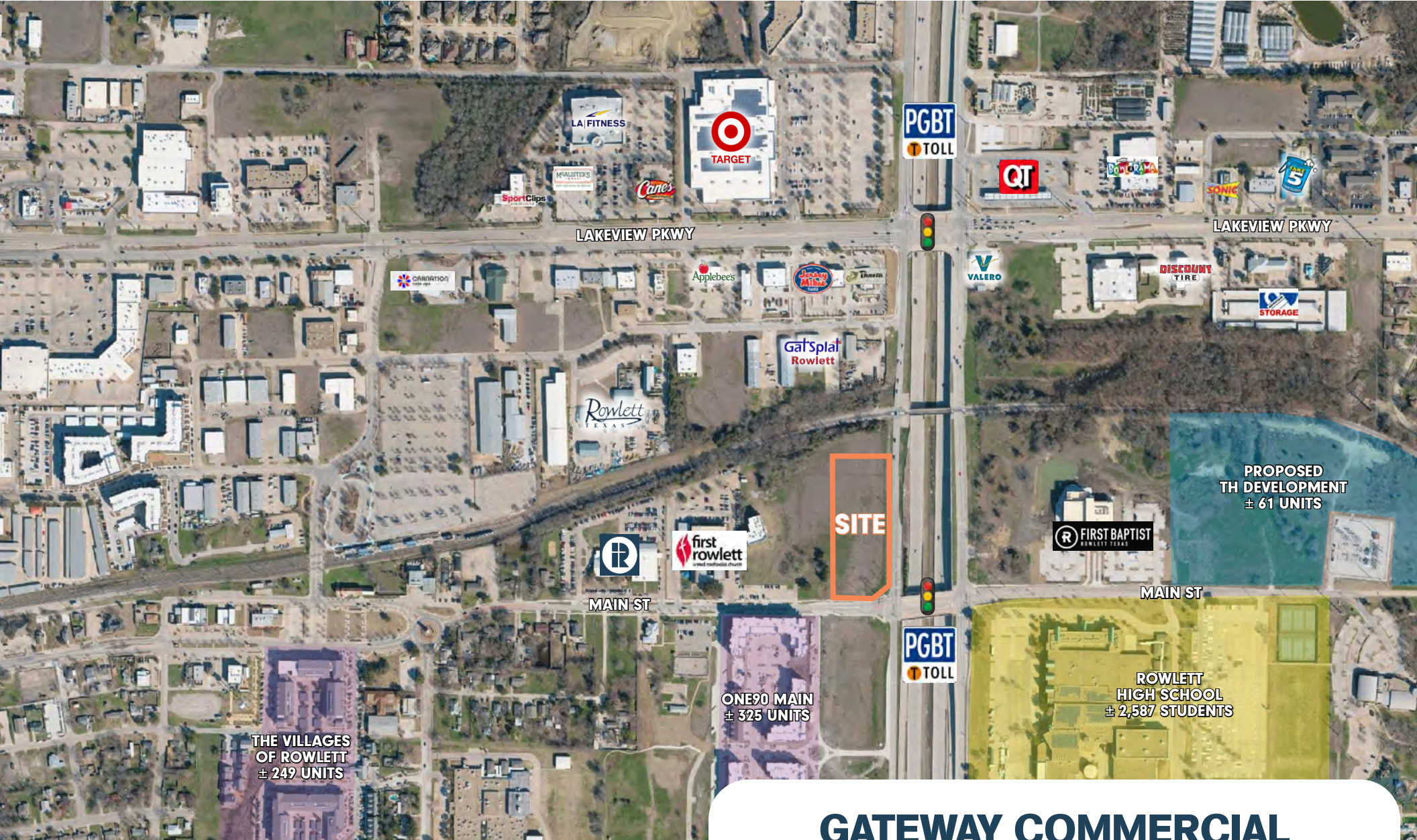




GATEWAY COMMERCIAL ROWLETT, TX 75088

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PROPERTY OVERVIEW



LOCATION

NWC PGBT & Main St
Rowlett, TX 75088



ACREAGE

Gross: ± 4.25
Net: ± 4.25



ZONING

FB - UV: Urban Village
(Commercial, Townhome, Mixed-Use)



PROPOSED USE

Commercial



UTILITIES

Water: To Site
Sewer: To Site



ISD

Garland ISD



VPD

PGBT: $\pm 55,056$ (2023)
PGBT Service Rd South: $\pm 8,484$ (2023)



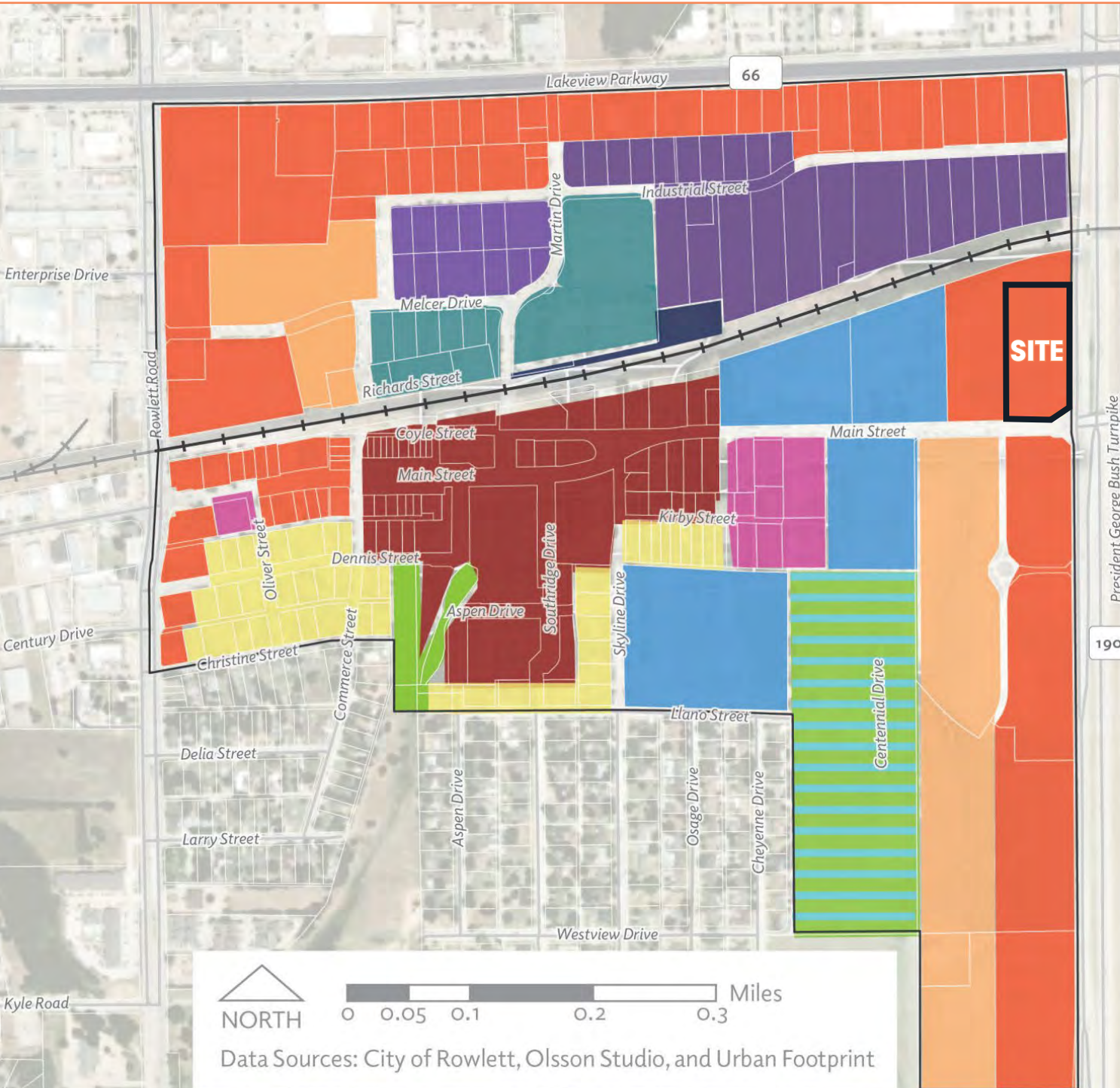
ROWLETT DOWNTOWN STRATEGIC PLAN

[CLICK HERE TO VIEW FULL DOCUMENT](#)

FIGURE 04.01:
DOWNTOWN FUTURE LAND
USE FRAMEWORK

LEGEND

- Downtown Core
- Parks / Open Space
- Employment / Light Industrial
- Civic / Institutional
- Low Density Residential
- High Density Residential
- Downtown TOD
- DART Station
- Mixed-Use
- Commercial
- Planning Area
- Rail Line



NORTH 0 0.05 0.1 0.2 0.3 Miles

Data Sources: City of Rowlett, Olsson Studio, and Urban Footprint

Rowlett
TEXAS

ROWLETT DOWNTOWN STRATEGIC PLAN

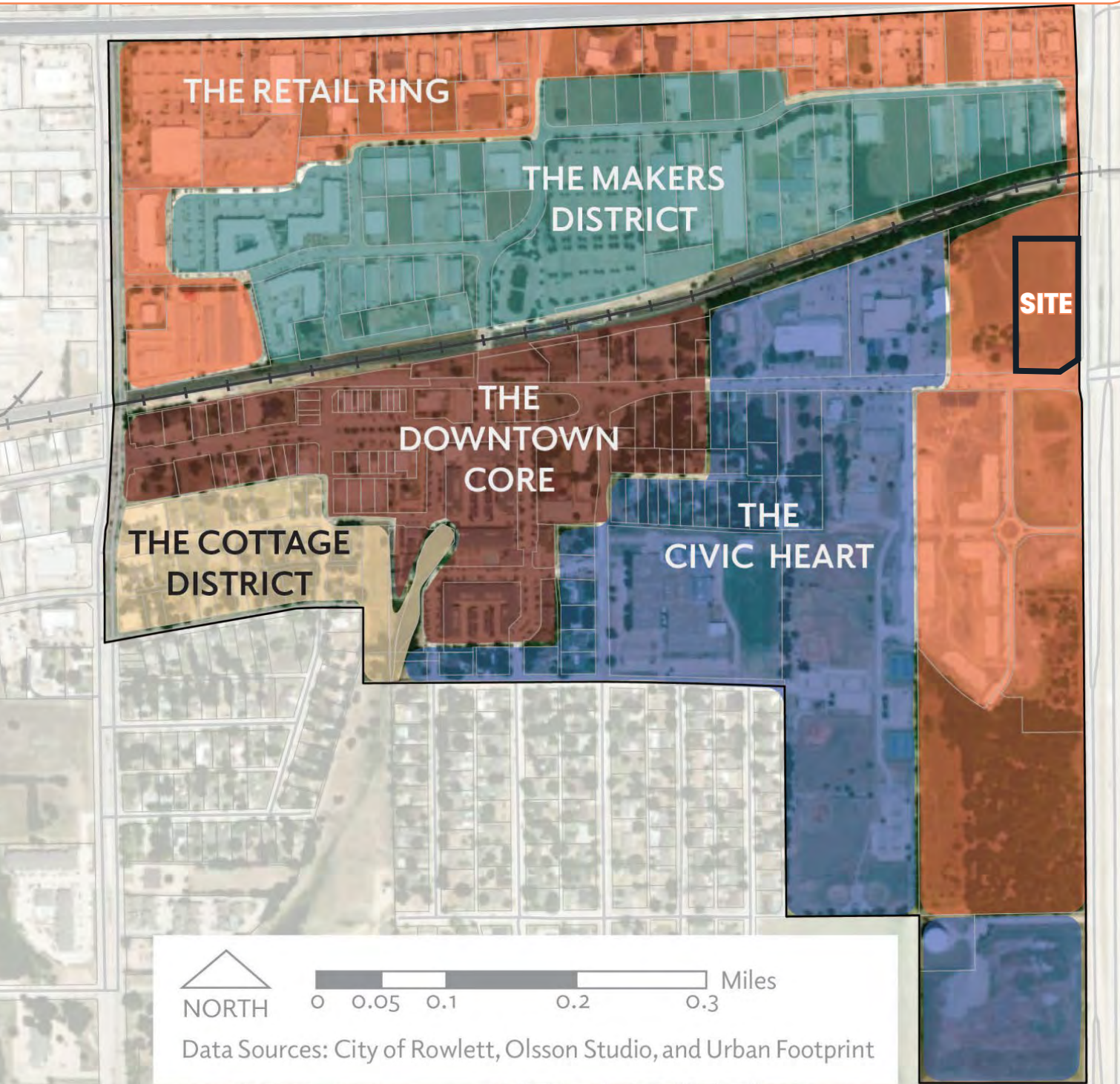


FIGURE 04.02:
DOWNTOWN DISTRICTS
FRAMEWORK

LEGEND

-  The Retail Ring
-  The Makers District
-  The Cottage District
-  The Downtown Core
-  The Civic Heart
-  Planning Area
-  Rail Line



ROWLETT DOWNTOWN STRATEGIC PLAN

THE RETAIL RING

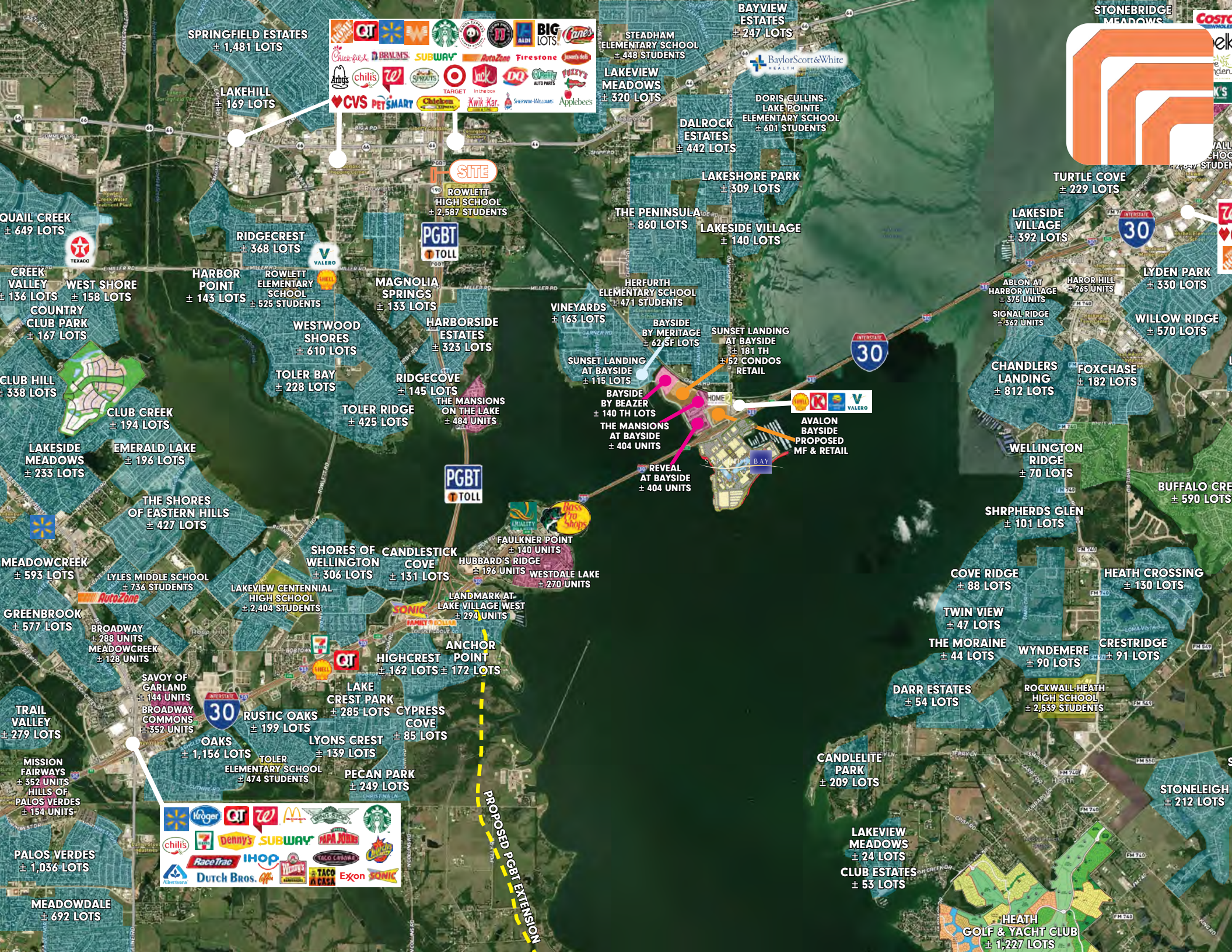
“The outskirts of Downtown, which serve as a transition into surrounding areas through commercial development. The Retail Ring provides a variety of attractive shops and dining options that serve downtown and surrounding areas.”



The Retail Ring is downtown’s destination for varied forms of commercial activities with everything from large, master-planned mixed-use commercial centers on the east end, to locally owned hardware stores and chain restaurants up on Lakeview Parkway. The Retail Ring embraces the value of retail, choosing to absorb traffic from outside of downtown and steer people into the heart of downtown through strategic wayfinding, placemaking, and access points. The Retail Ring goes all around the west, north, and east sides of downtown and serves as the first impression as people enter from President George Bush Turnpike or Lakeview Parkway. The focus of this district is to spur economic activity and meet community needs.

The primary land use in the Retail Ring will continue to be commercial development, though some light industrial uses or mixed-use development might reside here as well. These land uses will include master planned commercial developments, strip centers, and standalone pad sites with retail establishments. Over time, the Retail Ring should seek to attract higher quality development and more unique destinations that attract both Rowlett residents and visitors from surrounding communities.

The character of the Retail Ring should align at a minimum with the development standards and maintenance standards of surrounding commercial areas within Rowlett. Sites should be kept in good condition and streets should be clean, functional, attractive, and well-maintained. The public right-of-way should reflect the care and intentionality associated with downtown, making it attractive for developers to choose sites in the Retail Ring to locate their businesses. Rowlett should leverage this district of downtown to provide larger-scale retail, chain restaurants, and other destinations that benefit downtown economically, but may not be suited for the character or intent of other districts. The Retail Ring will be attractive to some developers including those looking to assemble property for larger commercial projects. Downtown will benefit from the Retail Ring’s focus on creating a ring of economic activity and retail destinations that fit the community’s needs.



MARKET OVERVIEW



SUMMARY

ROWLETT, TEXAS HAS SEEN SIGNIFICANT GROWTH AND REVITALIZATION IN RECENT YEARS, DRIVEN BY STRATEGIC DEVELOPMENT AND A SURGE IN RESIDENTIAL AND COMMERCIAL INVESTMENT. LOCATED ON THE EASTERN SHORE OF LAKE RAY HUBBARD, ROWLETT OFFERS A UNIQUE MIX OF LAKESIDE LIVING AND SUB-URBAN CONVENIENCE. THE CITY IS WELL-CONNECTED THROUGH MAJOR THOROUGHFARES SUCH AS PRESIDENT GEORGE BUSH TURNPIKE (PGBT) AND INTERSTATE 30, PROVIDING DIRECT ACCESS TO DOWNTOWN DALLAS AND THE BROADER DFW METROPLEX. WITH ONGOING INFRASTRUCTURE IMPROVEMENTS AND AN EXPANDING LOCAL ECONOMY, ROWLETT IS QUICKLY EMERGING AS A DYNAMIC HUB FOR BOTH FAMILIES AND BUSINESSES ALIKE.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	69,274	211,288	855,054
2029 POPULATION	69,069	212,860	918,334
POP. GROWTH 2024-2029	-0.10%	0.10%	1.50%
2024 TOTAL HOUSEHOLDS	22,913	69,738	296,905
MEDIAN HOUSEHOLD INCOME	\$91,735	\$76,215	\$73,378
2024 TOTAL BUSINESSES	1,910	6,183	32,344
2024 TOTAL EMPLOYMENT	14,706	47,055	287,973



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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