

# FOR SALE AND FOR LEASE

OWNER - USER OR INVESTMENT OPPORTUNITY

5201 GRISHAM DRIVE | Rowlett, TX 75088

[Complete an NDA](#)

[View Zoning Map](#)

## INDUSTRIAL PROPERTY

Total: ± 21,400 SF

Warehouse: ± 14,750 SF

Office: ± 1,400 SF

Covered Storage: ± 5,250 SF

\*Outdoor / Secured

[Contact Broker for Price](#)

### RARE Zoning

Industrial Overlay

\* only 1  
in Rowlett



## BROKERAGE TEAM

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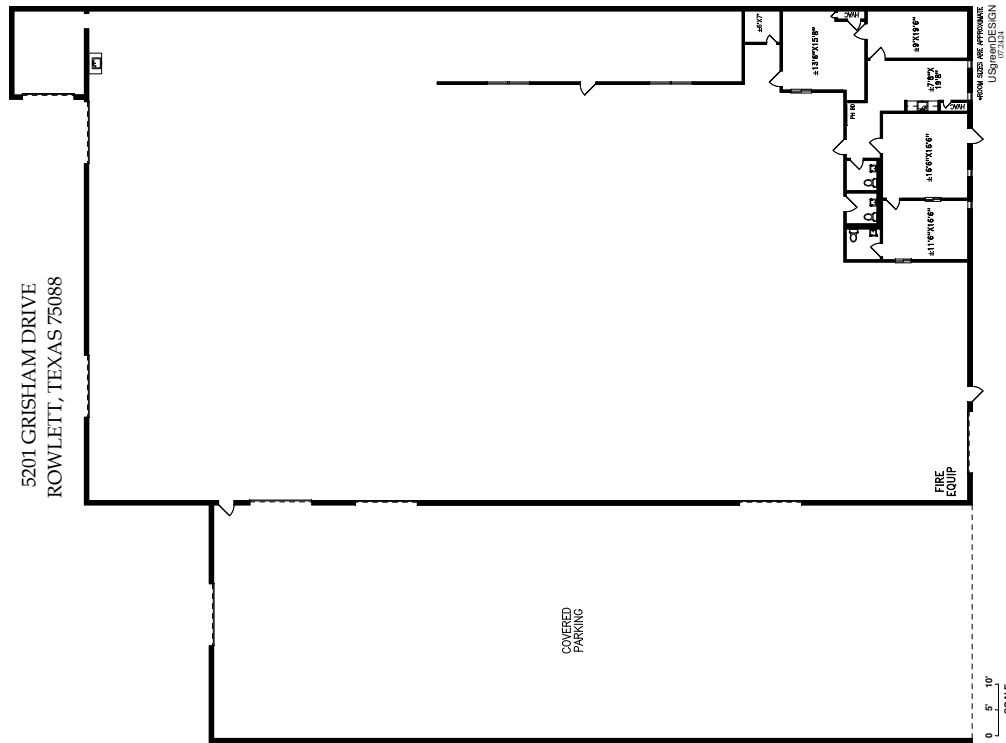
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+1 817.242.2361  
909 W Magnolia Ave, Suite 2

Map data © 2022 Apple Imagery

\* Located in the ONLY BUSINESS PARK with IO Zoning in Rowlett.





## Property Description

**5201 Grisham Drive** is a single-tenant industrial property located in the city of Rowlett which is in Dallas County. The property sits on 0.72 acres containing approximately 21,400 total sf with a mix of warehouse, office and covered storage.

## Property Highlights

**OCCUPANCY** Vacant

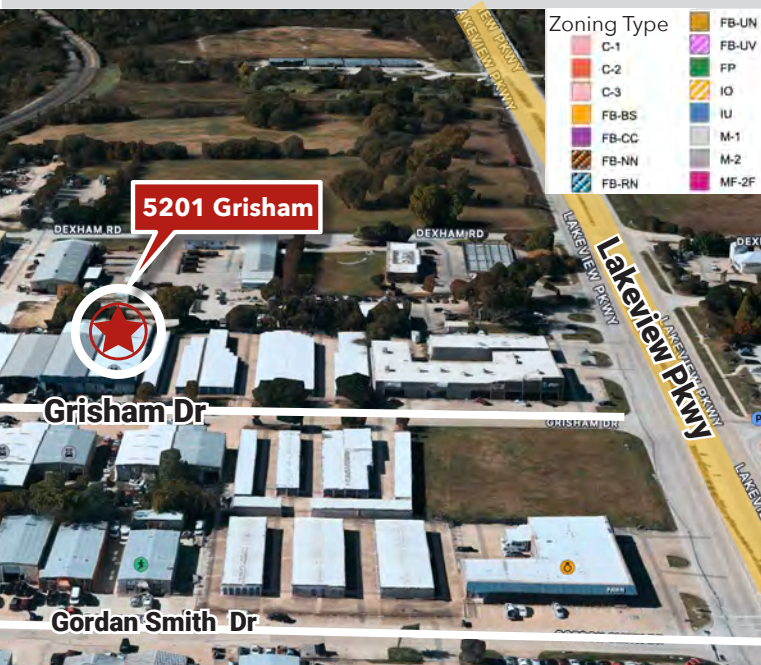
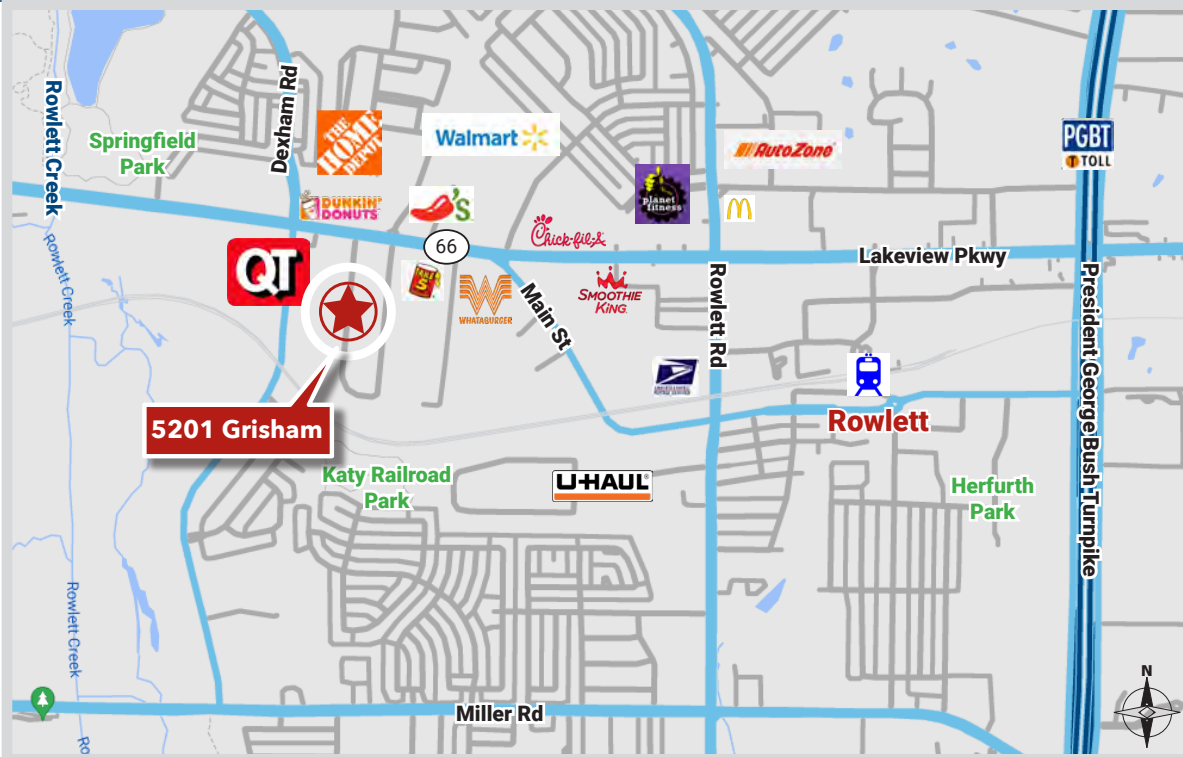
**ZONING** **IO** (Industrial Overlay) least restrictive  
*\* ONLY 1 BUSINESS PARK WITH IO ZONING IN ROWLETT.*

## LOCATION

Located in a prime industrial area of Rowlett, this property offers easy access to major highways and transportation and in close proximity to a variety of amenities, including restaurants, shops, and hotels. The building is in good condition and has been well-maintained. Office was recently renovated.

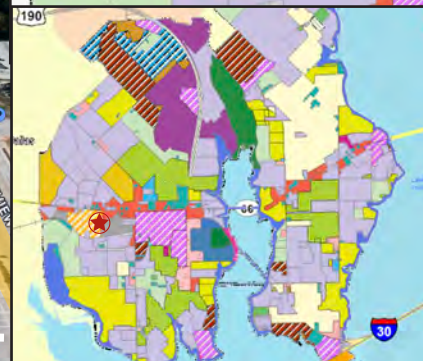
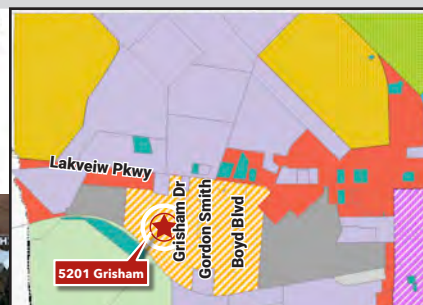
## RARE INVESTMENT OPPORTUNITY

Well suited for an owner/user, savvy investor, or tenant looking for lease space, 5201 Grisham offers a multitude of opportunities to capitalize on a prime location with versatile space that can be tailored to meet various business needs.



Zoning Type

C-1	FB-UN
C-2	FB-LV
C-3	FP
FB-BS	IO
FB-CC	IU
FB-NN	M-1
FB-RN	M-2
	MF-2F



## 5201 Grisham Drive

- Total SF ± 21,400 SF
- Warehouse ± 14,750 SF
  - Office ± 1,400 SF
  - \* Covered Storage ± 5,250 SF  
\*Outdoor / Secured

### PRICE

CONTACT BROKER

### LOT

- 0.72 Acres

### CLEAR HEIGHT

- 15'6" - 19'6"

### ZONING

- IO - ONLY Business Park in Rowlett with this FLEXIBLE , RARE & least restrictive zoning

### POWER

- 240 V, 1600 amps, 3 phase power

### 5 DRIVE IN OVERHEAD DOORS

- 12' wide by 16' high

### FOUNDATION

- Slab

### PARKING

- Estimated 20 spaces

### BUILDING CONSTRUCTION

- Metal

### SPRINKLERED

- Yes

5201 Grisham Dr | Rowlett, TX



# Community Profile

**66,285**

POPULATION

**18%**

POPULATION GROWTH

**1.5 Million**

LABOR FORCE

**\$96,286**

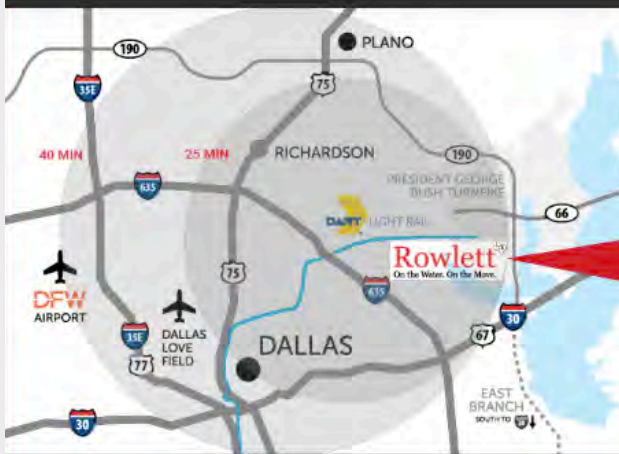
MEDIAN HOUSEHOLD INCOME

The vibrant community of Rowlett, Texas is situated on beautiful Lake Ray Hubbard. According to the Rowlett Economic Development, "It retains its small town vibe despite having a reported population over 65,000 and being among the fastest growing communities in the north central Texas region."

## TESTIMONIALS

"Rowlett offers a great location with the President George Bush Turnpike, Interstate 30, and the DART Light Rail Station. We've also had great success with the Garland ISD providing quality candidates for open positions. We really enjoy the community and encourage any business that is looking to expand or relocate to consider Rowlett."

~ Drew Howard, Former Vice-President, H&S Manufacturing

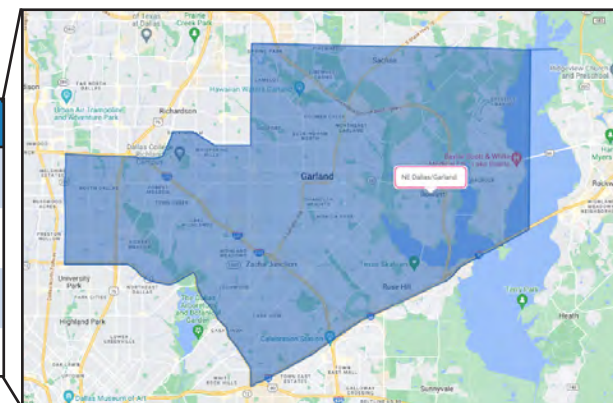


### Rowlett Highlights

- » 26 minutes from Downtown Dallas
- » 1 Dallas Area Rapid Transit Station (Blue Line) - Downtown Rowlett
- » 4 Hours to Port of Houston
- » I-30 and President George Bush Turnpike run through Rowlett
- » Within 40 minutes of both DFW International Airport and Dallas Love Field

"We were drawn to Downtown Rowlett due to its unique sense of authenticity and history. The opportunity to expand this sense of place guided our development approach and has resulted in the Village of Rowlett -- a mixed-use destination district that combines working, entertaining, living, shopping, and communing within a transit-oriented and pedestrian friendly place. With a diverse collection of buildings and streetscapes animated by various restaurants, small offices and housing, we believe it will become a key driver of Rowlett's unique identity. Without the support and encouragement of the City of Rowlett, this downtown Renaissance would not have happened."

~ Paris Rutherford, Principal, Catalyst Urban Development (Village of Rowlett)



### NE Dallas / Garland Industrial Submarket | 6.5 Billion Asset Value

Inventory SF	56 Million ↓	Market Rent / SF	8.77% ↑
Under Construction SF	789,000 ↑	Annual Growth	9.10% ↑
12 Mo Net Absorp SF	-702,000	Market Sale Price / SF	\$115.00 ↑
Vacancy Rate	2.9% ↑	12 Mo Sales Volume	\$188 Mil ↑

Submarket Data © CoStar 2023

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DALLAS FORT-WORTH AREA | ACCOLADES

ONE of the top regions in the nation for business thanks to low cost of living, a business-friendly environment, a strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine. Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country. The communities of Dallas-Fort Worth are consistently ranked among the top places to work, the best places to live, and the best places for investment.

**#1** in the country for **3-year job growth** (185,600 jobs)



**#1** in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)  
BLS, Dec. 2021



Dallas-Fort Worth is first among only three large metros to recover from pandemic-related job losses and to begin adding new jobs.

**4** **Global 500 Companies**  
Fortune, 2021

**9** **World's Most Admired Companies**  
Fortune, 2022

**22** **Fortune 500 Companies**  
Fortune, 2021 (AECOM will join the list in 2022)

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on...**[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."



**Brian S. Tyler**  
Chief Executive Officer

TEXAS



"Texas named the nation's '**Best State for Business**' for the **19th consecutive year**"

**#1 U.S. EXPORTER**  
FOR 21 YEARS IN A ROW  
IN 2022

Texas Economic Development & Tourism

**MORE THAN 15 MILLION**  
PEOPLE IN THE CIVILIAN LABOR FORCE

Office of Governor Greg Abbott Rev

June 2023

**2 FORTUNE 10 COMPANIES** Tied with San Jose, NYC, LA, and Chicago host none.

**3 GLOBAL 50 COMPANIES** Tied with Seattle. Only Beijing hosts more.

"...the North Texas region today provides AECOM additional benefits as a **corporate hub and talent magnet** for the engineering and consulting industry..."



Company statement on relocation to Dallas

**#6 of 500** Most Innovative Cities in the World



2021 2thinknow

**Best Performing Cities - Dallas**

**#14**



2021 Milken Institute

**DFW**  
**#1 Customer Satisfaction, 2020**  
**Dallas Love Field**  
**#1 Best Airport, Size & Region, 2020**

Airports Council International

"Dallas offers a **better operating cost, lower taxes,** and is a **central location** for what is now a nationwide business...Being closer to our customers and more central to our divisions will create cost and logistical efficiency for us."

**Scott McPherson**  
CEO, Core-Mark



**#1**

**Quantity and Quality Entrepreneurship among U.S. metros**

University of Indiana, 2021

**Top 100**

List of the largest **green power users** within EPA's Green Power Partnership

Participant Rank

1. Google
2. Microsoft
3. Intel

**28. City of Dallas** (#2 city)

**36. DFW International Airport** (#1 airport)  
**Tarrant County College** (#25 university)



**The Dallas Region adds 328 New Residents each day**

**38%** Natural Increase | **62%** Net-migration

U.S. Census, 2019-2020

**3 Top Esports Organizations in the world are located in DFW**

Complexity Gaming  
Envy Gaming  
OpTic Gaming

**Three Research 1 Universities**



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

"With this transaction, we will capitalize on the unique opportunity to build a firm with **the soul of a challenger** and the resources of a large financial services institution that will be **uniquely positioned** to serve the investment, trading, and wealth management needs of investors across every phase of their financial journeys."



**Walt Bettinger**  
President and CEO  
Charles Schwab



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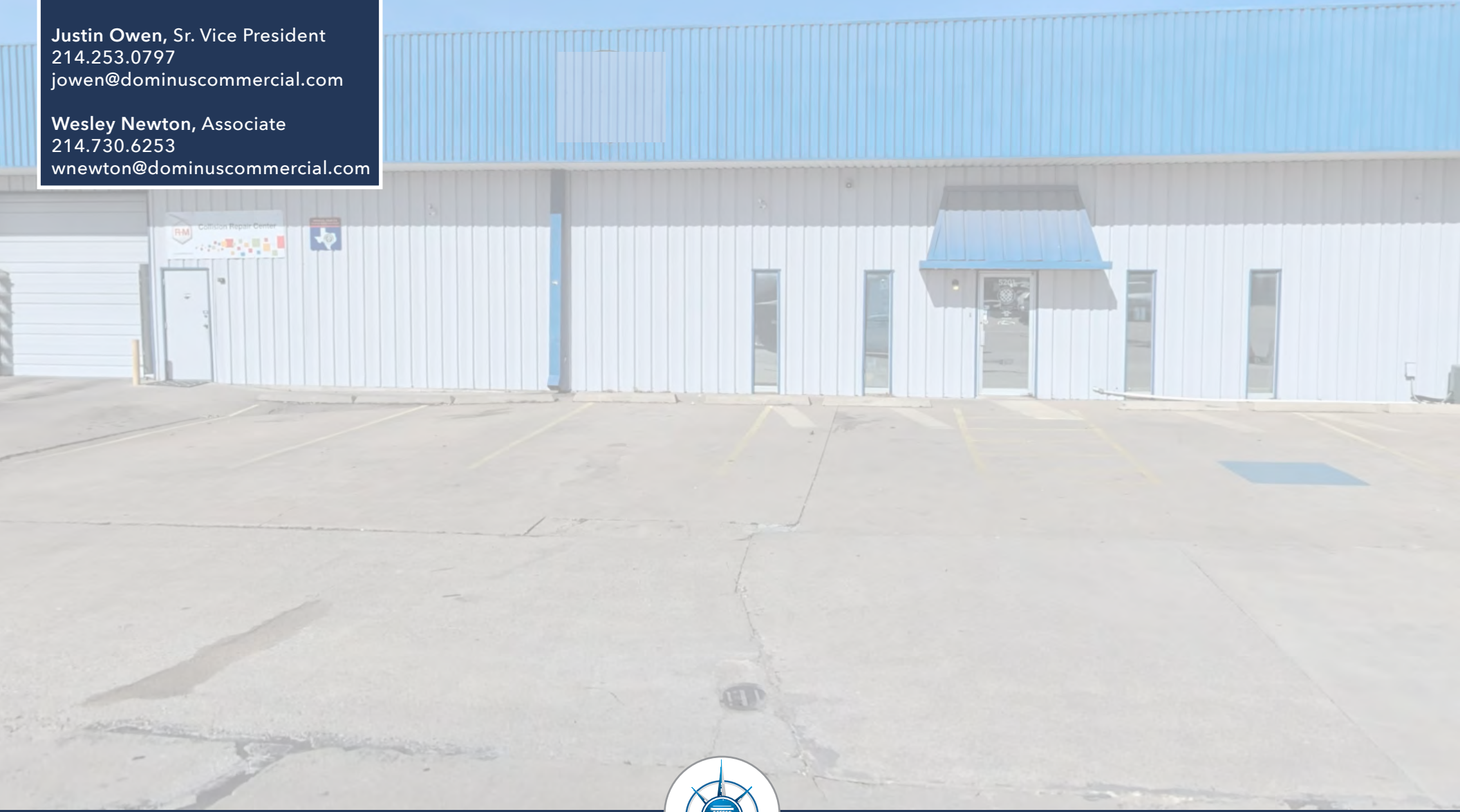
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