

## FOR LEASE

808 S. BALLARD AVE, WYLIE, TX 75098



SPACE AVAILABLE: SUITE 100 – 1,630 SF  
SUITE 120A – 1,297 SF  
SUITE 180 – 2,344 SF

PRICE: CALL BROKER

TRAFFIC COUNTS: S. BALLARD@ FM544: 12,150 VPD  
HWY 78 @ FM544: 32,692 VPD

### DEMOGRAPHICS

Variable	1 mile	3 mile	5 mile
2020 POPULATION	11,251	56,161	135,588
5 Yr PROJ. GROWTH	12.21%	11.77%	11.19%
AVG. HH INCOME	\$76,631	\$97,200	\$104,123

for more information, please contact Grant English or David English

972-961-8532 (o) • 214-577-8627 (m) • genglish@ridgepcr.com  
214-676-6423 (m) • denglish@ridgepcr.com