



LAKEVIEW PKWY

Hwy 66

66

Lakeview Pkwy

Hwy 66

66

Lakeview Pkwy

Hwy 66

± 0.92
ACRES

MARTIN DR

INDUSTRIAL ST

COMMERCIAL LAND FOR SALE
4105 & 4109 INDUSTRIAL ST
ROWLETT, TEXAS 75088



LAND DETAILS

4105 & 4109 INDUSTRIAL STREET
ROWLETT, TEXAS 75088



PROPERTY SIZE
± 0.92 ACRES



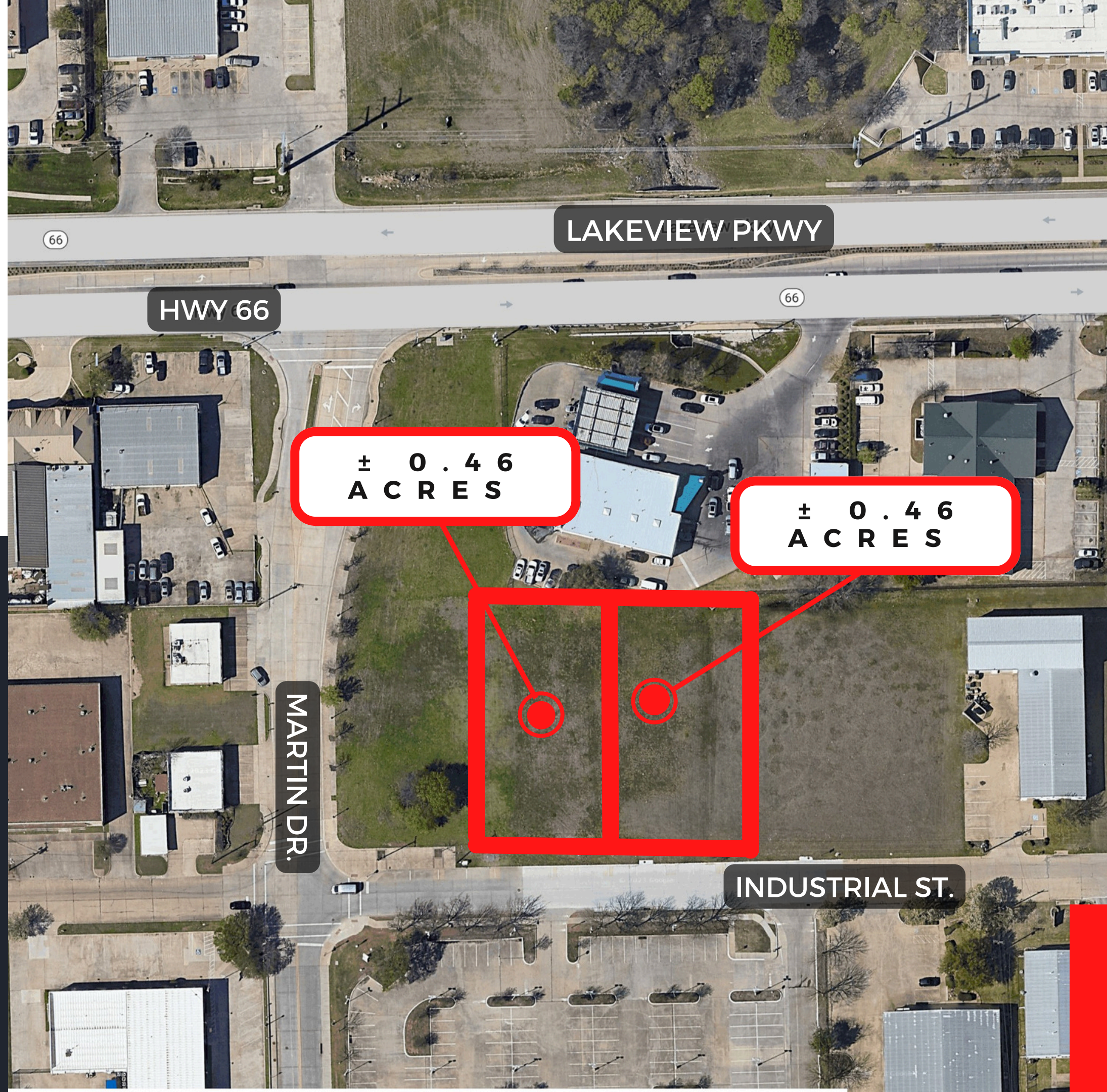
PRICE
\$799,000.00



ZONED
FB-UV
PRIME FOR: RETAIL, RESTAURANT, HOSPITALITY,
OR MEDICAL



ADJOINING SITES
IS ALSO AVAILABLE FOR SALE, CONTACT BROKER
FOR MORE INFORMATION

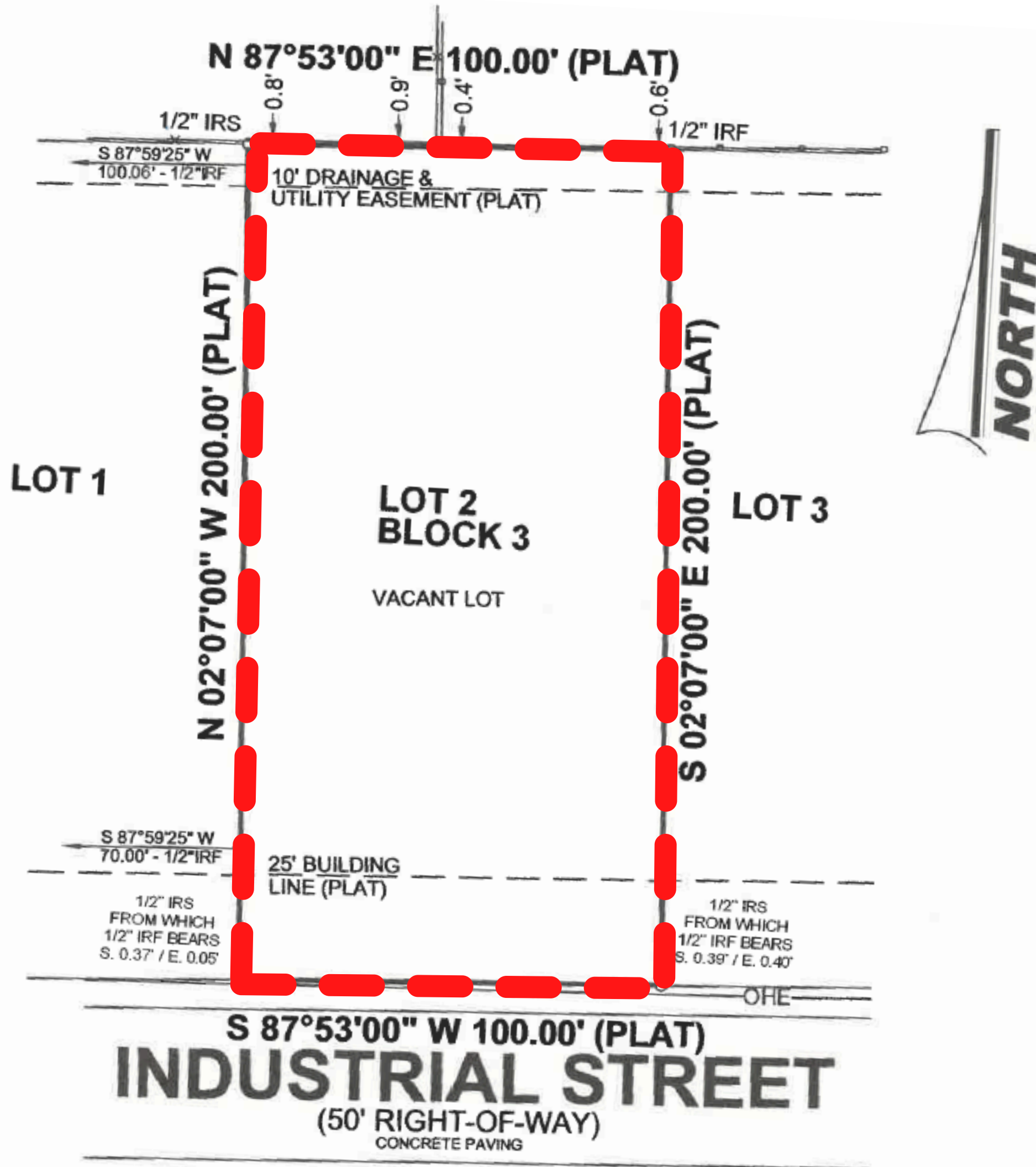




SURVEY

4105 INDUSTRIAL STREET
ROWLETT, TEXAS 75088

LOT 2
± 0.46 ACRES

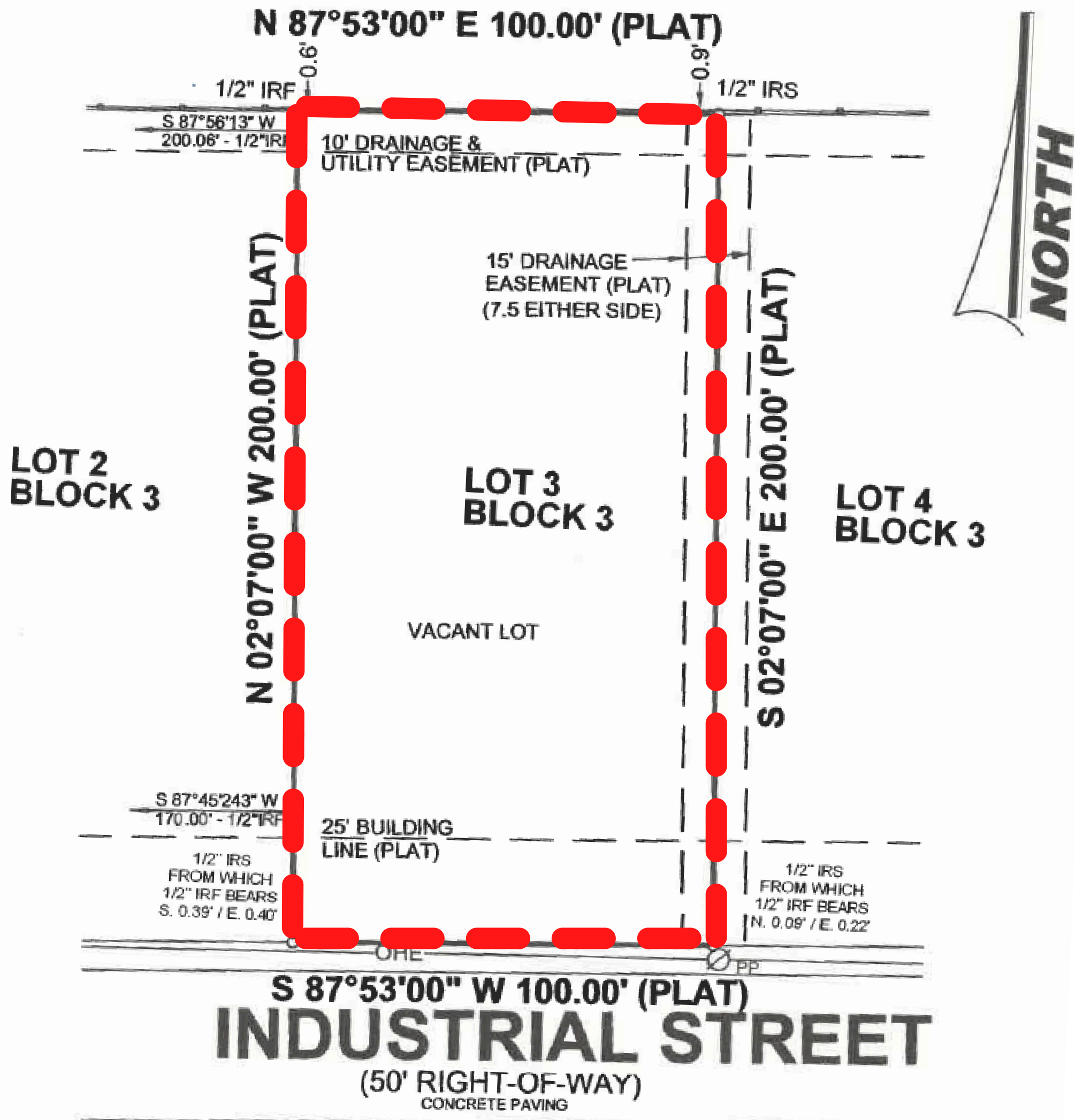




SURVEY

4109 INDUSTRIAL STREET
ROWLETT, TEXAS 75088

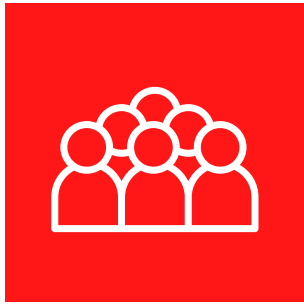
LOT 3
± 0.46 ACRES





AREA DEMOGRAPHICS

4105 & 4109 INDUSTRIAL STREET
ROWLETT, TEXAS 75088



2024 Population

1 MILES	7,943
3 MILES	70,239
5 MILES	200,628



2024 Households

1 MILES	2,971
3 MILES	24,073
5 MILES	67,513



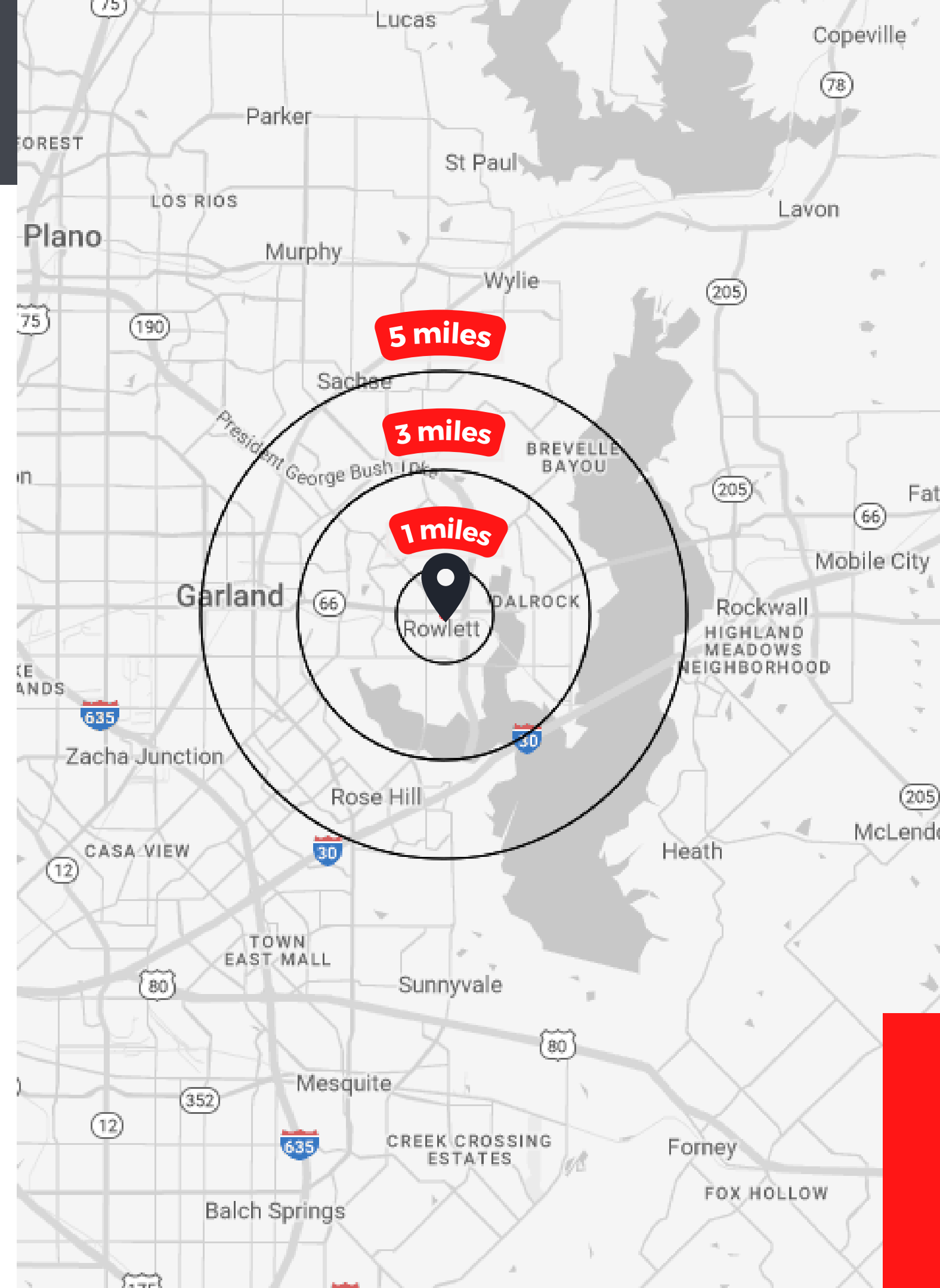
Average Household Income

1 MILES	\$113,789
3 MILES	\$126,640
5 MILES	\$111,900



Daytime Employees

1 MILES	4,758
3 MILES	13,970
5 MILES	48,927





NEARBY TENANTS

4105 & 4109 INDUSTRIAL STREET
ROWLETT, TEXAS 75088

Dallas Suzuki
Violin Lessons

Valero

CHIPOTLE MEXICAN GRILL

MURPHY USA

SPROUTS FARMERS MARKET

Pepper's

Chick-fil-A

Wendy's

Arby's

Shell

Kentucky Fried Chicken

TACO BELL

Jack in the box

McDonald's

ALDI

Valero

MOES

CIRCLE K

QT QuikTrip

DQ

DICKEY'S BARBECUE PIT

Applebee's

SONIC

PET SMART

ROWLETT RD

HWY 66

MAIN ST

ROWLETT PUBLIC LIBRARY

ROWLETT HIGH SCHOOL

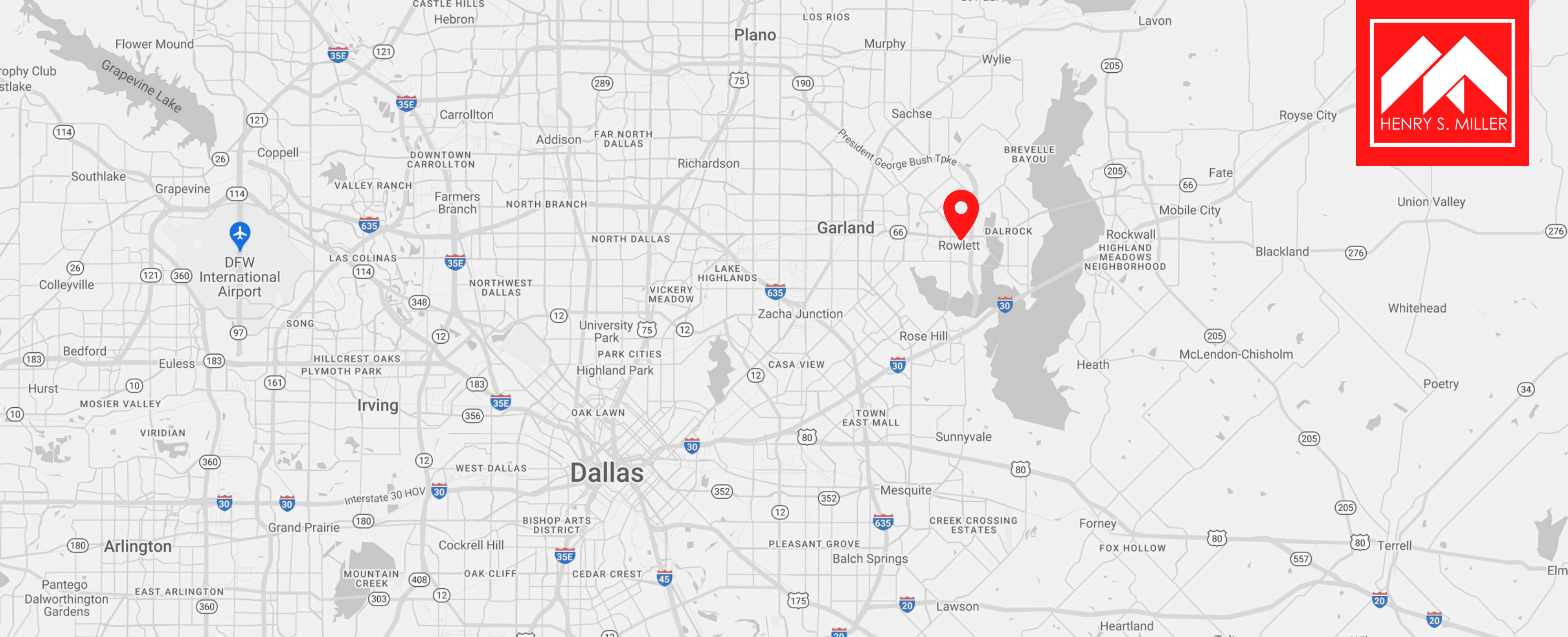
Rowlett Mighty Eagle Band

PG&T TOLL

PG&T TOLL

PG&T TOLL

66



CONTACT OUR TEAM

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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date