



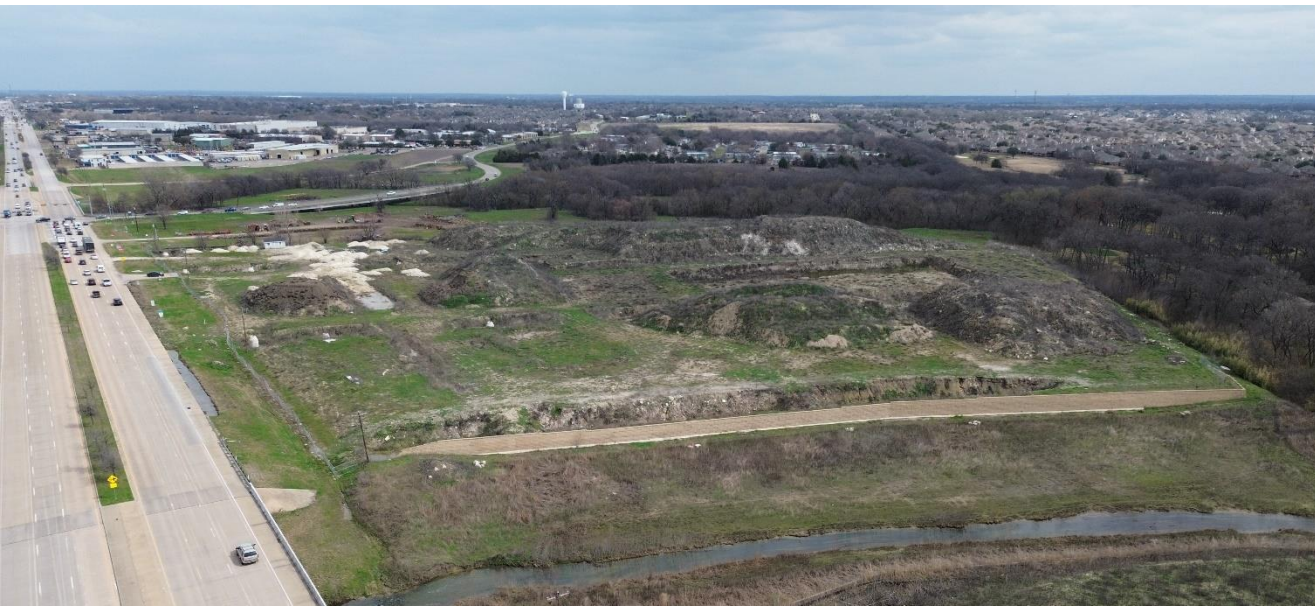
WILD LAND  
DEVELOPMENT  
CONSULTING

# 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. His ability to execute the plan was misrepresented to all of the stakeholders and the project has stalled mid-construction.



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### Existing Zoning

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

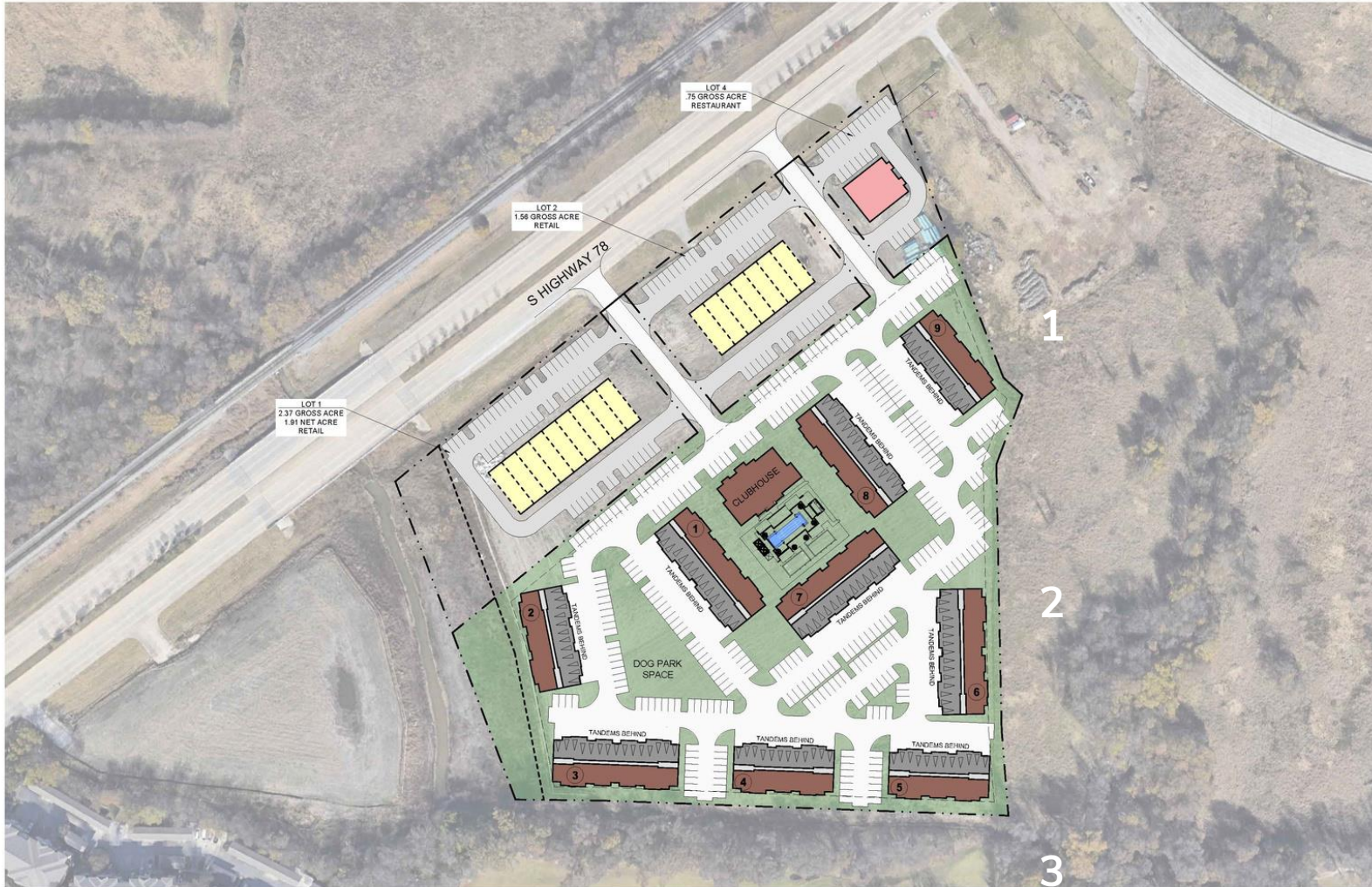
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### Unrealistic Plans

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 +/- 11.59 GROSS ACRES  
TOTAL UNITS 250  
PROPOSED DENSITY +/- 21.57 UNITS/GROSS AC

UNIT MIX		
TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	135	54%
TWO BEDROOM	115	46%
TOTAL	250	100%
NUMBER OF BEDS	365	
ONE BED SF AVG	805	
TWO BED SF AVG	1190	
TOTAL UNIT SF AVG	982	

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

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

COMMERCIAL		
LOT 1 RETAIL SF		18,500
REQ. PARKING	1/400 SP/SF	46 SP
PARKING PROVIDED		60 SP
LOT 3 RETAIL SF		14,400
REQ. PARKING	1/400 SP/SF	36 SP
PARKING PROVIDED		51 SP
LOT 4 RESTAURANT SF		4950
REQ. PARKING	1/150 SP/SF	33 SP
PARKING PROVIDED		26 SP

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.

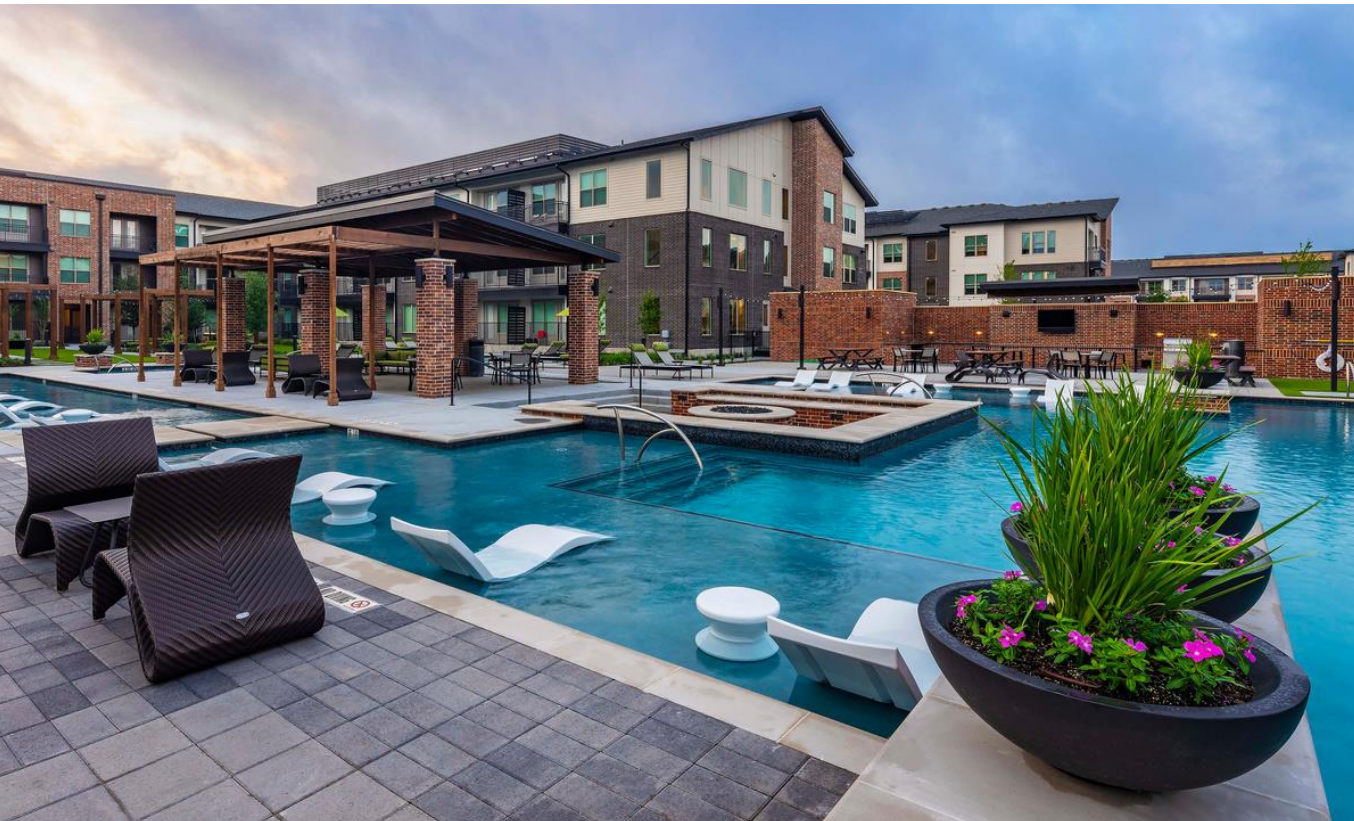


The proposed plan includes outdoor dining and neighborhood services to support residents on the subject property and the surrounding area.



# 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.