

601 SANDEN BLVD.

Wylie, TX



Property Overview

Office space for lease in developing Wylie, TX. Approximately 40,000 square-feet with the option to sub-divide into first and second floor. The building sits on 83 acres with a courtyard in the center. It features an open floor plan for cubicles, many private offices, conference rooms, large lecture rooms, two medical offices and a kitchen. Disassembled cubicles and filing cabinets can be available with lease. There is ample gated parking on-site with security guards.

Property Highlights

- Approximately 40,000 SF on 83 acres with ample gated parking
- Option to subdivide into first and second floors
- Features a courtyard, cubicle space, private offices and more
- Cubicles and filing cabinets can be available for use with lease



FOR LEASE



The property sits in the center of Wylie, TX, a major developing area northeast of Dallas. It recently has added a 286 unit luxury apartment complex just behind Sanden Boulevard. There is also a train rail system nearby with a shipment zone. The property is located off East Farm to Market 544, which receives over 30,000 vehicles per day, and just 10 minutes from President George Bush Turnpike with 67,667 vehicles per day. Surrounding retailers include Walmart, Kroger, Fuzzy's, Chick-fil-A, Spec's and many more.

Wylie, Texas was recently ranked the #1 small city in the country in which to raise a family, according to NerdWallet. Cited in the study was the city's excellent income levels, housing, schools, amenities and proximity to larger cities. The city was also recently named the **19th safest city in Texas** and with proximity to Lake Lavon, Lake Ray Hubbard and other recreational activities, it makes for a place with optimum work-life balance. The median home value is slightly above \$506,000 with new builds averaging \$500 to \$650K. Whether you're hunting for neighborhood parks, natural creeks or closeness to the Lake, Wylie has affordable luxury housing, in addition to many new units for lease currently under construction. Collin County also recently broke ground in the city on a campus which will serve over 7,500 students in areas such as science, engineering, I.T. and health care programs.

Wylie, TX is mainly within Collin County, the 6th most populous county in Texas that grew at a rate of 37.2 percent from 2010-2020. The county boasts a highly educated population, with more than 52.6 percent of those 25 and older holding Bachelor's degrees. The median family income is also 33 percent higher than the U.S. Median. Multiple Fortune 500 companies and corporations have moved their headquarters to Collin County, including Toyota Motor Corp. U.S. Operations, Bank of America Home Loans, Texas Instruments, J.C. Penny and many more.

648,494

2022 10 Mile Population
Collin County

\$109,051

2022 Median Income
Collin County

\$311,501

2022 Median Home Value
Collin County



The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). **Dallas-Fort Worth is leading every U.S. metro area in labor market performance**, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the **6th highest tech talent pool in the United States**. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.





601 SANDEN BLVD



FIRST FLOOR





FIRST FLOOR FEATURES

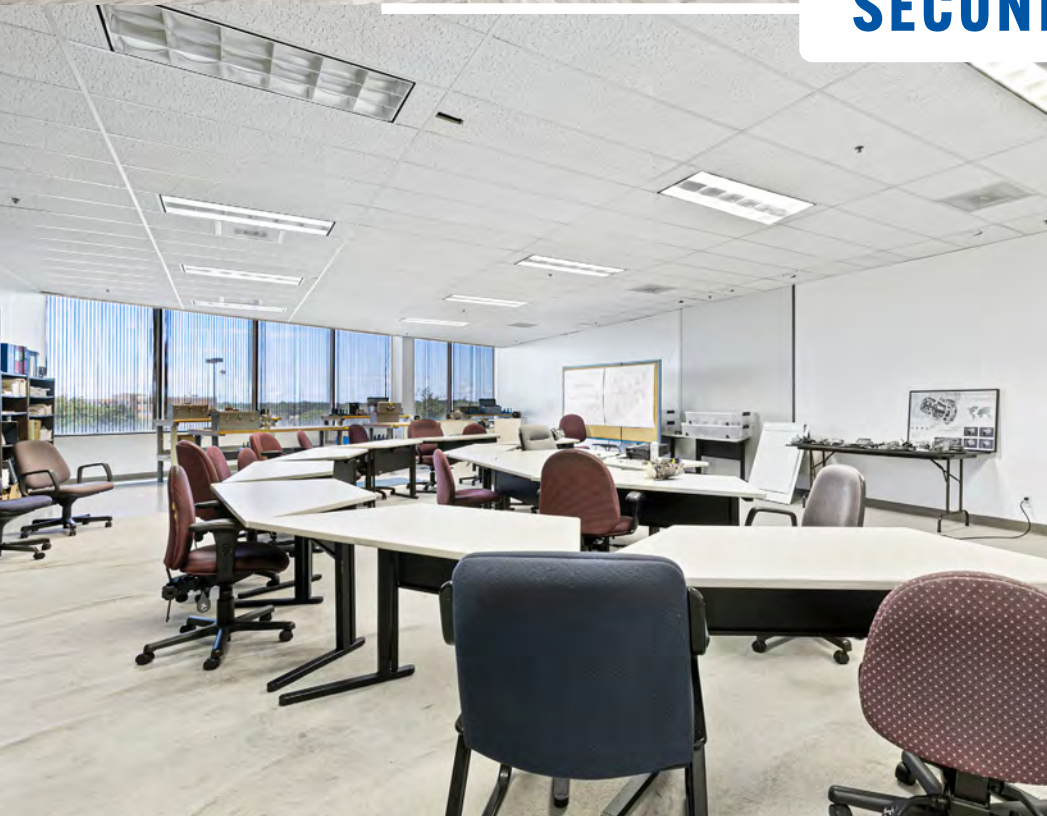
- Lobby Overlooking the Courtyard
- Two Medical Rooms
- Multiple Conference Rooms
- Large Cubicle Space
- Many Private Offices
- Break Room



601 SANDEN BLVD



SECOND FLOOR





SECOND FLOOR FEATURES

Stair & Elevator Access

Open Floor Plan for Cubicle Space

Executive Office with Lobby, Private Office & Conference Room

Computer Room

Lecture Classroom

Kitchen



RETAIL MAP



SITE



Wylie



TEXAS | BY THE NUMBERS



#1
POPULATION
GROWTH
IN THE NATION
STATESMAN.COM



LOW LOW LOW
3.4% UNEMPLOYMENT
TEXAS UNEMPLOYMENT RATE MATCHES
LOWEST EVER RECORDED
TEXAS WORKFORCE COMMISSION



654,200
NEW JOBS
TEXAS EMPLOYERS ADDED SINCE 2020
TEXAS WORKFORCE COMMISSION



111
MONTHS
CONSECUTIVE JOB GAINS
TEXAS WORKFORCE COMMISSION

DALLAS-FORT WORTH | BY THE NUMBERS

#1
METRO AREA
GROWTH
IN THE NATION
USNEWS.COM

23
FORTUNE 500
COMPANIES
3RD IN THE NATION IN FORTUNE 500 CORPORATE HEADQUARTERS
CITY-DATA.COM



TOP HOUSING
MARKET **2019**
PRICEWATERHOUSE COOPERS & URBAN LAND INSTITUTE

\$72,205
MEDIAN HH INCOME
\$8,000 GREATER THAN THE US
MEDIAN HOUSEHOLD INCOME
FORBES.COM

COLLIN COUNTY | BY THE NUMBERS

53%
GROWTH
SINCE 2010
COLLIN COUNTY
POPULATION GROWTH
US CENSUS BUREAU

6TH
MOST
POPULOUS
COUNTY IN TEXAS
US CENSUS BUREAU



52.6%
COLLEGE
GRADUATES
OF THOSE 25 & OLDER
COLLIN COUNTY

\$109,051
MEDIAN HH INCOME
\$37,000 GREATER THAN THE US
AVERAGE MEDIAN INCOME
ESRI



Location

Located between SH-78 and FM 544, with combined traffic counts over 60,000 VPD



Size

±40,000 SF office space on 83 acres



Opportunity

Perfect office space for a large company moving to the Dallas area



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Commercial Director

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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.

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.

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 Buyer/Tenant/Seller/Landlord Initials Date