



## Grayhawk Ranch

4401 Big A Rd, Rowlett, TX 75089



### Sahereh Shahroudi

Keller Williams Realty

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(214) 677-5470



# Grayhawk Ranch

\$7,995,000

READY TO BUILD! APPROVED PLANS AND PERMITS. Grayhawk Ranch is a unique community of 35 SFRs offering a flowing blend of semi contemporary style architecture surrounded by plush green space spread across 17.5 acres of landscape. All the floor plans and permits are included. This nature friendly residential development site is the heart of Rowlett. Close to the George Bush Tollway and walkable to the retailers and restaurants Final Plat...

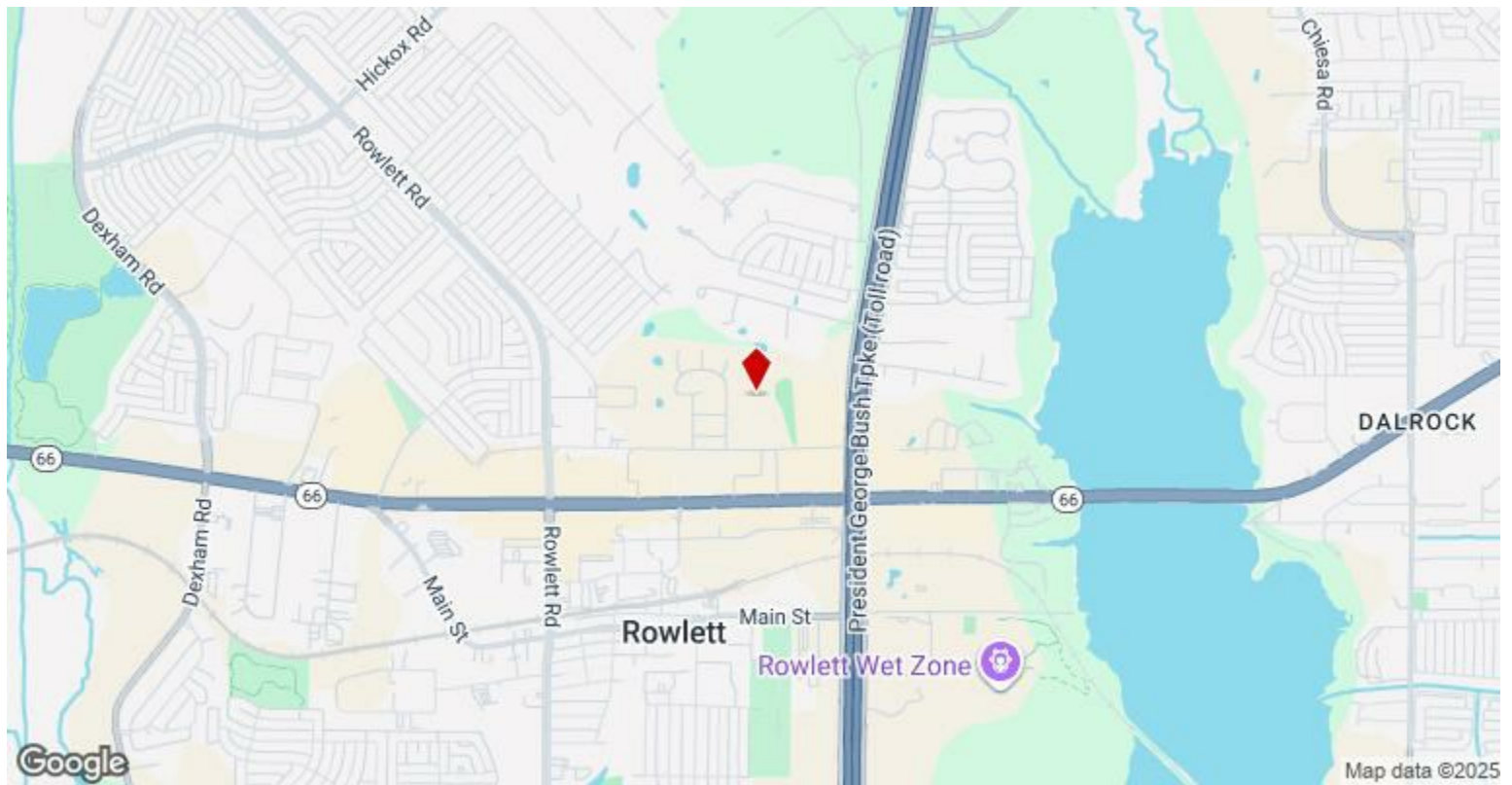
Rrants Final Plat...

- Approved floor plans
- Approved permits
- Approved



Price:	\$7,995,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Multifamily
Sale Type:	Investment
Total Lot Size:	17.5
Sale Conditions:	Build to Suit
No. Lots:	35
Zoning Description:	Z236
APN / Parcel ID:	65147846010050000





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Property Photos



4401 Big A Rd.  
ROWLETT, TX



HOME TYPE A MOD  
GRAYHAWK RANCH  
ROWLETT, TEXAS

PROJECT SCOPE:  
THIS IS A NEW SINGLE FAMILY RESIDENCE.

**ARCHITECT**  
VIZUAL ARCHITECTURE LLC  
400 N. SHUT PAKE ST. SUITE 1050  
DALLAS, TX 75201  
CONTACT: JORRNY LIMONES  
P. 214.515.2106  
E. JORRNY@VIZUALARCHITECTURE.COM

**PROJECT NOTES**

NOTE: SITE AREA COVERED BY BUILDING FOOTPRINT, DRIVE, DRIVE AND DRIVE, LOT COVERING, WAREHOUSE, BUILDING AREA, TOTAL GROSS 3,000 SF, TOTAL NET 1,800 SF.

**AREA SQUARE FOOTAGE**

LEVEL	LEVEL	AREA
LEVEL 1	LEVEL 1	1,800 SF
LEVEL 2	LEVEL 2	1,200 SF
LEVEL 3	LEVEL 3	1,000 SF
LEVEL 4	LEVEL 4	1,000 SF
LEVEL 5	LEVEL 5	1,000 SF
LEVEL 6	LEVEL 6	1,000 SF
LEVEL 7	LEVEL 7	1,000 SF
LEVEL 8	LEVEL 8	1,000 SF
LEVEL 9	LEVEL 9	1,000 SF
LEVEL 10	LEVEL 10	1,000 SF
LEVEL 11	LEVEL 11	1,000 SF
LEVEL 12	LEVEL 12	1,000 SF
LEVEL 13	LEVEL 13	1,000 SF
LEVEL 14	LEVEL 14	1,000 SF
LEVEL 15	LEVEL 15	1,000 SF
LEVEL 16	LEVEL 16	1,000 SF
LEVEL 17	LEVEL 17	1,000 SF
LEVEL 18	LEVEL 18	1,000 SF
LEVEL 19	LEVEL 19	1,000 SF
LEVEL 20	LEVEL 20	1,000 SF
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LEVEL 35	LEVEL 35	1,000 SF
LEVEL 36	LEVEL 36	1,000 SF
LEVEL 37	LEVEL 37	1,000 SF
LEVEL 38	LEVEL 38	1,000 SF
LEVEL 39	LEVEL 39	1,000 SF
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LEVEL 100	LEVEL 100	1,000 SF

**COVER SHEET/ INDEX**  
A0.1



**VIZUAL ARCHITECTURE**

ARCHITECT  
VIZUAL ARCHITECTURE LLC  
JOHNNY LINDHEIS  
274.512.0700  
www.vizualarchitect.com

## HOME TYPE D

### GRAYHAWK RANCH

ROWLETTE, TEXAS

PROJECT SCOPE  
THIS IS A NEW SINGLE FAMILY RESIDENCE.

## HOME TYPE D

### GRAYHAWK RANCH

ROWLETTE, TEXAS

**SHEET INDEX**

#	SHEET NAME
001	COVER SHEET INDEX
002	EXTERIOR ELEVATIONS
003	INTERIOR FLOOR SCHEDULE
004	FLOOR PLAN
005	ROOF PLAN
006	MECHANICAL PLAN
007	PLUMBING PLAN
008	EXTERIOR ELEVATIONS

**ARCHITECT**  
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www.vizualarchitect.com

**SHEET INDEX**

#	SHEET NAME
009	BUILDING SECTION
010	WALL SECTION
011	WALL SECTION
012	WALL SECTION
013	WALL SECTION
014	WALL SECTION
015	WALL SECTION
016	WALL SECTION
017	WALL SECTION
018	WALL SECTION
019	WALL SECTION
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100	WALL SECTION

Grand total: 20

**PROJECT NOTES**

1. SITE AREA: 1.00 AC  
2. BUILDING FOOTPRINT: 1,000 SF  
3. EXTERIOR AND GARAGE: 1,000 SF  
4. TOTAL GARAGE: 1,000 SF  
5. TOTAL AREA: 2,000 SF  
6. TOTAL GROSS: 2,000 SF  
7. TOTAL NET: 1,000 SF  
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90. TOTAL: 1,000 SF

**VIZUAL**  
ARCHITECTURE

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**SHEET INDEX**

#	SHEET NAME
A0.1	COVER SHEET/INDEX
A0.2	FOUNDATION CONSTRUCTION
A0.3	FOUNDATION CONSTRUCTION
A0.4	FOUNDATION CONSTRUCTION
A0.5	FOUNDATION CONSTRUCTION
A0.6	FOUNDATION CONSTRUCTION
A0.7	FOUNDATION CONSTRUCTION
A0.8	FOUNDATION CONSTRUCTION
A0.9	FOUNDATION CONSTRUCTION
A0.10	FOUNDATION CONSTRUCTION
A0.11	FOUNDATION CONSTRUCTION
A0.12	FOUNDATION CONSTRUCTION

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A0.9	FOUNDATION CONSTRUCTION
A0.10	FOUNDATION CONSTRUCTION
A0.11	FOUNDATION CONSTRUCTION
A0.12	FOUNDATION CONSTRUCTION

CITY APPROVAL STAMP

VICINITY MAP

PROJECT NOTES

1. SITE AREA: 1.00 AC  
2. BUILDING FOOTPRINT: 1,100 SF  
3. GARAGE AND DRIVE ALLEY: 1,100 SF  
4. LOT COVERAGE: 100%

BUILDING AREA

1. LEVEL 1: 1,100 SF  
2. LEVEL 2: 1,100 SF  
TOTAL AREA: 2,200 SF

NOTE: 1. LEVEL 1: 1,100 SF  
2. LEVEL 2: 1,100 SF  
TOTAL AREA: 2,200 SF

AREA SQUARE FOOTAGES

ROOM NAME	LEVEL	AREA
1ST FLOOR	1ST FLOOR	1,100 SF
2ND FLOOR	2ND FLOOR	1,100 SF
3RD FLOOR	3RD FLOOR	1,100 SF
4TH FLOOR	4TH FLOOR	1,100 SF
5TH FLOOR	5TH FLOOR	1,100 SF
6TH FLOOR	6TH FLOOR	1,100 SF
7TH FLOOR	7TH FLOOR	1,100 SF
8TH FLOOR	8TH FLOOR	1,100 SF
9TH FLOOR	9TH FLOOR	1,100 SF
10TH FLOOR	10TH FLOOR	1,100 SF
11TH FLOOR	11TH FLOOR	1,100 SF
12TH FLOOR	12TH FLOOR	1,100 SF
13TH FLOOR	13TH FLOOR	1,100 SF
14TH FLOOR	14TH FLOOR	1,100 SF
15TH FLOOR	15TH FLOOR	1,100 SF
16TH FLOOR	16TH FLOOR	1,100 SF
17TH FLOOR	17TH FLOOR	1,100 SF
18TH FLOOR	18TH FLOOR	1,100 SF
19TH FLOOR	19TH FLOOR	1,100 SF
20TH FLOOR	20TH FLOOR	1,100 SF
21TH FLOOR	21TH FLOOR	1,100 SF
22TH FLOOR	22TH FLOOR	1,100 SF
23TH FLOOR	23TH FLOOR	1,100 SF
24TH FLOOR	24TH FLOOR	1,100 SF
25TH FLOOR	25TH FLOOR	1,100 SF
26TH FLOOR	26TH FLOOR	1,100 SF
27TH FLOOR	27TH FLOOR	1,100 SF
28TH FLOOR	28TH FLOOR	1,100 SF
29TH FLOOR	29TH FLOOR	1,100 SF
30TH FLOOR	30TH FLOOR	1,100 SF
31TH FLOOR	31TH FLOOR	1,100 SF
32TH FLOOR	32TH FLOOR	1,100 SF
33TH FLOOR	33TH FLOOR	1,100 SF
34TH FLOOR	34TH FLOOR	1,100 SF
35TH FLOOR	35TH FLOOR	1,100 SF
36TH FLOOR	36TH FLOOR	1,100 SF
37TH FLOOR	37TH FLOOR	1,100 SF
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44TH FLOOR	44TH FLOOR	1,100 SF
45TH FLOOR	45TH FLOOR	1,100 SF
46TH FLOOR	46TH FLOOR	1,100 SF
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67TH FLOOR	67TH FLOOR	1,100 SF
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73TH FLOOR	73TH FLOOR	1,100 SF
74TH FLOOR	74TH FLOOR	1,100 SF
75TH FLOOR	75TH FLOOR	1,100 SF
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77TH FLOOR	77TH FLOOR	1,100 SF
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79TH FLOOR	79TH FLOOR	1,100 SF
80TH FLOOR		

[illegible]