

OASIS AT ROWLETT - FOR LEASE

3522 Main St, Rowlett, TX 75088

 INTERACTIVE
MARKETING PACKAGE



MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

WILLIAM CARR

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PROJECT SCOPE

- New construction mixed use development in the heart of Downtown Rowlett
- Building signage available with prime streetfront frontage
- TI packages available (subject to deal terms & tenant financials)
- Estimated Delivery: March 2025
- Shared grease trap available
- Less than ±0.5 miles from Rowlett Train Station and less than 1 mile from President George Bush Turnpike (±91,200 VPD)

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	17,964	148,508	390,652
Current Year Estimate	15,740	128,612	343,373
2020 Census	10,526	112,458	307,009
Growth Current Year-Five-Year	14.13%	15.47%	13.77%
Growth 2020-Current Year	49.53%	14.36%	11.84%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,546	55,423	143,046
Current Year Estimate	7,240	46,834	122,598
2020 Census	4,926	39,424	107,563
Growth Current Year-Five-Year	18.05%	18.34%	16.68%
Growth 2020-Current Year	46.98%	18.80%	13.98%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$126,035	\$176,667	\$173,174

Up to ±3,787 SF (can be demised)
AVAILABLE
(Delivered in shell condition)

±91,200 VPD (President George Bush Turnpike)
±22,000 VPD (Rowlett Rd)
±34,400 VPD (Lakeview Pkwy)

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Oasis at Rowlett
Retail Space for Lease

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3522 MAIN ST
Rowlett, TX, 75088



OLIVER ST

MAIN ST

ROWLETT RD ± 22,000 VPD



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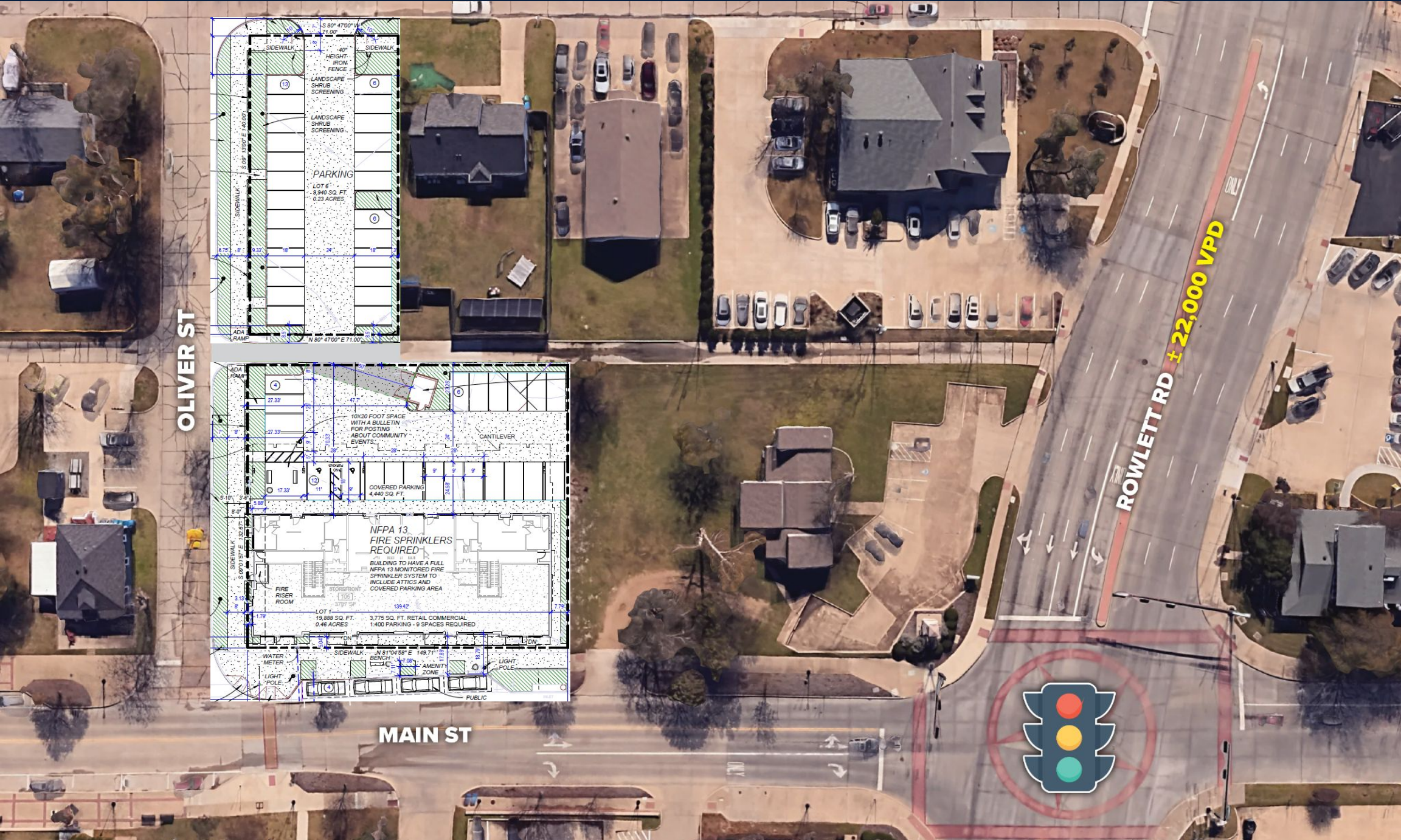
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OLIVER ST

MAIN ST

ROWLETT RD ± 22,000 VPD

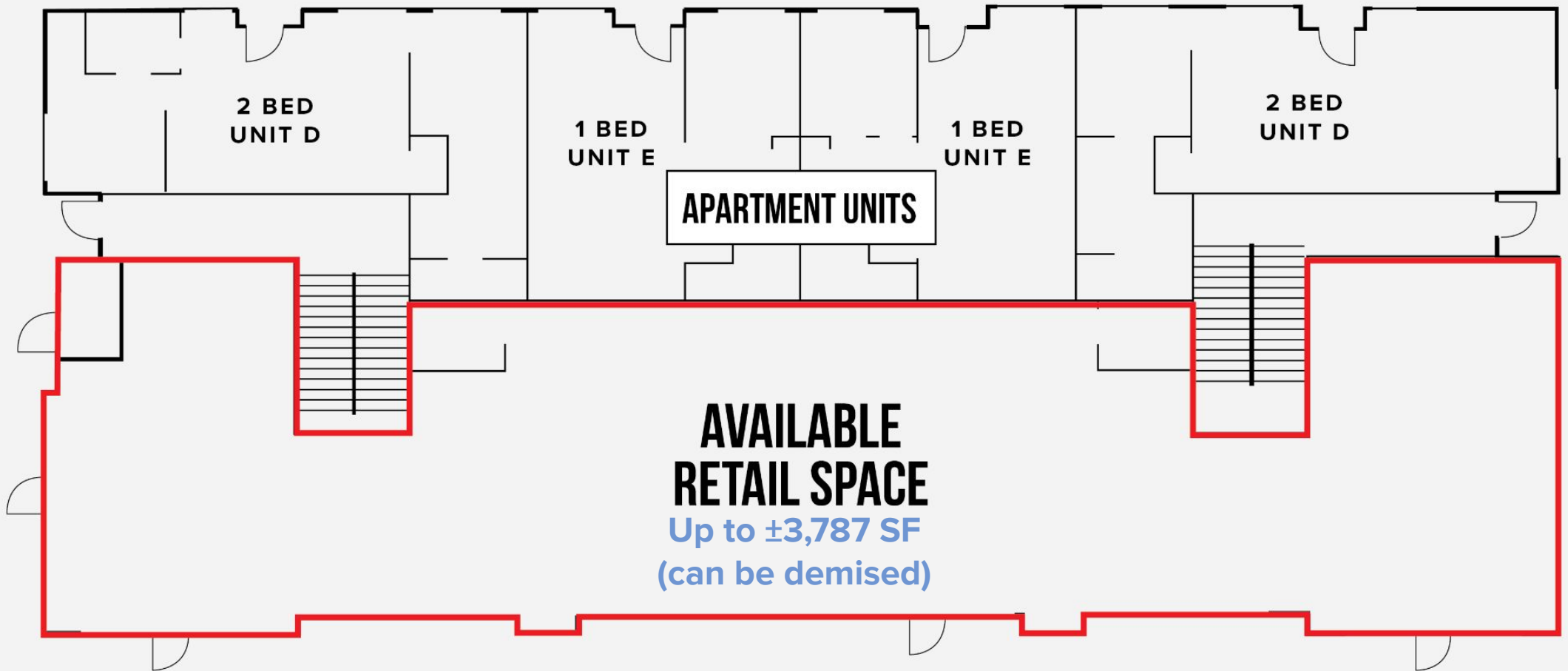


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Floor Plan



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**SUBJECT
PROPERTY**

ROWLETT RD ± 22,000 VPD

LAKEVIEW PKWY ± 34,400 VPD

PRESIDENT GEORGE BUSH TPKE ± 91,200 VPD

ROWLETT HIGH SCHOOL
2,356 STUDENTS

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AREA OVERVIEW

ROWLETT, TX

Rowlett, Texas, is a vibrant city located in the *Dallas-Fort Worth metroplex*, situated along the picturesque shores of Lake Ray Hubbard. With a population of around 70,000 residents, Rowlett is known for its blend of suburban charm and lakeside living. The city offers a high quality of life, featuring beautiful parks, trails, and outdoor recreational opportunities. Its proximity to major highways and the *DART rail system* ensures easy access to downtown Dallas and surrounding areas, making it a convenient choice for commuters.

Rowlett also boasts a strong sense of community, with excellent schools, a variety of local events, and a growing economy supported by small businesses and larger developments. The Downtown Rowlett area highlights the city's historical roots, while newer neighborhoods and retail hubs reflect its ongoing growth. As a family-friendly destination with ample amenities, Rowlett offers a welcoming environment for both residents and visitors



46,834

**3-MILE
CURRENT YEAR POPULATION**



\$176,667

**3-MILE
AVG HOUSEHOLD INCOME**



4+

**# OF RETAIL
DEVELOPMENT OPPORTUNITIES**
rowlettonthefly.com





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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **3522 Main St, Rowlett, TX 75088** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.