



your guide to

WYLLIE

NEIGHBORHOODS | LOCAL RECS | SCHOOLS & MORE

2026 EDITION



HEY THERE!

Whether you're considering a move from across the country or just across town, this guide has everything you need to get to know Wylie, from local restaurants and coffee shops to neighborhoods, schools, and price ranges.

I'm Jaime Cantu, a local here in Wylie, and your guide to all things community and life around here.

A little about me:

- Dad of two daughters
- I love animals, reading, and hiking
- Licensed real estate agent

I hope this guide helps you feel a little more at home, whether you're just browsing or already packing boxes

A few things I love about it here...

TONS OF PARKS AND TRAILS

TOP-TIER SCHOOLS

GREAT COMMUNITY EVENTS

SMALL TOWN FEEL

IT'S A HIDDEN GEM



AMAZING EVENTS ARE ALWAYS
GOING ON IN TOWN!



What Makes Wylie Special?

WHY PEOPLE LOVE IT

- Top-rated school district
- Community events, festivals, and parades
- Moderate cost of living
- Small-town feel with big-city access
- Proximity to Lake Lavon
- Pro-local business & foodie environment
- Not congested with room to grow

DEMOGRAPHICS

- 64,138 residents
- Median age: 35

FUN FACTS

- Wylie ISD is ranked in the top ~2% nationally and top ~2% in Texas.
- Ranked #2 of the Best Places to Live for Families in the U.S. by Fortune Well

Wylie isn't flashy - it's functional, friendly, and fantastic to live in

Local Favorites



COFFEE

- Shoemaker & Hardt
- Coffee at the Hub
- Armor Coffee Co.
- Done Wright Coffee Co.



DINNER

- Creekside Fine Grill
- Bluefin Sushi & Bar
- Ferah Smokehouse & Cantina
- Frankie's



BREAKFAST

- Ballard Street Cafe & Grill
- Eddie's Diner
- Starwood Cafe
- Hot Pancakes



SWEET TREATS

- Say it with Sugar
- Marble Slab Creamery
- Drip N Roll
- Loteria Fruteria



LUNCH

- The South
- Linke's BBQ
- Napoli's
- J'honny's



LOCAL ATTRACTIONS

- In-Sync Exotics & Wildlife
- Landon Winery
- Herman Marshall Tasting Room
- The Best Little Toy Museum

Local Neighborhoods



Woodbridge

Median: ~\$450K

Master-planned & amenity-rich. Golf course, big yards, parks, and access to Hwy 78 shopping, classic family-friendly with solid value.



Bozman Farms

Median: ~\$445K

Balanced neighborhood near schools and services. A mix of newer construction, good backyard space, and easy daily errands.



Twin Lakes

Median: ~\$350K

Quiet, established streets. Family-oriented with neighborhood parks and community feel.

Local Neighborhoods



Birmingham Farms

Median: ~\$385K

Affordable, classic suburban feel. Mature trees, block layouts, good for entry-buyer or value-focused families.



Creekside Estates

Median: ~\$500K

Good mid-market community. Close to shopping, schools, and parks, a practical "all-rounder."



Kreymer East

Median: ~\$515K

Newer Bloomfield community. Modern homes with pools, trails, and family-focused amenities, appealing to move-up buyers.

Local Neighborhoods



Sage Creek

Median: ~\$415K

Modern, tidy neighborhood. Reveals newer and well-kept homes with big yards and appealing interiors, great for growing families.



Dominion of Pleasant Valley

Median: ~\$640K

Larger lots & more custom feel. A go-to for buyers who want space, style, and less cookie-cutter living.

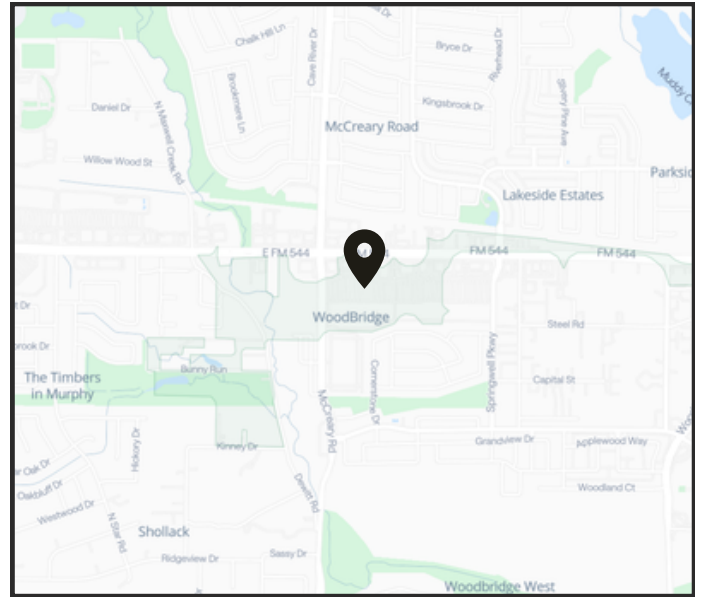


Inspiration

Median: ~\$450K

Master-planned vibe with trails and community spaces. Blends contemporary homes and neighborhood amenities.

Welcome to the neighborhood: Woodbridge



Things locals love

- Woodbridge wraps around a championship golf course, giving the area a more park-like feel and scenic views that aren't common in most Wylie neighborhoods.
- Mature landscaping and walkable streets give it that "grown-in" community feel instead of cookie-cutter streets.
- Close to Highway 78 and major shopping (groceries, dining, retail) without having to travel deep into Dallas suburbs.

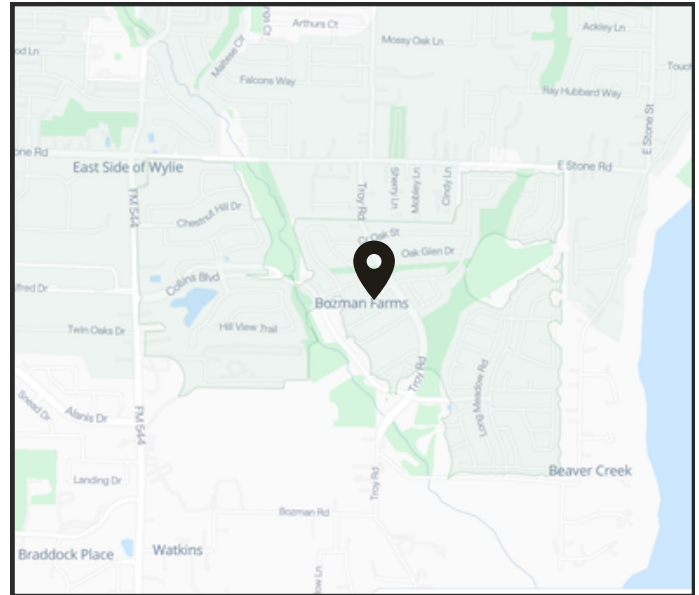
Median Home Price

~\$450K

Schools

Whitt or Cox Elementary
Davis or Draper Intermediate
Cooper or McMillen Junior High
Wylie or Wylie East High School

Welcome to the neighborhood: Bozman Farms



Things locals love

- Easy access to shopping, dining, schools, and commuting corridors means everyday errands feel short and life feels less chore-ish.
- You'll find a variety of home sizes, from starter-friendly to spacious family layouts, good for both first-time buyers and move-ups.
- It hits that sweet spot of having amenities and a planned feel without steeper luxury pricing.

Median Home Price

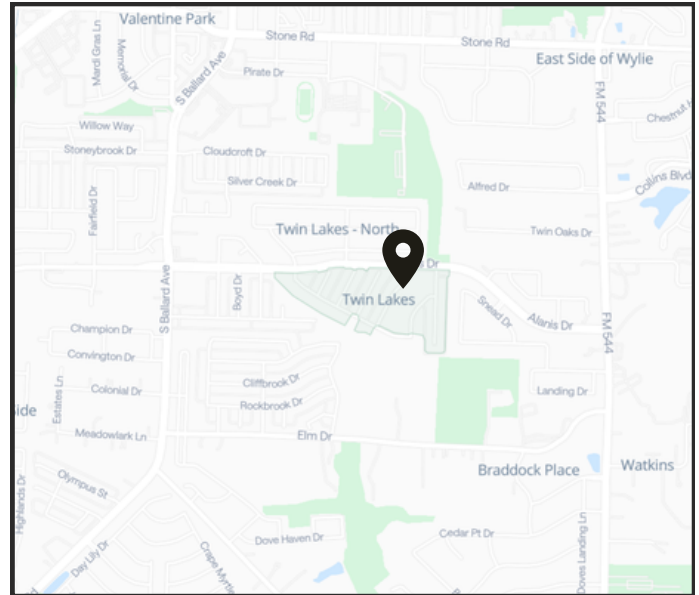
~\$445K

Schools

Wally Watkins Elementary
AB Harrison Intermediate
Grady Burnett Junior High
Wylie or Wylie East High School

Welcome to the neighborhood:

Twin Lakes



Things locals love

- Twin Lakes attracts buyers looking for good value, a solid choice for first-time buyers or budget-conscious move-ups.
- Built mostly from the mid-1990s through the 2000s, Twin Lakes has classic suburban character with comfortable layouts and manageable yards, ideal for families, young professionals, or downsizers.
- Twin Lakes is often chosen by families who want a comfortable suburban environment that's not overly expensive, but still close to the action.

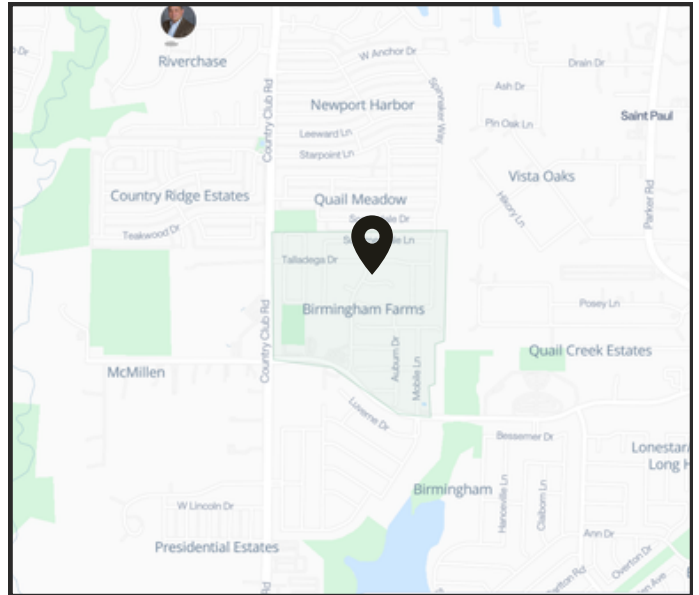
Median Home Price

~\$350K

Schools

Watson Elementary
 Harrison Intermediate
 Burnett Junior High
 Wylie East High

Welcome to the neighborhood: Birmingham Farms



Things locals love

- A peaceful, welcoming, and community-oriented neighborhood with a good mix of families, long-time residents, and well-maintained homes.
- Neighbors often describe Birmingham Farms as friendly and stable, a place where kids can ride bikes, families walk dogs, and meet-ups by the pool or around town aren't unusual.
- Homes here typically offer spacious yards, mature landscaping, and solid square footage.

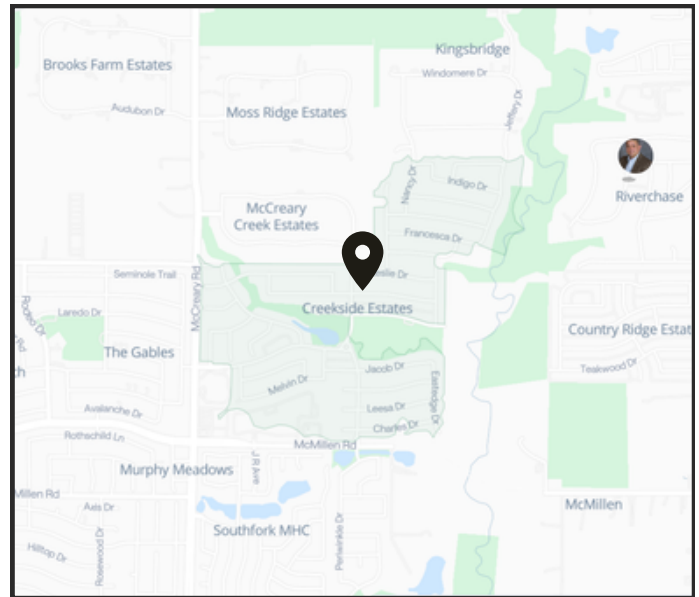
Median Home Price

~\$385K

Schools

Birmingham, Dodd, Hartman, Akin
Elementary
Davis Intermediate
McMillan Junior High
Wylie High

Welcome to the neighborhood: Creekside Estates



Things locals love

- Creekside Estates tends to feature larger single-family homes with roomy layouts and quality finishes, a nice step above entry-level neighborhoods without being luxury-only.
- Locals describe the neighborhood as peaceful, welcoming, and family-oriented, with well-maintained lawns and streets.
- Homeownership is high in the area, reflecting community pride and long-term residents.

Median Home Price

~\$500K

Schools

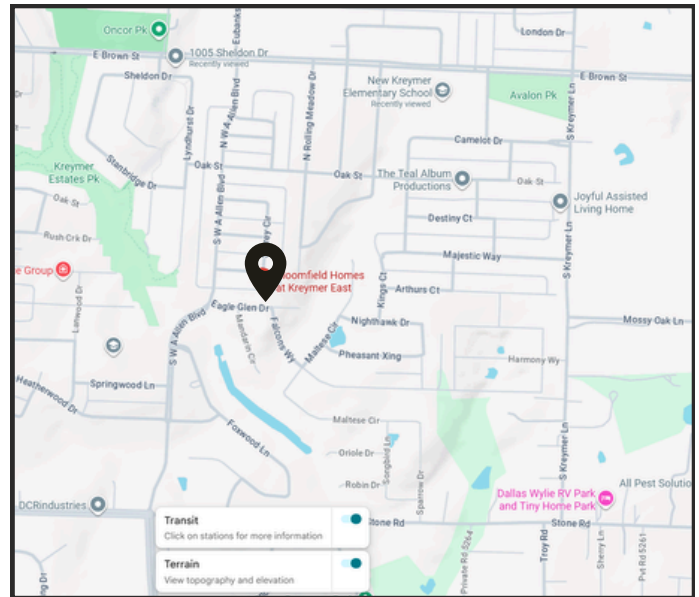
Smith and Hunt Elementary

Davis Intermediate

McMillan Junior High

Wylie High

Welcome to the neighborhood: Kreymer East



Things locals love

- Houses in Kreymer East are ideal for families needing room for kids, offices, or flex space.
- Homes here are fresh, contemporary, and built with today's lifestyle in mind; open floor plans, energy-efficient builds, thoughtful layouts, and features buyers are asking for in 2026.
- With new schools like Kreymer Elementary just opening, this neighborhood attracts families looking for current and future-focused schooling.

Median Home Price

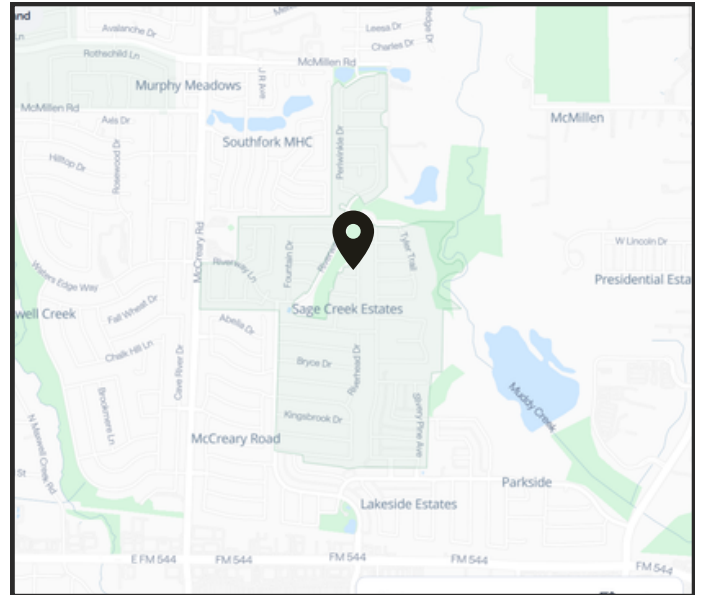
\$515K

Schools

Kreymer or Akin Elementary
Harrison Intermediate
Burnett Junior High
Wylie East High

Welcome to the neighborhood:

Sage Creek



Things locals love

- Sage Creek gives buyers good size homes at approachable pricing, especially compared to some of the higher-priced Wylie neighborhoods, without feeling “budget.”
- Homes in Sage Creek were mostly built in the 2000s, giving the neighborhood a grown-in feel with mature yards, established streets, and comfortable spacing between houses
- With a mix of 3–5 bedroom homes and proximity to good schools, it’s a neighborhood that works for kids, pets, and multi-year living.

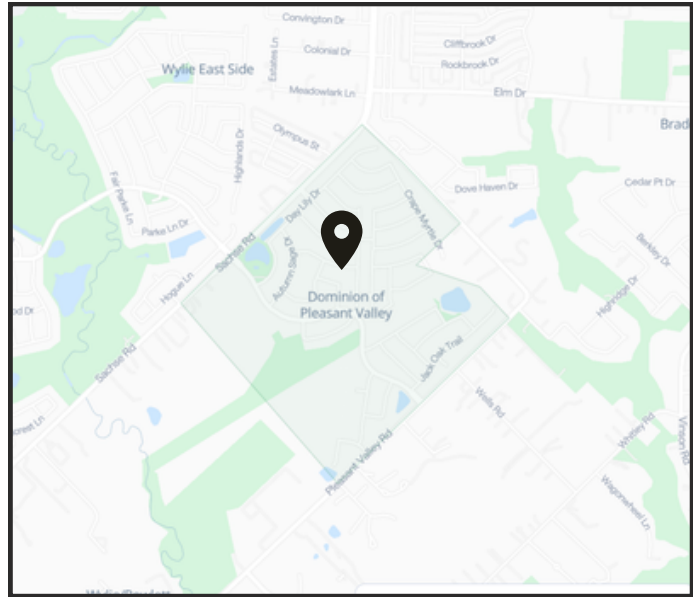
Median Home Price

~\$415K

Schools

Groves Elementary
 Draper Intermediate
 Cooper Junior High
 Wylie High

Welcome to the neighborhood: Dominion of Pleasant Valley



Things locals love

- The neighborhood sits on roughly 292 acres, with 97 acres reserved for parks, open space, and scenic trails, so it's big on outdoor feel and low on "cookie-cutter" density.
- Minutes to Firewheel Town Center for shopping and dining, and not far from Lake Ray Hubbard or Lavon Lake for weekend recreation.
- Trails in the development connect to Muddy Creek Preserve, giving residents easy access to larger nature spaces without getting in the car.

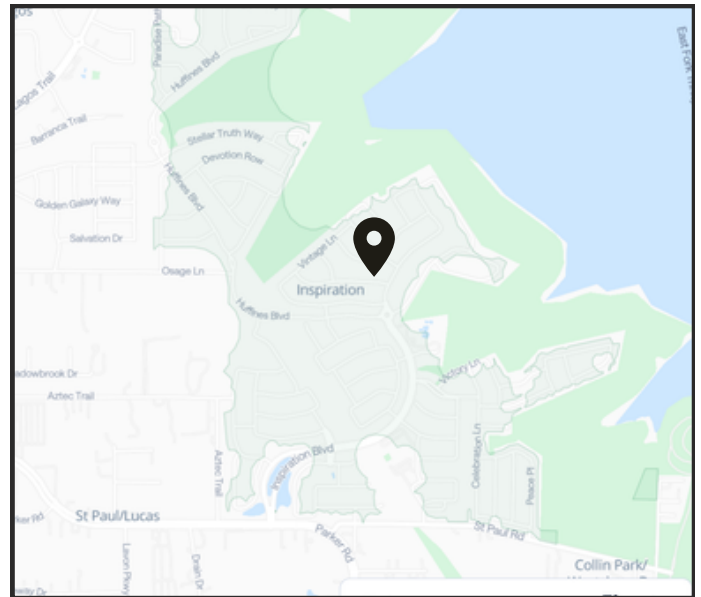
Median Home Price

~\$640K

Schools

Sewell or Watkins Elementary
Hudson or Harrison Intermediate
Wylie or Wylie East High

Welcome to the neighborhood: Inspiration



Things locals love

- Resort-style amenities with pools, fitness center, playgrounds, trails, and community spaces that feel more like a vacation spot than a subdivision.
- An outdoor-focused design with miles of walking/biking trails, greenbelts, ponds, and scenic views built into the neighborhood.
- A strong community vibe. Frequent events, active neighbors, and a true master-planned feel

Median Home Price

~\$450K

Schools

Bush Elementary
Davis Intermediate
McMillan Junior High
Wylie or Wylie East High

Planning Your Move

Whether you're considering a move for work, family, or a fresh start, there are several steps to ensure a smooth transition. Below is the process I guide my clients through to get them set up for success in Wylie!



The Process of Moving

- 01 Schedule a call.** During this call, I'll answer any questions you have about Wylie, and we'll discuss your goals, budget, and timeline.
- 02 Plan a visit.** This is the fun part! We'll meet and see homes that match your criteria, neighborhood, price, and timing. If we find a winner, we'll submit an offer! Not local yet? I provide this service virtually too.
- 03 Prepare to move.** Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.
- 04 Under contract on your new home.** There will be about a 30-day period where you're in the process of purchasing. We'll determine whether you want to make a trip or coordinate remotely.
- 05 Close on your home and make the move!** Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)



I'm your boots on the ground

Helping newcomers find the right fit in Wylie is my bread & butter. Working as your trusted advisor, I'll do everything I can to support you in making a smooth transition to Wylie.

You'll also have easy access to my local, trusted vendors to help with anything you need. From movers, to electricians, to landscapers, and more- consider it handled. I look forward to helping you make the move fun and seamless!

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[SCHEDULE A 15 MIN CHAT](#)