



WILD LAND
DEVELOPMENT
CONSULTING

SILVERLAKE STATION

Wylie, Texas





Existing Site Current Status

The previous developer proposed a vertical mixed-use project with various commercial users who did not materialize. Permits were pulled and construction started, but the project was not well capitalized and the construction has stalled.



1

Existing Zoning

Proposed commercial development with apartments. Vertical mixed use with some architectural controls.

2

Unrealistic Plans

We feel that the current plan is not viable for the site. We feel that no one could realistically execute the previous property owner's plan.

Proposed Development Plan



SITE DATA

SITE LOCATION
WYLIE, TX

STRUCTURE
3 STORY GARDEN APARTMENTS

SITE DENSITY
GROSS SITE AREA +/- 11.99 GROSS ACRES
TOTAL UNITS 250
PROPOSED DENSITY +/- 21 STUNGROSS AC

| UNIT MIX | | |
|-------------------|------------|-------------|
| TYPE OF UNIT | # OF UNITS | TOTAL % |
| ONE BEDROOM | 133 | 54% |
| TWO BEDROOM | 115 | 46% |
| TOTAL | 250 | 100% |
| NUMBER OF BEDS | 395 | |
| ONE BED SP AVG | 305 | |
| TWO BED SP AVG | 1190 | |
| TOTAL UNIT SP AVG | 882 | |

| MINIMUM PARKING REQUIRED | | |
|--------------------------|-------------|------------|
| TYPE OF UNIT | SPACES/UNIT | TOTAL |
| ONE BEDROOM | 2 | 270 |
| TWO BEDROOM | 2 | 230 |
| TOTAL | | 500 |

| PARKING PROVIDED | | |
|------------------|------------------------|------------|
| SURFACE | TANDEM | TOTAL |
| | (123 TOTAL) 62 COUNTED | 315 |
| | | 123 |
| TOTAL | 2 SP/UN | 500 |

| COMMERCIAL | | |
|---------------------|--------------|------------------|
| LOT | REQ. PARKING | PARKING PROVIDED |
| LOT 1 RETAIL SF | 18,500 | 48 SF |
| LOT 2 RETAIL SF | 14,400 | 51 SF |
| LOT 3 RETAIL SF | 14,400 | 36 SF |
| LOT 4 RESTAURANT SF | 1,150 | 28 SF |

NOTE
THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE USE OF A SURVEY, OR CONTACT WITH THE CITY OR COUNTY.

Commercial Development

The proposed plan preserves the commercial corridor along SH 78. We are working with the Wylie EDC to find folks active in the marketplace to start construction as soon as possible.



The proposed plan includes outdoor dining and neighborhood services to support residents on the subject property and the surrounding area.

Multi-Family Development

The proposed Multi-Family development will be highly amenitized to attract a young professional demographic. The plan includes large core open spaces with a resort style pool and a dog park.



The minimum unit count to attract institutional financing for these projects is **250 units**. We are requesting this number to position ourselves competitively within the marketplace.