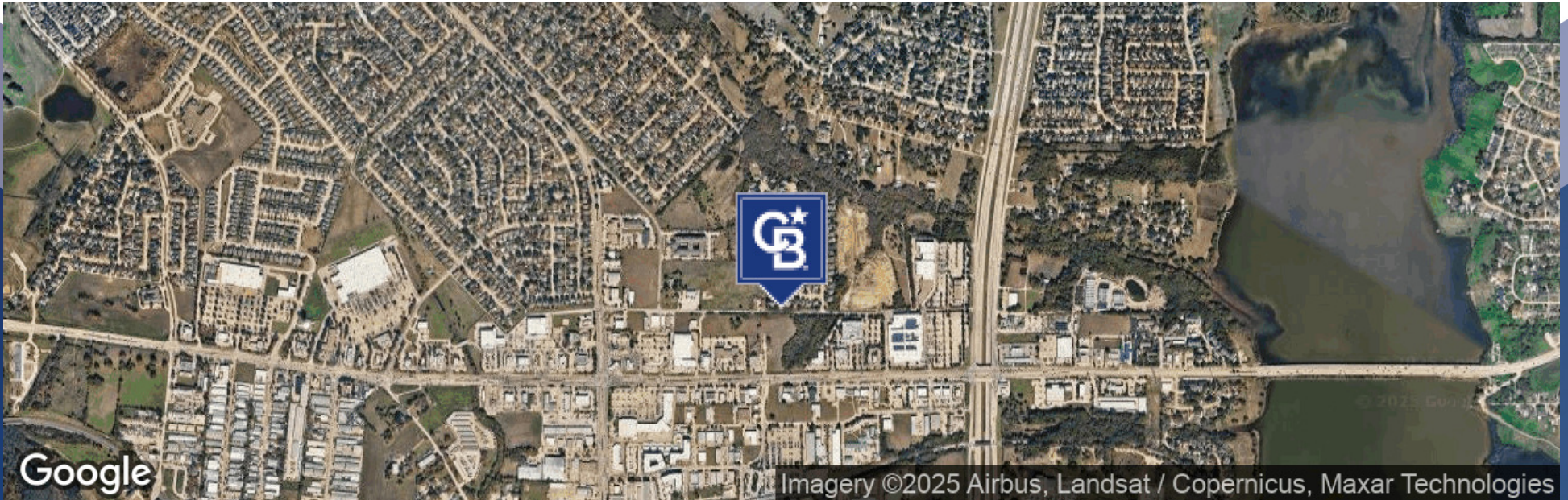


# SALE

## 2.91 ACRES ON BIG A ROAD

OWNER MUST SELL...PRICED BELOW MARKET.



HIGHLY MOTIVATED SELLER

**Greg Cagle**  
(817) 308-2592

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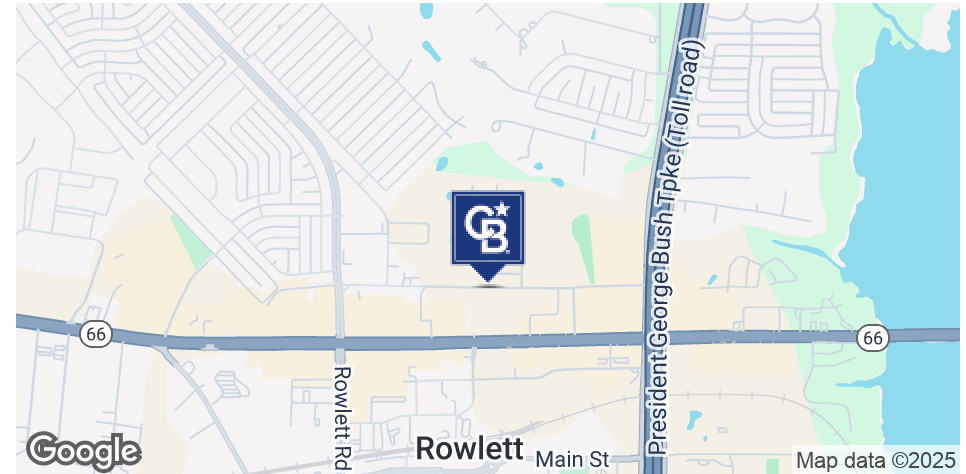
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# SALE

## 2.91 ACRES ON BIG A ROAD

ROWLETT, TEXAS 75088



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	
Lot Size:	2.91 Acres
Price / Acre:	-
Zoning:	Commercial

### PROPERTY OVERVIEW

Unlock the full potential of this prime 2.91-acre commercial property located on Big A Road in Rowlett, TX. Boasting a strategic corner lot position, this parcel offers immense value for investors seeking a lucrative opportunity. Zoned Commercial and in close proximity to major highways, it presents endless possibilities for development and expansion. The property's advantageous location near Lake Ray Hubbard, major retail centers, and mixed-use spaces further enhances its appeal. With an adjacent existing retail center, this property is an ideal investment for those seeking a strategic and high-traffic location to establish a thriving commercial venture.

### PROPERTY HIGHLIGHTS

- Great accessibility to major highways and connectors
- Corner lot
- 3.5 miles to Lake Ray Hubbard

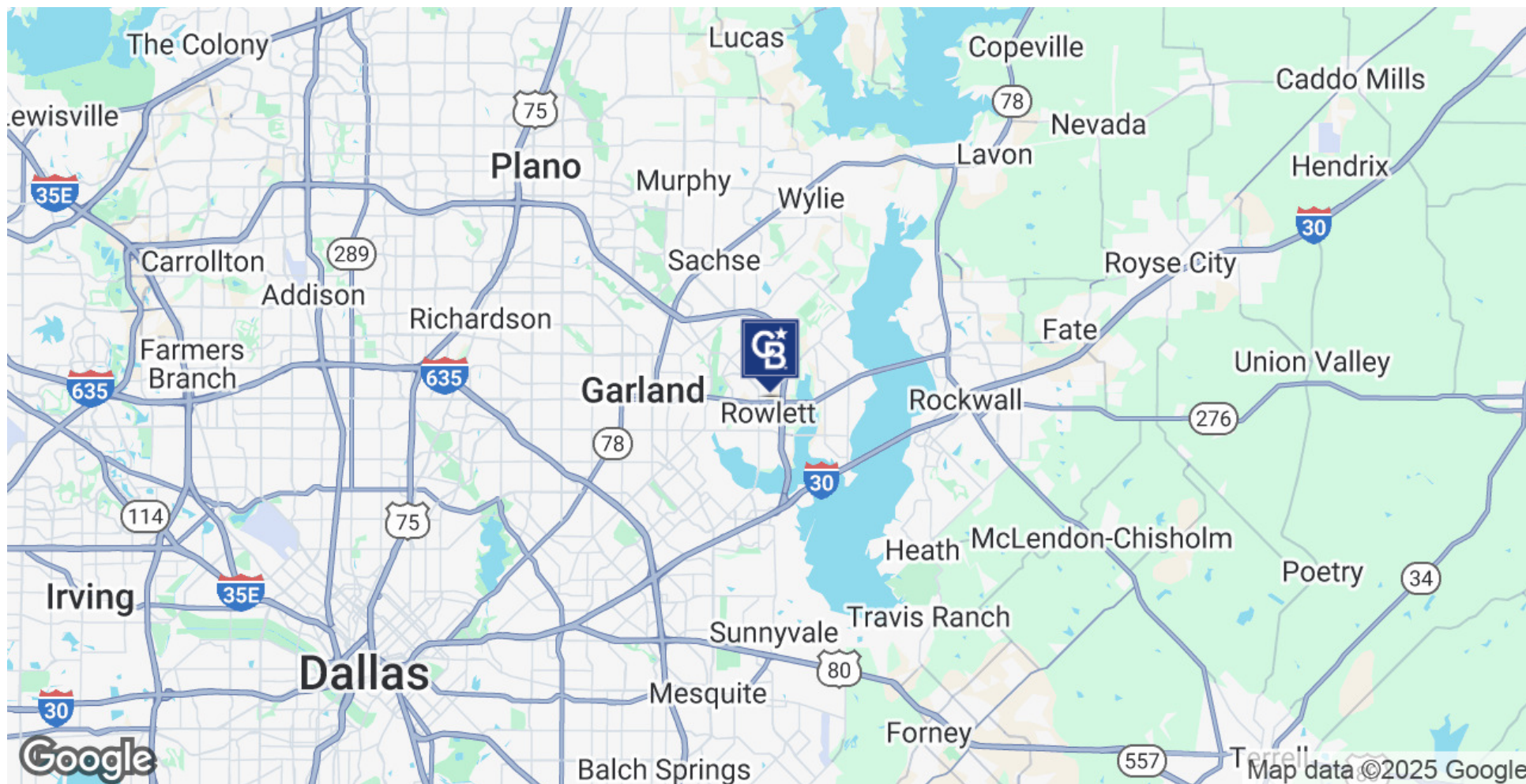
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# SALE

## 2.91 ACRES ON BIG A ROAD

2.91 acres on Big A Road Rowlett, TX 75088



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# SALE

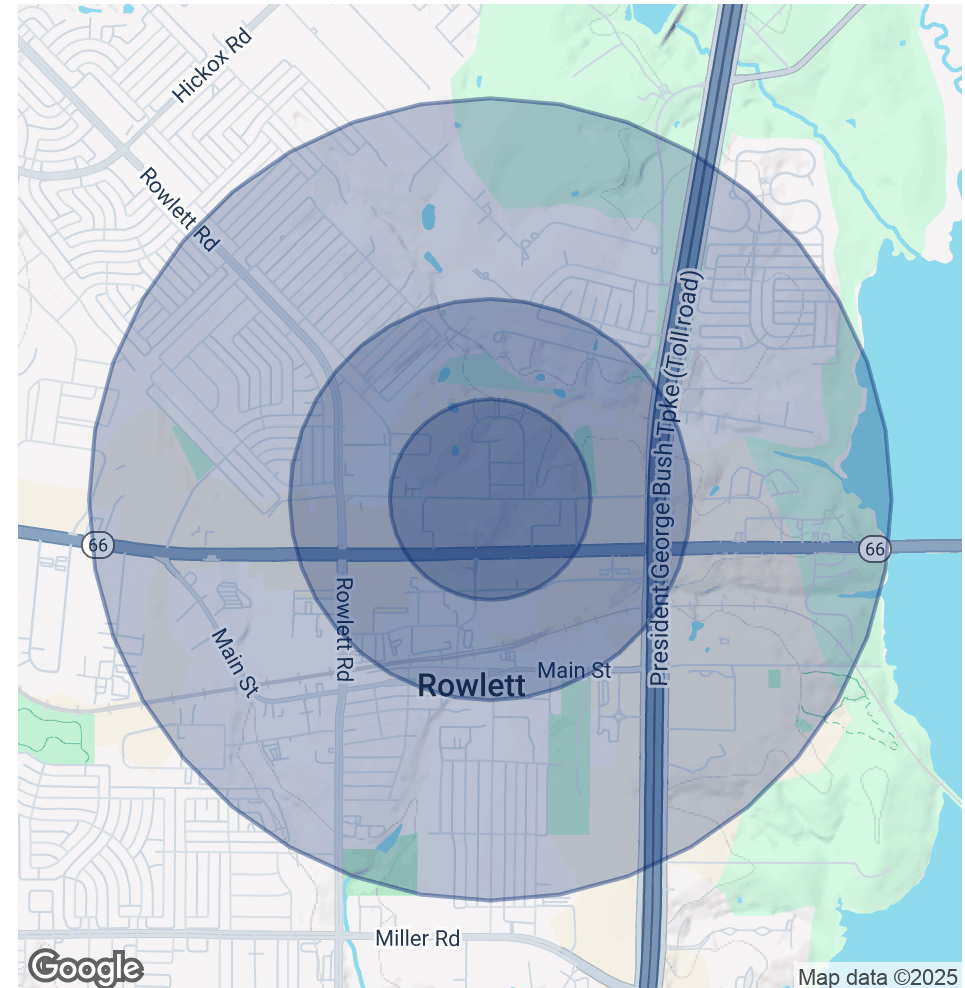
## 2.91 ACRES ON BIG A ROAD

2.91 acres on Big A Road Rowlett, TX 75088

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	658	2,193	7,986
Average Age	37.6	38.1	38.9
Average Age (Male)	28.8	31.1	34.1
Average Age (Female)	39.5	39.9	40.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	211	719	2,633
# of Persons per HH	3.1	3.1	3
Average HH Income	\$99,668	\$100,492	\$108,735
Average House Value	\$201,514	\$197,084	\$205,190

2020 American Community Survey (ACS)



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