

1009 Alanis Drive, Wylie, TX 75098



Grow your business to the next level!

Attractive, nicely landscaped 40'x40' (1600SF) commercial building with inviting entry, side entrance and 10'x10' dual sliding door for delivery access.

Located on northeast corner of a busy intersection inside the Wylie city limits, this gem was purpose built in 2012 to house a custom wood shop.

Awesome location with easy access to SH78 via Alanis or Martinez.

The property is zoned "Light Industrial", which is ideal for manufacturing, fabrication or warehouse use. Other uses such as office, medical, retail, restaurant possible but may require special permits/re-zoning. Buyer to verify.

A prime location to get your business noticed or for walk-in type businesses:

Drive-by traffic averages 25 cars per minute during the 10 busiest hours daily, for a total exposure to **15,000 passers-by**.

Add your sign and watch them come!

Lot size is approximately **1/3 acre with possibility for future building expansion**.

Zoning allows for some outside storage.

Both, warehouse and 160SF office are **fully air conditioned**.

Includes a 7'x7' ADA compliant unisex bathroom and a mop-sink on the warehouse side.

Plumbed for an additional office/break room sink, if needed.

Utilities:

- City of Wylie water
- City of Wylie sewer
- Oncor 3Phase electricity service with smart meter
- Spectrum or Frontier High speed internet available

Building is currently occupied but can be vacated upon request.

Buyer pays all agent fees and closing cost.

CONTACT:

Wolf Blauen (972) 312-9470 any day 8:30AM-7:00PM