellent connectivity to the Dallas-Fort Worth metroplex, a key economic hub. Wylie is known for its business-friendly climate, with competitive tax rates, affordable real estate, and a growing population that increases consumer demand. The city also boasts a strong workforce, excellent public services, and access to a well-established infrastructure, making it an appealing destination for companies seeking to capitalize on its growth and proximity to major metropolitan areas.

1,293,047

Residents
Expected
by 2028
(Collin County)

1,600,000

Jobs
Expected
by 2035
(Collin County)

64,335

Population
Expected
by 2029
(Wylie, TX)

962,031

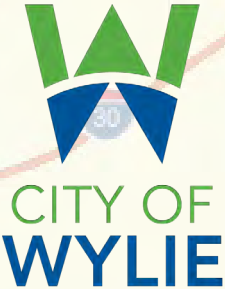
Employees 16+
Within 30-Min
Drive Time
(Wylie, TX)

Downtown
Wylie



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Population	1 Mile	3 Miles	5 Miles
2020 Total Population	5,358	53,131	113,428
2024 Total Population	5,252	59,822	127,803
2029 Projected Total Population	5,170	62,713	134,930
Households	1 Mile	3 Miles	5 Miles
Average HH Size	3.07	3.16	3.16
2024 Total Daytime Population	4,380	44,726	96,124
Housing Units	1 Mile	3 Miles	5 Miles
2024 Median HH Income	\$106,953	\$115,348	\$123,986
2024 Average HH Income	\$128,089	\$145,846	\$158,174

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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.

2-10-2025



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. 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Smith	0537420	joshua.smith@mdregroup.com	(469)833-8151
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov