

Lake
Ray Hubbard



Lake
Ray Hubbard

SAPPHIRE BAY

I-30 & DALROCK RD, ROWLETT, TX

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

SCOTT RODGERS Partner

scottrodgers@duwestrealty.com | 214.720.0004

GIANCARLO "GC" CARRIERO, CCIM Vice President

gc@duwestrealty.com | 214.720.0004

Retail Pad Site Available for Sale or Ground Lease

4403 North Central Expressway #200

Dallas Texas 75205

duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

SAPPHIRE BAY | Interstate 30 @ Dalrock Rd, Rowlett, Texas

OVERVIEW

- ±1.148 Acre Pad Site Available
- Last Remaining Pad Site
- Frontage on Interstate 30
- Prime location at the center of the Rowlett, Garland, Rockwall trade area
- Major I-30 interchange access expansion & improvement
- 1,400 Multifamily Units
- 130 Single Family Villas
- 1,000 Slip Marina
- Call for Info & Pricing

TRAFFIC COUNTS

Interstate 30: 144,019 VPD (TXDOT 2022)
 Dalrock Rd: 28,010 VPD north of I-30 (City of Rowlett '22)

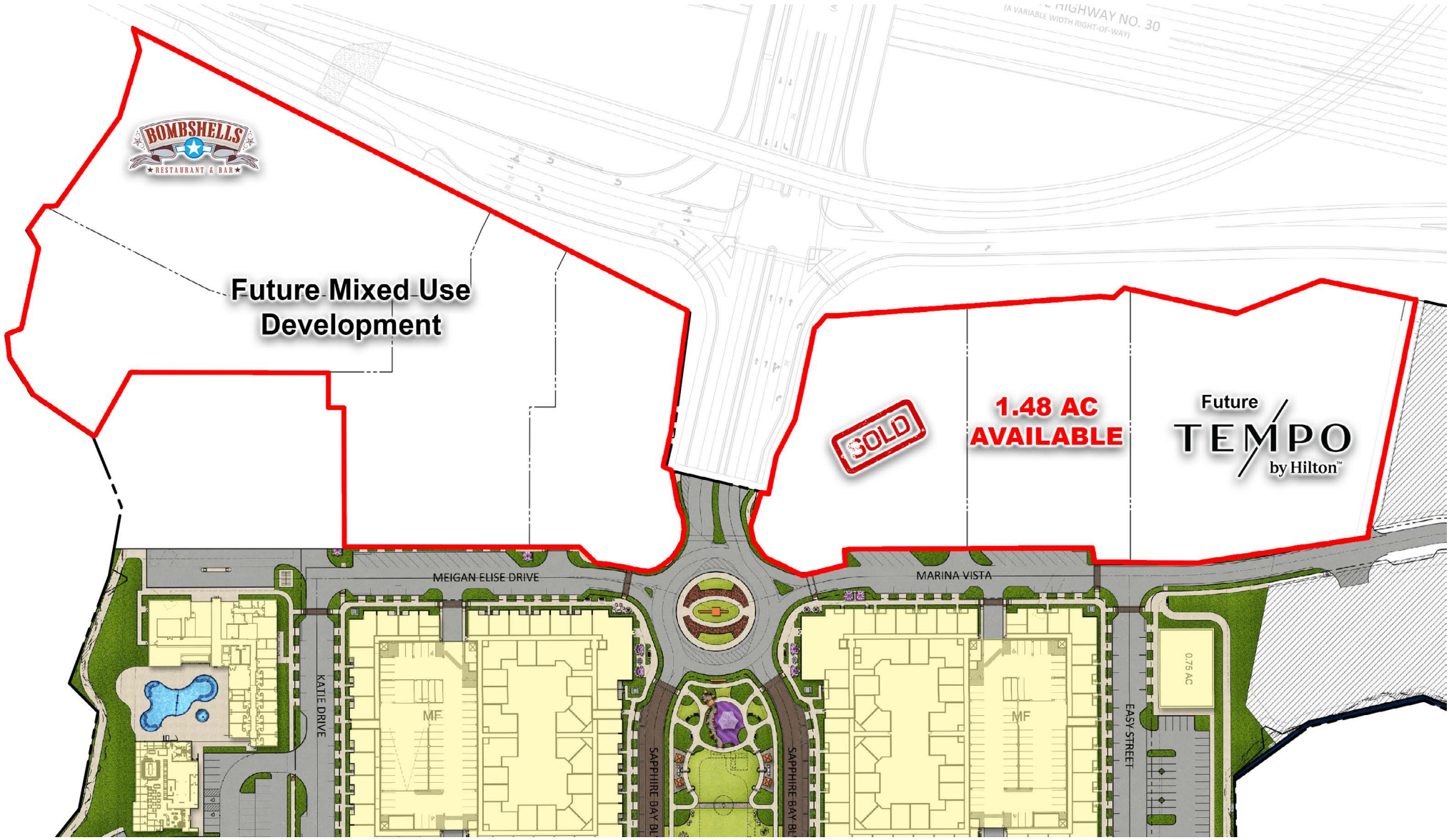
DEMOGRAPHICS

	2-mile	3-mile	5-mile
2023 Population	13,880	40,976	126,324
2028 Proj. Pop.	14,136	44,397	131,946
Daytime Population	8,302	32,666	105,334
Avg HH Income	\$105,280	\$128,985	\$125,887



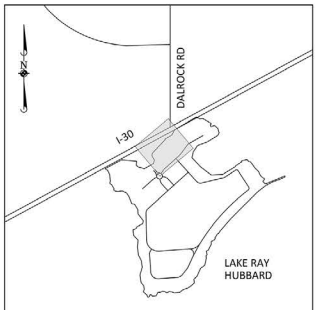
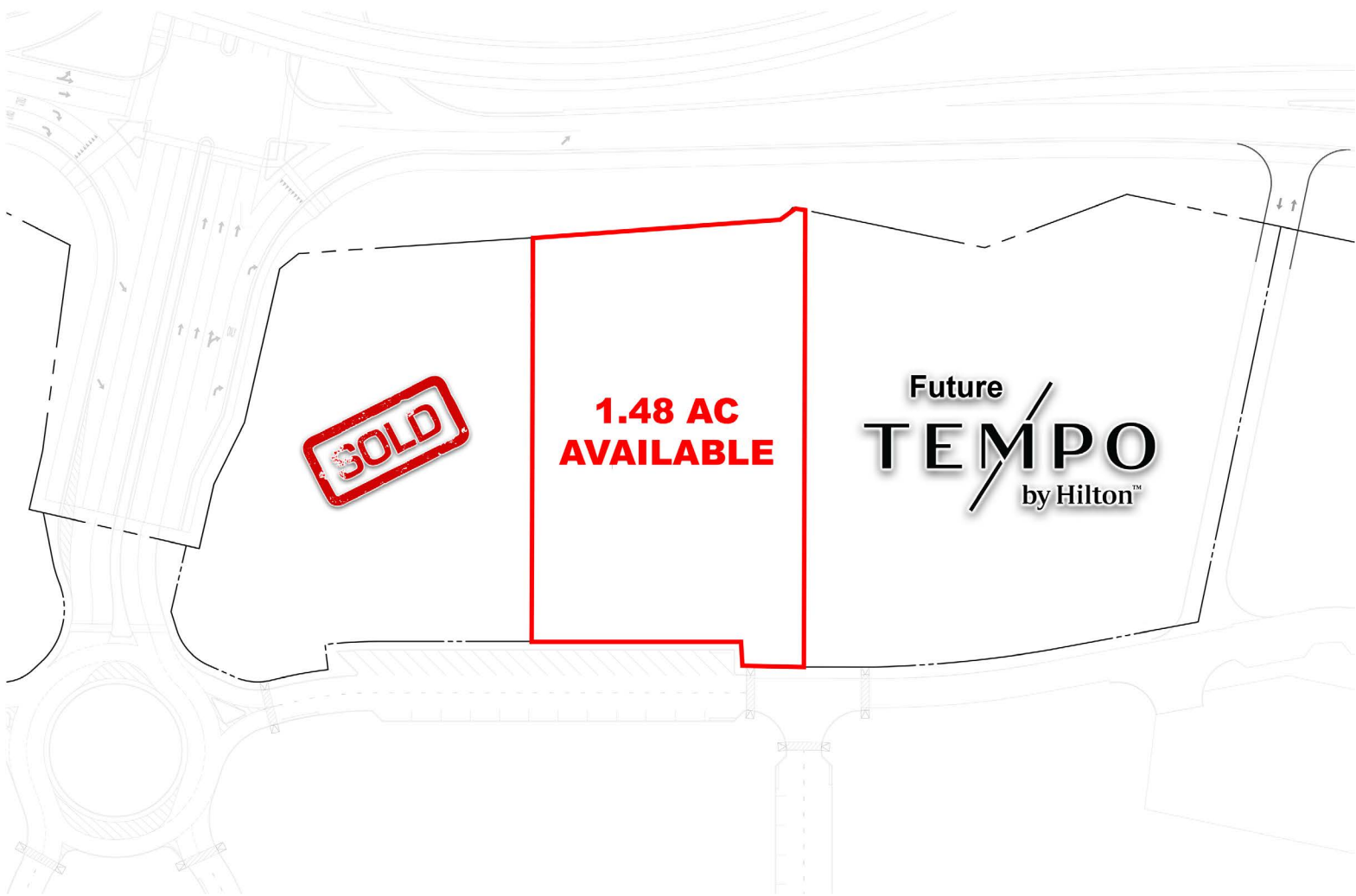
RETAIL TRACTS

AVAILABLE FOR SALE OR GROUND LEASE

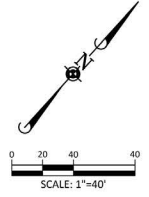


NORTHEAST CORNER RETAIL TRACTS

AVAILABLE FOR SALE OR GROUND LEASE



KEY MAP



SAPPHIRE BAY | Interstate 30 @ Dalrock Rd, Rowlett, Texas



SAPPHIRE BAY | Interstate 30 @ Dalrock Rd, Rowlett, Texas

