

Wylie Economic Development Corporation

FY 2025 Annual Report

March 24, 2026

Financial Condition

The Wylie Economic Development Corporation (WEDC) prioritizes financial reporting each year. According to the WEDC Bylaws, a review of all expenditures, accomplishments, and non-direct economic development activities must be presented to the City Council no later than April 1st each year.

At the end of each fiscal year, the WEDC undergoes an annual audit of its financial practices and transactions by a third-party firm chosen by the Wylie City Council and facilitated by the City of Wylie's Finance Department. The FY 2025 audit revealed no discrepancies or irregularities, as confirmed by the absence of notifications to the WEDC. To ensure greater opportunity for a 'clean' audit, WEDC staff work closely with the Finance Department throughout the year so that Finance staff have a complete understanding of all WEDC activities, enabling more accurate documentation and communication with auditors.

The WEDC began the fiscal year with an anticipated fund balance of \$8,370,042, and the audited fund balance was later adjusted up to \$13,379,271. In FY 2025, sales tax receipts were up 2.88% over FY 2024 receipts, with sales tax revenue totaling \$5,014,688 of available WEDC revenue. Other revenues included \$9,500 in rental income, \$397 in Miscellaneous Income, \$232,238 in gain/loss on the sale of assets, and allocated interest of \$363,587. Total FY 2025 available operating funds totaled \$12,420,910 (including \$6,800,500 from bank note proceeds).

Expenditures for WEDC operations were as follows: Personnel: \$692,823, Administrative costs: \$228,008, Marketing & Promotion activities: \$250,545, Debt Service: \$1,231,998, Land Acquisition: \$4,481,820 (which is offset by a Contra Capital adjustment: -\$4,481,820), Infrastructure Improvements/Utility Relocation: \$9,110,656, Direct Business Incentives: \$960,000, Payment to Taxing Units: \$1,799, and \$524,662 in Other expenses which included: engineering, surveys, flood/drainage studies, tree removal, environmental remediation on WEDC-owned properties, maintenance of WEDC-owned properties.

The Debt Service account includes four loans: the Jarrard Loan, due for full repayment in December 2026; the Series 2021 Note, for land acquisition; the Series 2022 Note, for infrastructure improvements; and the Series 2025 Note, for land acquisition. On October 9, 2021, at the beginning of FY 22, the Series 2021 Note was funded, with loan terms of 240 months at a 3.48% interest rate with a 5-year call restriction. On July 20, 2022, the Series 2022 Note was funded, with loan terms of 240 months at a 4.8% interest rate with a 5-year call restriction. On September 15, 2025, at the end of FY 24, the Series 2025 Note was funded, with loan terms of 240 months at a 6.475% interest rate, a 3-year call restriction & 7-year rate adjustment. It is important to note that the WEDC Board may at its option prepay the principal amount of the Series 2021 Note in whole, or in part, on any payment date on or after November 5, 2026. Additionally, the WEDC Board may at its option prepay the principal amount of the Series 2022 Note in whole, or in part, on any payment date on or after August 20, 2027. Finally, the 2025 Note is eligible for principal payoff in whole, or in part, on October 15, 2028. The principal balance at year-end FY 2025 was

\$21,057,344. With no additional principal reduction payments, total expenditures for FY 2025 were \$13,000,490.

As shown above, in FY 2025 the WEDC had \$960,000 in direct incentive payments. Within that figure, \$885,000 was paid to industrial projects and \$42,000 for office/medical/general commercial. The WEDC also forgave a loan payment of \$33,000 pertaining to the 106 N Birmingham land purchase. Of the incentive payments made, \$895,000 represented either a one-time commitment or the final payment on a multi-year agreement.

In FY 2025, the WEDC's land transactions included the sale of: Lot 1/Brown & 78 to Brown & 78 Lot 1, LLC for construction of 7-Eleven at 508 S State Hwy 78; Lot 1R/544 Gateway to Shadyside Land & Cattle Company for construction of Walk-On's Sports Bistreaux at 906 W FM 544; and Lot 5R to Lanspring Investments, LLC for construction of Cates Control Systems at 608 John Yeager Way. New land acquisitions in FY 2025 include the 8.573-acre Tracts 42 & 46 of the Davidson Survey, acquired in September 2025. At the end of FY 2025, the WEDC owned and managed 37.8440 acres of land with 5,011 square feet of improvements at a cost basis of \$15,994,176. In evaluating land that may be acquired, the WEDC Board of Directors assesses the sites' potential for business park development, the need for a site to be redeveloped based upon the current state of aging improvements, and/or a strategic intervention to protect the property from development which may not reflect the highest and best uses for an identified area. The remaining debt associated with real estate at year-end FY 2025 was \$13,775,976.

The FY 2026 WEDC Budget projects total revenues of \$8,320,547. Sales tax receipts, the primary revenue source, are budgeted at \$5,389,434; sales of WEDC property at \$2,898,313; and rental income at \$22,800. Total Expenses are budgeted at \$10,314,213 with Land Purchases at \$1,000,000, Infrastructure Projects at \$3,200,000, Debt Service at \$1,883,249, Personnel \$776,716, and Incentives \$1,510,000. Within the Incentives budget, there are five ongoing projects, two pending projects, and \$300,000 set aside for Future Projects that may come up this FY. Any additional incentive or infrastructure project not contemplated within the Budget and later approved by Council and the WEDC Board in FY 2026 will be funded from the end-of-year FY 2025 unallocated revenues, equaling \$11,149,856.

As an ongoing performance indicator, staff tracks all commercial values as a percentage of the total assessed valuation. In 2025, commercial and industrial properties were valued at \$1.279B, or 14.3% of the total \$9.9B market value (less tax-exempt properties). Over the past five years, commercial and industrial values have increased by \$417M (48.4%). Over the same period, total valuation has increased by over \$4B or a 68.3% increase.

High-Impact Initiatives

544 Gateway Addition

In 2016, the WEDC and the City of Wylie began the process of assembling approximately 12 acres for redevelopment. Fronting FM 544 just west of Highway 78, the City of Wylie acquired a 4.79-acre tract through a tax foreclosure that previously had EPA Superfund status. The remaining 7.42 acres were acquired by the WEDC from 2 property owners with frontage on FM 544 and Commerce Street.

As part of this redevelopment project, the following tasks were completed to remediate the property: receipt of a Ready for Reuse Certificate from EPA, removal of ±2 acres from the flood plain, creation of a Municipal Setting Designation, receipt of two Certificates of Completion via the Voluntary Cleanup Program from the TCEQ, demolition of dilapidated structures, relocation/expansion of previously existing tenant to Regency Business Park, and completion of significant fill and site work.

In early FY 2022, WEDC paid off the remaining balance associated with the acquisition of the WEDC-owned properties with the loan proceeds from the Series 2021 Note and purchased the 4.79-acre tract, formerly owned by the City of Wylie, for \$3,000,000. Since the project's inception, the WEDC has acquired 12.2 acres of land at \$5.7MM and paid for the remediation, demolition, dirt work, and maintenance of the property. Additionally, in June 2022, the WEDC completed the extension of the water line from the east along FM 544. This project not only enhances service to the 12-acre tract but also loops the water system to the east along Cooper Drive to Highway 78.

In early FY 2023, the WEDC entered into a contract for sale of the 1.56 AC Lot 2R with SCSD in the amount of \$1,295,256.60. In FY 2024, the WEDC sold the 3 AC Lot 6 to Phoenix Ascending in the amount of \$650,000 (\$200,000 cash to close/\$450,000 promissory note). In late FY 2025, the WEDC sold the 2-acre, Lot 1R to Deft Ventures/Shadyside Land & Cattle in the amount of \$1,324,472.84 and the 3-acre, Lot 5R to Lanspring Investments, LLC in the amount of \$625,000 (\$200,000 cash to close/\$425,000 promissory note).

In January 2024, the WEDC approved a contract for the construction of John Yeager Way in the amount of \$1,766,920. The new street will connect traffic from FM 544, through the property, and connect with Business Way and Commerce Drive. The construction project is expected to wrap up in Spring 2026.

Jackson Avenue

In 2017, the WEDC closed on a 0.26-acre tract near the northwest corner of Jackson Avenue & Oak Street after negotiating with the property owner for over 2 years. In February 2019, the WEDC sold the lot to Rocking M, LLC to develop a 3,200-square-foot office building on the lot with the project receiving a Certificate of Occupancy in January 2020. The WEDC Board believed the

office project will promote further investment in the downtown area and greatly complement the redevelopment of multiple residential structures into commercial uses.

To enhance future development in the downtown area, the WEDC invested in additional parking and alleyway improvements along N. Ballard Avenue and Jackson Avenue. These investments totaled \$280,000 for alleyways extending along Jackson Avenue between Oak Street & Marble Street and N. Ballard Avenue between Jefferson Avenue & Brown Street.

To assist with offsite parking for the Jackson Avenue Redevelopment Project and to complement the ever-growing need for parking, the WEDC has made it a priority to identify and facilitate the construction of additional parking in the downtown area within walking distance of the proposed mixed-use project and Ballard Street shopping district. In FY 2024, the WEDC coordinated with Union Pacific to assist the City of Wylie in acquiring the railroad right-of-way to secure additional future parking in the area. In the coming year, the WEDC plans to install additional sidewalks and parking along the existing roadways and to design additional surface parking along the railroad tracks.

State Highway 78 & Brown Street- Cooper Plaza

In December 2018, City Council authorized the WEDC to begin acquiring property in the area for this major Redevelopment Project. In early 2021, the WEDC acquired the last remaining commercial tract from TxDOT, a small strip of right-of-way near the intersection of Hwy 78 & Brown Street. In the fall of 2021, the WEDC used the loan proceeds from the Series 2021 Note to pay off the \$4,067,890 remaining balance associated with the acquisition of these WEDC properties.

In May 2020, the WEDC entered into a Development Agreement with the NTMWD for the relocation of the 42” water line. The \$1.7MM project was completed in mid-2023.

In March 2024, the WEDC approved a contract for TxDOT Improvements along Hwy 78 between Oak Street and Brown Street in the amount of \$1,038,488. The project includes the realignment of Marble Street, three deceleration lanes, and two hooded left-hand turns to accommodate the development of Cooper Plaza, a proposed mixed-use development (Retail, Restaurant, and Office) at the intersection of SH 78 and Brown Street. The construction project provides direct access to all seven lots and was completed in Spring 2025.

In June 2024, the WEDC approved a contract for the installation of infrastructure to serve Cooper Plaza, in the amount of \$7,734,798. The infrastructure installation also included the construction of a detention pond to serve as a regional drainage solution in Downtown Wylie. This project is at the final punch-list stage and is anticipated to be released in Spring 2026.

In late 2020, the WEDC entered into a contract for sale of the 1.739 AC Lot 1 with McClure Partners Construction. The real estate agreement was tied to the completion of the 42” water line relocation and the installation of TxDOT improvements and was sold in December 2024 in the

amount of \$1,515,340. This project serves as a catalyst for the overall 12-acre redevelopment adjacent to Historic Downtown Wylie, with 7-Eleven opening its doors in November 2025. The WEDC will request updated architectural renderings for Lots 2-7 to better depict the Board and Council's vision for the office space, and the remaining Retail, QSR, and/or Restaurant Pads.

State Highway 78 – Wylie Logistics Park

Over the years, the WEDC has experienced great success in attracting investment and primary jobs via the development of business parks. Between the development of Premier Business Park, 544 Industrial Park, and Premier Business Park South, the WEDC facilitated the development of 862,000 square feet of new construction, over 800 new/retained jobs, and nearly \$100MM in taxable value - on only 70 acres.

The \$64MM Wylie Intermodal Terminal opened in 2015 and expanded in 2018. In early 2023, the \$31 billion merger between Canadian Pacific Railway (CP) and Kansas City Southern (KCS) received a green light from the Surface Transportation Board, which created CPKC. The merger created the first truly North American Railroad, with the US-Mexico-Canada rail network connecting Wylie to 128 million consumers in Mexico as well as 38 million consumers in Canada. In late 2023, construction started on a 30-acre automotive facility at the 500-acre Wylie Intermodal Terminal, which opened in June 2024. With roughly 200 acres of prime real estate along Hwy 78, Wylie is an ideal location for high-efficiency, multi-commodity, transload, and logistics investments.

Performance Agreements & Infrastructure Reimbursement

American Entitlements, LLC. American Entitlements had already completed the 1,300 SF expansion of its downtown office and invested over \$200,000, but their performance obligations are ongoing through 2026. They are still eligible to receive \$1,000 for each new job created, with a maximum incentive of \$35,000, payable over a three-year period. The Economic Impact Analysis (EIA) indicates that the project will generate approximately \$272,490 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$7.78 in our community.

AXL, LLC. In November 2021, the WEDC entered into a Performance Agreement with AXL, LLC. to assist with their corporate relocation, equipment investment, and the hiring of additional employees. The Agreement provides a \$35,000 relocation assistance package with a \$500 incentive payment for every incumbent worker and a \$1,000 incentive for every new FTE added over a three-year period. The total maximum incentive cannot exceed \$65,000. To date, AXL has received \$51,860, and this PA was fully satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that the project will generate approximately \$355,104 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$5.46 in our community.

CLF II LI Wylie Owner, LLC. Lovett Development completed the construction of the 272,160 SF [Wylie Business Center](#) in February 2024 and announced its first lease to Chint Power Systems for 76,433 SF of the building. Lovett invested over \$20MM on the project and the Agreement outlined a reimbursement incentive of \$1.3MM for the installation of qualified infrastructure associated with the project and improvements at Hwy 78 and Anson Pkwy. This PA was fully satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$4.4MM in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this developer invests \$3.38 in our community.

Glen Echo Brewing LLC. Glen Echo Brewing completed the remodel of its 4,125 SF downtown Brewery and Taproom in early 2024. Glen Echo invested over \$1MM on the project and the Agreement outlined a reimbursement incentive of \$100,000 & \$100,000 promissory note for the renovation of the former automotive repair building by retrofitting it for a brewery, installing a new foundation, and adding a fire suppression system. Year One of this PA and the first year of loan forgiveness was satisfied in FY 2024. Year Two of this PA and the second year of loan forgiveness was satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$342,202 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$1.71 in our community.

Phoenix Ascending Investments, LLC: In June 2023, WEDC authorized the sale of Lot 6, Block A, 544 Gateway Addition, a 3.000-acre lot located on West Kirby Street in the amount of \$650,000 (with \$200,000 cash to close and a \$450,000 promissory note). The WEDC closed on the property in FY 2024, on November 2, 2023, and the Performance Agreement outlines a \$450,000 loan forgiveness for the new construction of a 5,914 SF office and qualified infrastructure investment. The first building was completed in October 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$1.5MM in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$3.33 in our community.

Sanden International (U.S.A.), Inc. [Sanden International](#) completed its performance obligations for its equipment expansion in FY 2025. The equipment expansion was completed in late 2023, opening the very first EV AC Compressor production line in North America. Sanden invested over \$31MM on the project, and the Agreement outlined a \$500,000 performance agreement for their facility renovation, new equipment investment, and the retention of 240 FTEs. This PA was fully satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$812,616 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$1.63 in our community.

Sands RX, LLC: Sands RX completed its performance obligations for its new equipment, installation, and addition of new full-time employees in FY 2025. The equipment installation was

completed in May 2025. Sands RX invested over \$730,000 on the project, and the Agreement outlined a \$40,000 reimbursement incentive for new equipment, installation, and the addition of 10 full-time employees over the baseline of 35. This PA was fully satisfied in FY 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$126,114 overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$3.15 in our community.

New Projects for FY 2025

Cates Control Systems, Inc./Lanspring Investments, LLC: In March 2024, the WEDC entered into a Performance Agreement with Cates Control Systems for the relocation of their corporation headquarters and at least 30 full-time employees. In June 2025, WEDC authorized the sale of Lot 5R, Block A, 544 Gateway Addition, a 2.87-acre lot located at 608 John Yeager Way, in the amount of \$625,000 (with \$200,000 cash to close and a \$425,000 promissory note). Lanspring Investments closed on the property on September 23, 2025, and the Performance Agreement outlines a \$425,000 loan forgiveness and \$600,000 qualified infrastructure reimbursement for the new construction of a 40,387 SF office. [Cates Control Systems](#) plans to invest over \$9M in the project and create over 120 new FTEs once the new HQ is complete in early to mid-2027. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$1,935,229 for the City of Wylie and \$3,781,158 in overall tax revenue over the next 10 years. For every \$1 that the WEDC invests, this business invests \$1.88 in our community and \$3.68 in our region.

Tower Extrusions, LLC: In September 2025, the WEDC was authorized to enter into a Performance Agreement with Tower Extrusions in an amount not to exceed \$100,000. Tower Extrusions requested assistance from the WEDC specifically related to the construction of a new 16,962-square-foot addition to the existing building located at 930 Hensley Lane. Tower Extrusions plans to invest over \$3.7M in the project and create over 12 new FTEs over a 12-month period. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$308,005 for the City of Wylie and \$808,028 in overall tax revenue over the next 10 years. For every \$1 that the WEDC invests, this business invests \$3.08 in our community and \$8.08 in our region.

Business Retention, Workforce Development & Entrepreneurship

As Wylie continues to mature as a community, the WEDC has expanded its focus beyond business attraction and redevelopment to include stronger support for the city's existing business community. During 2024–2025, WEDC placed increased emphasis on Business Retention & Expansion (BRE), entrepreneurship support, and workforce development initiatives designed to help local businesses grow and remain competitive.

Throughout the year, local employers engaged with WEDC on a variety of expansion-related topics, including facility improvements, equipment investments, workforce development programs, and operational growth opportunities. Businesses also sought assistance navigating workforce resources, exploring new market channels, and addressing specific barriers to continued growth.

This evolving approach reflects WEDC's commitment to strengthening the local economy by supporting the businesses already invested in the community while ensuring they have the resources necessary to grow and succeed.

Workforce Development & Training

Workforce availability and training remain among the most pressing challenges facing employers across many industries. To help address these challenges, WEDC works closely with workforce partners including the Texas Workforce Commission (TWC), Workforce Solutions for North Central Texas (WSNCT), and Collin College to connect businesses with training resources and workforce development programs.

During the past year, WEDC assisted local employers in identifying and navigating workforce development opportunities that support hiring, employee training, and skills development. Workforce grant applications were pursued on behalf of several local employers, while additional businesses implemented training programs supported by state and regional workforce initiatives. In cooperation with workforce partners, Wylie EDC also explored and supported initiatives focused on:

- Leadership development and succession planning
- English as a Second Language (ESL) training programs
- Veteran recruitment and transition initiatives
- Adult literacy education and entry-level trade skill certifications

These efforts help strengthen the workforce pipeline while supporting employers as they work to attract, train, and retain skilled employees.

Building Strong Workforce Pipelines

WEDC continues to work closely with Wylie ISD, Collin College, and regional workforce partners to connect students and job seekers with career opportunities available within the local business community.

Events and programs coordinated with these partners provide employers with opportunities to engage directly with students, recent graduates, and experienced workers transitioning to new

careers. Career exploration initiatives, job fairs, and workforce-focused events help introduce students to industries operating within Wylie while providing businesses with access to a growing talent pool.

In addition, veteran transition programs working in partnership with educational institutions and workforce organizations help connect experienced service members with local employers seeking skilled and disciplined employees.

These collaborative efforts strengthen the region's workforce ecosystem and help ensure that Wylie businesses have access to a steady pipeline of talent.

Expanding Market Opportunities

In addition to workforce initiatives, WEDC works with partner organizations to support businesses seeking to expand into new market channels, including opportunities within government contracting.

Through partnerships with organizations that specialize in helping businesses pursue government procurement opportunities, local companies were able to participate in workshops, training programs, and procurement-related events designed to help them better understand and compete within the government contracting marketplace.

Training opportunities addressed key topics such as:

- Federal registration requirements
- Development of effective capability statements
- Understanding and evaluating solicitations
- Connecting with procurement professionals

These efforts help local businesses explore new markets for their products and services while strengthening the region's overall economic resilience.

Supporting Entrepreneurship and Small Businesses

WEDC also works to support small businesses and entrepreneurs through outreach, resource awareness, and collaborative partnerships with local organizations.

National recognition events such as Small Business Week, Economic Development Week, Manufacturing Day, and Entrepreneur's Day provide opportunities to highlight the contributions of local businesses and strengthen connections between the business community, workforce partners, and local government.

These initiatives help raise awareness of available resources while reinforcing the important role that small businesses and entrepreneurs play in Wylie's economic vitality.

Manufacturing Day (MFG Day) Impact

Manufacturing continues to play an important role in Wylie's local economy. To help build awareness of career opportunities within the industry, WEDC supports the national Manufacturing Day (MFG Day) initiative originally launched by The Manufacturing Institute.

Manufacturing Day helps connect students, parents, and the broader community with modern manufacturing careers while addressing common misconceptions about the industry. Today's manufacturing facilities rely heavily on advanced technology, robotics, automation, and skilled technical professionals.

In Wylie, MFG Day has grown from a single-day event into a broader series of educational activities, industry tours, and community engagement efforts that take place throughout the year. These events provide students with firsthand exposure to local manufacturers and help demonstrate the wide range of career opportunities available in advanced manufacturing.

Since its inception in Wylie, MFG Day activities have facilitated 340 student and community tours at 21 manufacturers, introducing more than 1,300 students to potential careers in their fields of study.

The annual kickoff reception and Mayoral Proclamation recognizing Manufacturing Day provide an opportunity for the City of Wylie to publicly acknowledge the important contributions local manufacturers make to the community and regional economy. Businesses consistently express appreciation for the opportunity to be recognized for the role they play in supporting Wylie's economic success.

Shop Local & Discover Wylie

To further strengthen our local promotional efforts, the WEDC continued its partnership with area businesses to help expand the reach of the Discover Wylie and Historic Downtown Wylie brands. Efforts included the 'Wylie Grinch' social media campaign, driving engagement and encouraging holiday shopping within the community as well as continuing to support Social Media Rescue and the Wylie Entrepreneurs Expo. These initiatives reflect WEDC's ongoing commitment to fostering a thriving local economy and supporting the businesses that make our community unique.

2026 Goals & Objectives

Downtown/Hwy 78 Revitalization and Expansion

- Cooper Plaza - Update Concept Plans & Market/Sell Lots
 - *Complete Architectural Renderings and Marketing Package for Lots 2-7.*
- Jackson Avenue Parking - Engineering & Design
 - *Complete construction plans for Downtown Parking.*
 - *Installation of striping, curb, and improvements along Jackson, Oak, Marble, & Ballard.*
- Jackson Avenue Redevelopment - Update 2015 Concept Plans
 - *Complete Architectural Renderings and Marketing Package.*
- Ballard Redevelopment at Olde City Park - Develop Concept Plans
 - *Complete Architectural Renderings and Marketing Package.*
- State Hwy 78 Sidewalks - Engineering & Design
 - *Complete construction plans for sidewalks from Marble to Ballard along SH 78, including a sidewalk connection at SH 78 and Oak St.*
 - *Installation of sidewalks, transitions, and improvements along Hwy 78 and Oak.*
- Discover Wylie/Historic Downtown Wylie Website
 - *Complete website redesign and visual identity services for both entities.*

Longer-Term Downtown Revitalization and Expansion (2-3 Year Strategic Plan)

- RR ROW - Plan/Install Additional Parking
- Birmingham Street & Jefferson Avenue - Road Extensions
- South Ballard Overlay - Concept Plans

FM 544 Developments

- 544 Gateway Addition - Market/Sell WEDC Properties
 - *Lot 1: Sold - 2 Acres Shadyside (Walk-Ons) – Mid-2026*
 - *Lot 2: Under Contract – SCSD*
 - *Lot 3: TUA for Walk-Ons Construction / Parking IPO*
 - *Lot 4: Detention / Cell Tower*
 - *Lot 5: Sold - Lanspring Investments (Cates Control Systems) – Fall 2026*
 - *Lot 6: Sold - Phoenix Ascending (Day Lumber) – Building 2 – Mid-2026*
 - *Lot 7: Pending PSA*
- 544 Corridor - Engineering & Design - Flood Study for City's 19 AC
 - *544 Corridor Master Drainage Analysis*
 - *544 Corridor Master Plan*
- 544 & Sanden Blvd. - Engineering & Design
 - *Obtain an IPO for the Design of Sanden Blvd.*
 - *Complete the Survey, Engineering, and Design for FY 27 consideration.*
- Hooper/Steel/Regency Business Park - Engineering
 - *Complete the Downstream Assessment for Shadow Creek Village.*

Hwy 78 Developments

- Eubanks to Wylie East
 - Atmos Gas - Main Line Extension and Installation – *Spring 2026*
 - TxDOT Median Improvements / Decel Lanes Installation – *Mid-2026*
- Alanis
 - Water/Sewer Extension

Business Retention, Workforce & Entrepreneurship Support

Business Retention & Expansion (Primary Employers)

- Engage and support existing industry and primary employers to facilitate retention, expansion, and reinvestment.
- Conduct structured employer outreach and strengthen internal documentation and use of technology to support long-term relationship management.

Employer & Community Communication

- Improve outward communication of Wylie EDC's role, services, and available resources to employers and community partners.

Workforce Development & Talent Pipeline Alignment

- Strengthen coordination with Wylie ISD, Collin College, Workforce Solutions, and the Texas Workforce Commission to align training and talent pipelines with employer needs.
- Utilize employer engagement to identify workforce challenges and promote relevant workforce programs and grant opportunities.

Industry Engagement & Employer Programming

- Facilitate ongoing HR, CEO, and Community Roundtables to support employer collaboration and information sharing.
- Support career fairs, hiring events, and workforce seminars in coordination with regional and local partners.

Entrepreneurship & Small Business Support

- Clarify and communicate Wylie EDC's role in supporting entrepreneurs and small businesses.
- Coordinate training, enrichment, and outreach efforts with the Wylie Chamber of Commerce and Downtown Merchants Association.
- Support Small Business Week, Economic Development Week, Entrepreneur Expo activities, and leadership development initiatives.

Additional Initiatives Identified

- Secure Additional Funds/Property Acquisition: *Additional WEDC loan acquisition early 2026*