



WAREHOUSE FOR SALE

4850 GORDON SMITH DR | ROWLETT, TX 75088

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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BROKER OF RECORD

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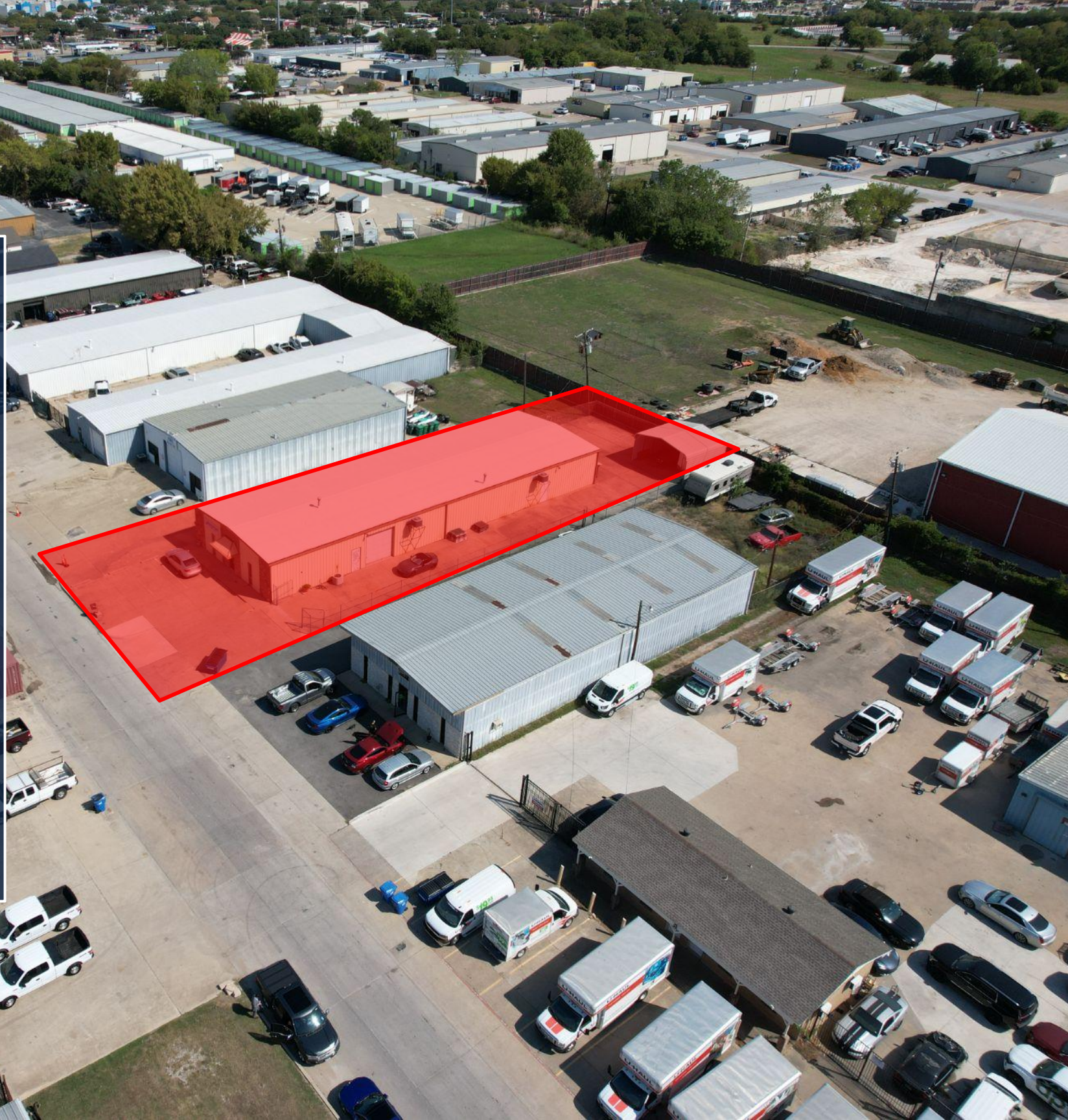


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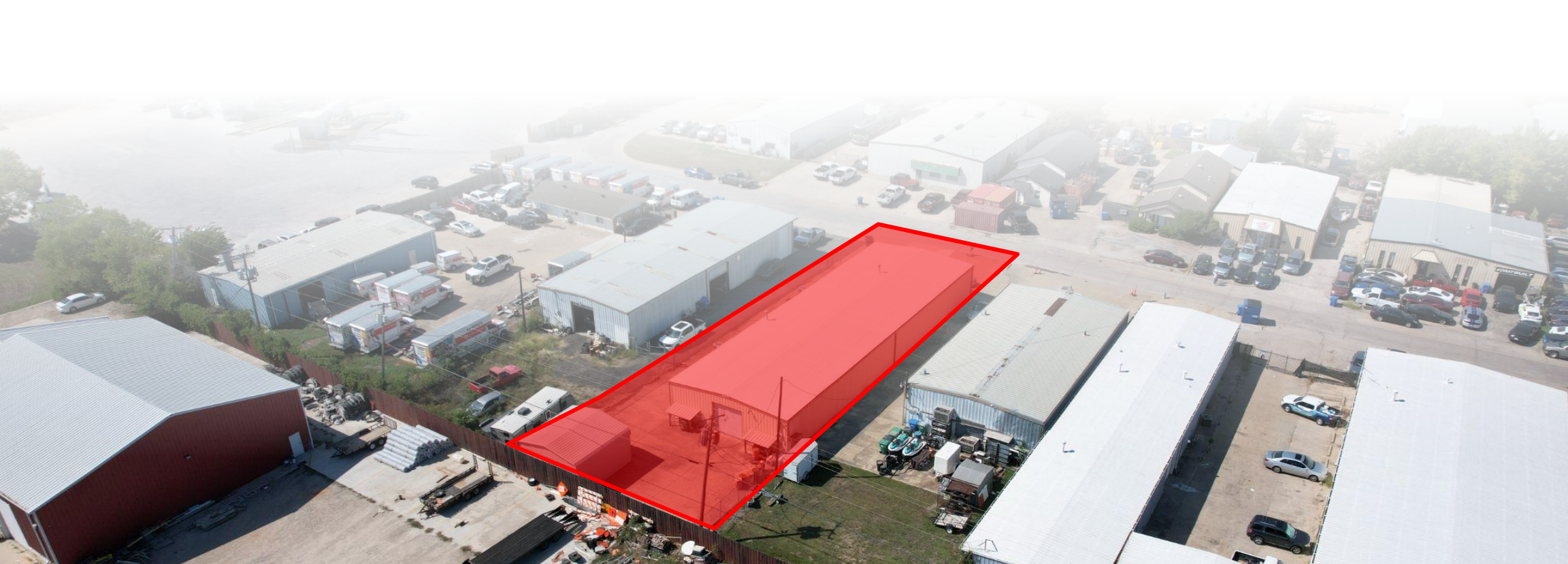
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INVESTMENT OVERVIEW

- **±5,050 SF industrial building with demisable wall:** The property offers ±5,050 square feet of space divided by a wall, allowing for two separate suites which is ideal for multi-tenant use or an owner-occupant with leasing potential.
- **Investment or owner-user opportunity:** Current tenant in place occupies half of the real estate with their lease expiring in June, 2025.
- **3 phase power & 100% HVAC:** Equipped with 3-phase power for industrial equipment and fully climate-controlled with HVAC throughout.
- **Paved and fenced yard with shed:** A secure, paved yard with fencing and a shed provides extra storage and functionality.
- **IO - Industrial Overlay Zoning:** Zoned for various industrial uses, allowing flexibility for different business types.
- **Prime Industrial area in Rowlett:** Situated in a prime industrial location, offering excellent access and proximity to major transport routes.



FINANCIAL OVERVIEW

PROPERTY SUMMARY

Tenant	Argon Masking
Address	345 West Chestnut Avenue Monrovia, CA 91016
Year Built	1980
GLA	±5,050 SF
Lot Size (Sq. Ft)	±12,000 SF
Lot Size (AC)	±0.28 AC
Coverage	41.67%
Construction	Metal
Zoning	IO - Industrial Overlay
Power	3 Phase
Clear Height	12'
Office Sq. Ft	±800 SF

FINANCIAL SUMMARY

Price	\$757,500
Price/SF	\$150.00
Price/SF Land	\$63.13

LEASE SUMMARY

Lease Commencement	06/30/2022
Lease Expiration	06/30/2025
Remaining Lease Term	±0.74 Years
Rent Increases	None
Annual Rent	\$24,000
Rent/SF	\$8.00
Lease Type	Full Service Gross
Sq. Footage Occupied	3,000





ROWLETT RD ± 22,000 VPD

LAKEVIEW PKWY ± 34,400 VPD

PRESIDENT GEORGE BUSH TPKE ± 91,200 VPD

SUBJECT PROPERTY

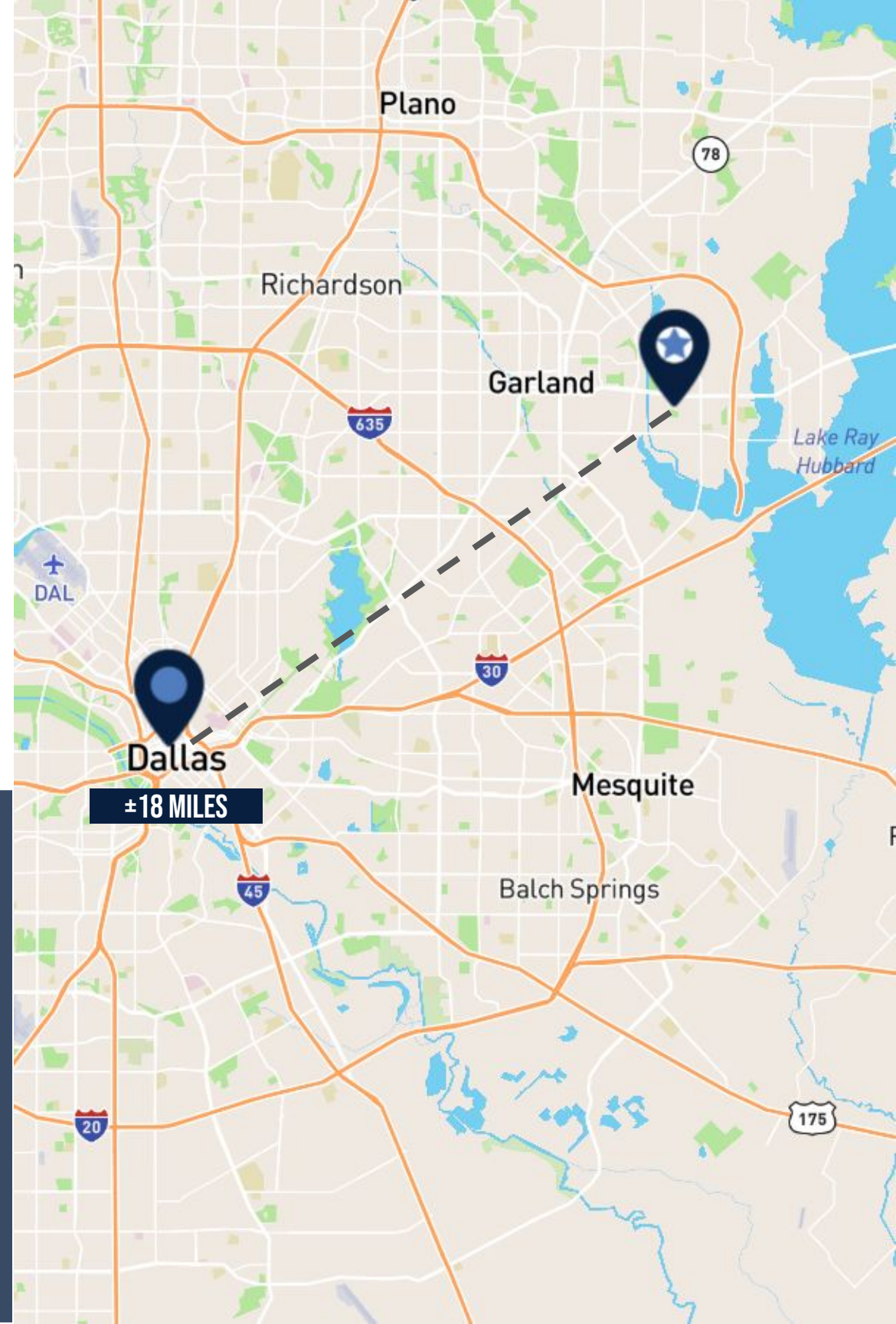


ROWLETT HIGH SCHOOL
2,356 STUDENTS

AREA OVERVIEW

Rowlett, Texas, is a growing city located on the eastern shores of Lake Ray Hubbard, offering a balance of suburban life with easy access to the Dallas-Fort Worth metroplex. Its economy is anchored by a combination of retail, healthcare, and small businesses, with ongoing residential and commercial development. Proximity to major highways and the DART Blue Line ensures residents have convenient connections to downtown Dallas and other parts of the region, making it a favorable location for commuters. As the city continues to develop, it attracts new businesses and residents looking for a comfortable lifestyle near the amenities of a major urban center.

Historically, Rowlett began as a small farming community and has since evolved into a thriving suburban city. The area maintains some of its historical character while embracing modern amenities. Attractions in the city include the scenic Lake Ray Hubbard, popular for boating, fishing, and outdoor recreation. Additionally, there are parks, trails, and cultural events that bring the community together. Rowlett's culture reflects a strong sense of local pride, with a focus on family-friendly activities and fostering a connected community.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,517	80,747	251,383
Current Year Estimate	7,949	78,873	247,605
2020 Census	7,596	79,901	249,037
Growth Current Year-Five-Year	7.15%	2.38%	1.53%
Growth 2020-Current Year	4.64%	-1.29%	-0.58%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,044	26,148	84,319
Current Year Estimate	2,840	25,636	83,233
2020 Census	2,717	25,337	83,083
Growth Current Year-Five-Year	7.18%	2.00%	1.30%
Growth 2020-Current Year	4.52%	1.18%	0.18%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$128,214	\$112,766	\$108,194



Fifth Largest City in The U.S.
-Star Telegram Archives, 2018

Best Place for Business
& Careers in Texas
-Forbes, 2015

24.9 Million Annual Visitors
-VisitDallas.Com, 2018

DALLAS-FORT WORTH METROPLEX

As the largest metropolitan area in the South and the fourth largest in the U.S., the Dallas-Fort Worth Metroplex is the economic and cultural hub of Texas. Companies are investing in the region, recognizing it as a hub of creativity, ingenuity and high-tech innovation.

Dallas has become an essential part of growth strategies for companies and is acknowledged as one of the top 10 metropolitan areas in the U.S. for high-tech workers with over 230,000 employed workers across a variety of industries.

The cities of Dallas and Fort Worth comprise the two largest urban centers of the continuously expanding Metroplex, respectively. On the eastern side of the metro area, Dallas is the larger of the two cities with an economy based on business management and operations. Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others.

DALLAS, TEXAS

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city.

It boasts the largest urban arts district in the nation; where you'd be more likely to come across a world-class exhibit than a broken pair of chaps. Its past and present is rich in culture, an All-American city that was built on legends.

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In 2015, Forbes reported that Dallas is "the best place for business and careers" in Texas. It's the perfect blend of big city living and rustic southern charm.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate.

As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: "Big Things Happen Here."

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4850 Gordon Smith Dr, Rowlett, TX, 75088** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.



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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.

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:
 - 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.

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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