

AVIA REALTY

Office Building

FOR SALE

ADDRESS:	5101 Martin Street, Rowlett, TX
LOT SIZE:	13,823 SF (.32 Acre)
BUILDING:	1,590 SF
ZONING:	Commercial
UTILITIES:	All
PRICE:	\$549,400

Rowlett has literally grown up all around this neighborhood, near the center of the City. Years ago, a former elementary school was converted to serve as City Hall, two blocks south of 5101 Martin. The DART light rail transit station was created directly across the street from the property and serves over 700 riders every business day.

A Tollway connecting the east side of the Metroplex to Plano and DFW was only a concept when 5101 was built. Today PGBT is less than 1/2 mile to the east and provides quick access to I-30 and beyond. Target, Home Depot, and Walmart are 3 minutes away. Fourteen restaurants and dozens of other retailers front the divided 6-lanes of SH-66.

The building at 5101 was built in 1983 offering contemporary offices in the commercial district of Rowlett. The building design, structure, and materials compliment the adjoining buildings to the west and north. It features a primary entry and customer parking facing Martin Street. Additional parking is accessed from a driveway on Industrial. There are four covered spaces on the south side.

The current owner purchased the building in 1998. The interior was redesigned and finished to serve as a fully functioning dental laboratory. There are seven rooms measuring between 125 SF and 360 SF. Most rooms have specific lab functions while the main entry is used for deliveries, courier services and occasional guests.

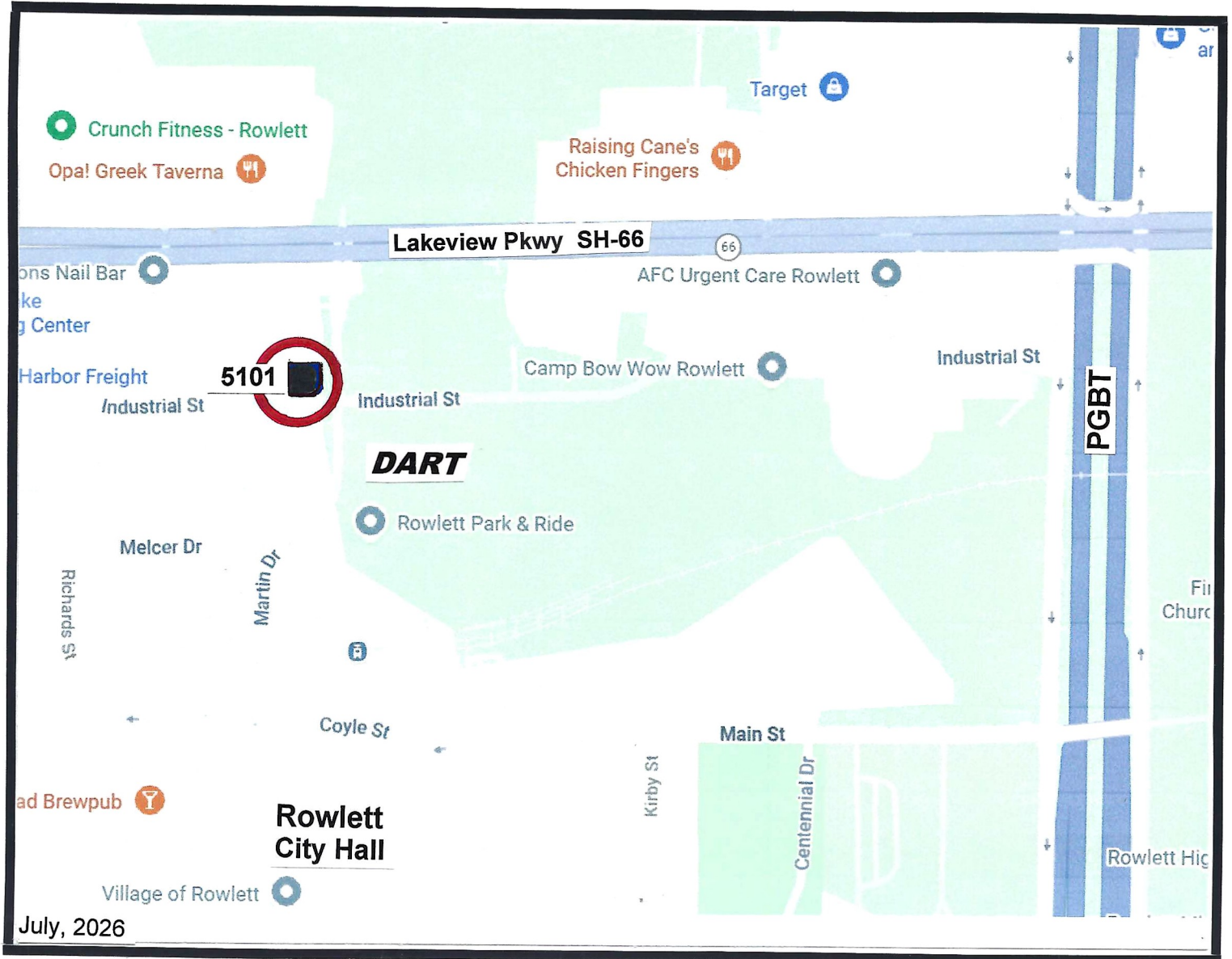
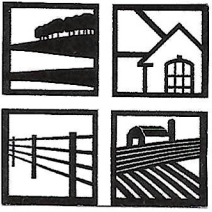
5101, including the vacant lot, are now available for another business ready to take advantage of this great location and its many attributes.

Call Clark Staggs, Broker - 972.897.4888 or Kay Maxwell, Broker - 214.236.2052

8 / 2026

This information was gathered from sources deemed reliable, but is not guaranteed by AVIA REALTY. It is subject to errors, omissions, and corrections. This property is subject to prior sale or withdrawal without notice. Interested parties are encouraged to tour the property and seek an independent evaluation.

AVIA REALTY 1601 Seascapes Rockwall, TX 75087 972.897.4888

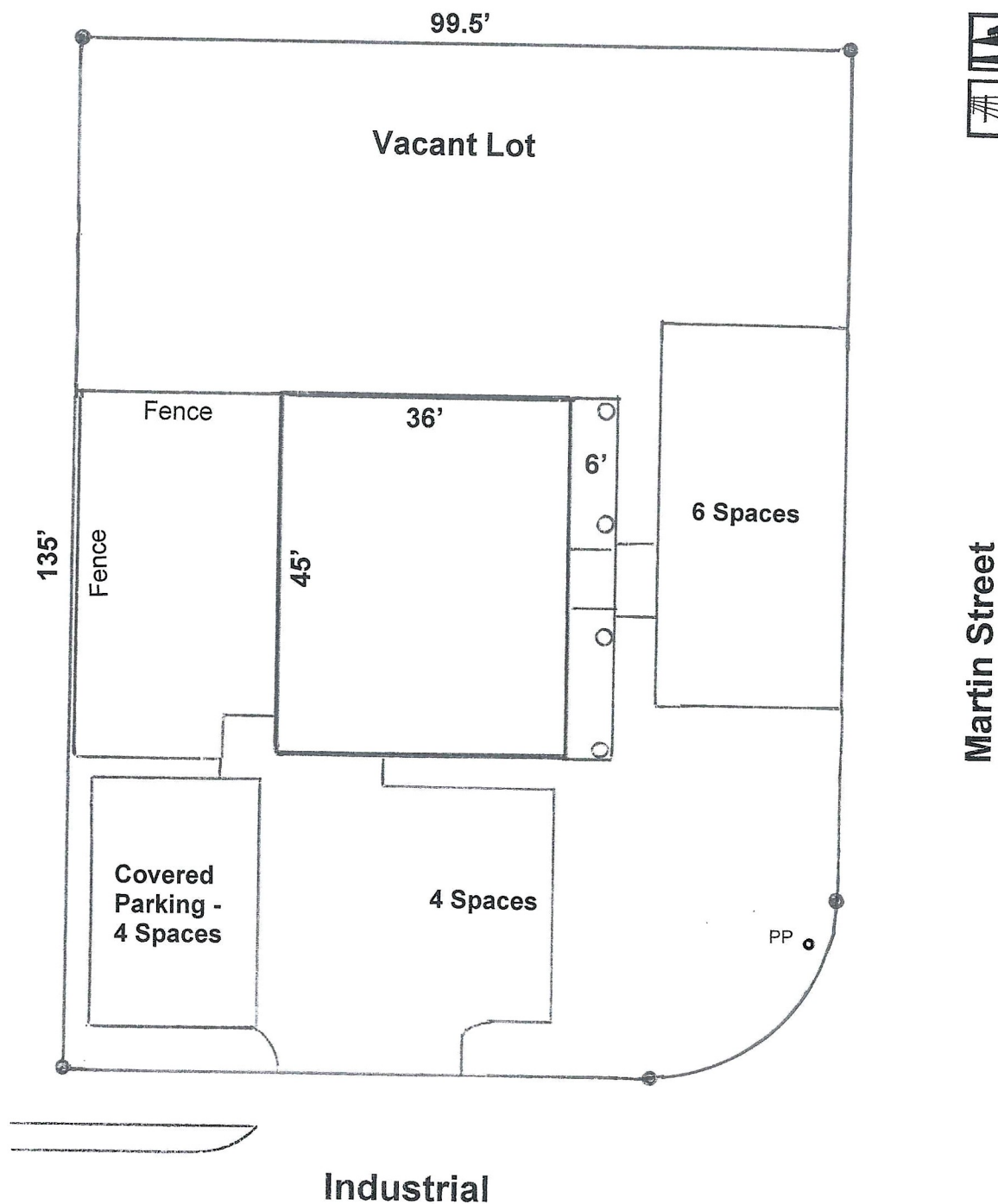


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PROPERTY DRAWING

5101 Martin Street, Rowlett



Scale: $\frac{1}{2}" = 10'$
July, 2026

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kay Maxwell	654722	kaymaxwell@charter.net	214.236.2052
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