

\$16 - 300 Paul Wilson Road, Wylie

MLS® #20901124

\$16

0 Bedroom, 0.00 Bathroom, 4,079 sqft
Commercial Lease on 1.41 Acres

None, Wylie, TX

Pleased to present this prime opportunity to lease a versatile 4,079 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 1,979 square-foot main building includes a 900 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 1,200 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.

Built in 1976

Essential Information



MLS® #	20901124
Price	\$16
Bathrooms	0.00
Square Footage	4,079
Acres	1.41
Year Built	1976
Type	Commercial Lease
Sub-Type	Industrial
Status	Active

Community Information

Address	300 Paul Wilson Road
Subdivision	None
City	Wylie
County	Collin
State	TX
Zip Code	75098-4507

Amenities

Utilities	Co-op Water, Electricity Connected, Individual Water Meter, Septic
Garages	Driveway, Paved, On Site

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Roof	Other
Construction	Brick
Foundation	Slab

Additional Information

Zoning	Within ETJ
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Listing Details

Listing Agent	Kevin Weable
Listing Office	M&D CRE, LLC

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