

FOR LEASE

OASIS ROWLETT

3522 Main St | Rowlett, TX 75088



VISION
COMMERCIAL REAL ESTATE



Molly MacEwan

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM



PRICE | \$26 - \$28 PSF + NNN

PROPERTY AREA | 1,000 - 3,775 SF

PROPERTY HIGHLIGHTS

- NEW development in Downtown Rowlett
- Near intersection of Main St & Rowlett Rd
- Cold shell delivery (TIA available)
- Grease trap available for restaurant use
- 3 minutes to DART Downtown Rowlett station
- Just off SH 66 and close to PGBT
- Part of mixed-use development

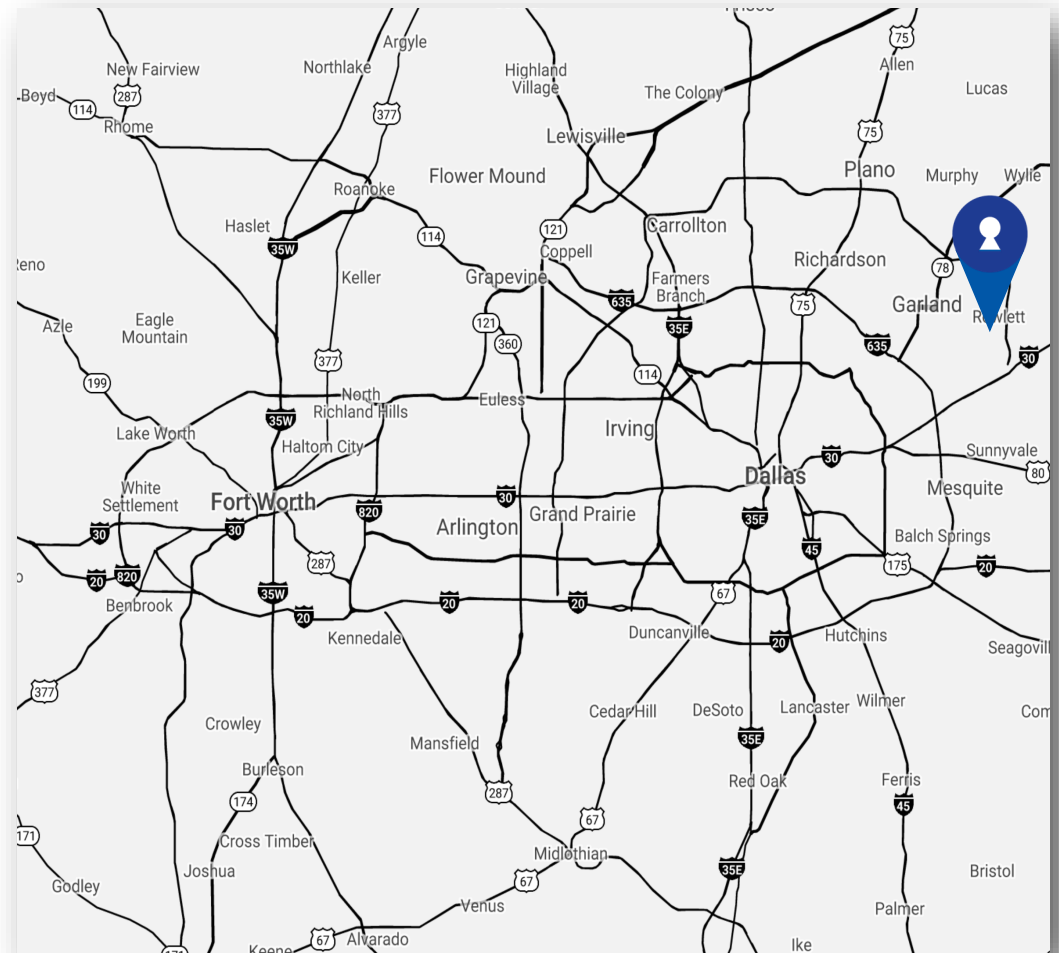
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	7,694	25,390	69,368	211,288
DAYTIME POPULATION	7,058	9,101	14,706	47,055
AVG HH INCOME	\$105,236	\$121,931	\$109,960	\$95,942

*CoStar 2024

TRAFFIC COUNT

25,620 VPD at Main St at Rowlett Rd







Rowlett Road

Main Street

SITE



Size (SF)	Base Monthly Rent	NNN Monthly	Gross Monthly Rent
1,000	\$2,333.33	\$500.00	\$2,833.33
2,775	\$6,475.00	\$1,387.50	\$7,862.50
3,775	\$8,808.33	\$1,887.50	\$10,695.83



FAST FACTS:

- Population: **65,030**
- Median Household Income: **\$103,627**
- Median Property Value: **\$237,300**
- Workforce (15 mile radius): **832,000**
- Workforce (3 mile radius): **24,953+**

ROWLETT TOP EMPLOYERS

1. Garland ISD
2. Baylor Scott & White Medical Center—Lake Pointe
3. City of Rowlett
4. Walmart Supercenter
5. D.R. Horton

DOWNTOWN TRAFFIC GENERATORS

- City Hall, Public Works, and the Animal Shelter
- Village of Rowlett Apartments - 249 residential units
- Oasis Rowlett (above retail space) - 28 residential units
- DART Downtown Rowlett Station - 750 parking spaces
- Close to Coyle Middle School, Stephens Elementary School, and Rowlett High School
- Current [businesses](#)

VILLAGE OF ROWLETT DOWNTOWN

Covering 268-acres, the Village of Rowlett Downtown is undergoing a renaissance. Originally part of the historic Bankhead Highway, the city is now working to maintain it's history while creating an urban environment. The city's Dallas Area Rapid Transit (DART) downtown station opened in 2012, making Rowlett one of DART's original member cities. Following it's opening, the city created an opportunity for unique Transit-Oriented Developments, and the City created a Downtown Tax Increment Reinvestment Zone to help spur additional development by providing needed infrastructure improvements.

SOURCE: <https://downtownrowlett.com/>

COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for
3-year job growth
(185,600 jobs)

#1 in the country for
job recovery to pre-pandemic high
(3,951,900 jobs)

BLS, Dec. 2021

4 Global 500
Companies
Fortune, 2021

9 World's Most
Admired Companies
Fortune, 2022

22 Fortune 500
Companies



DFW AREA GROWTH

+328

people per day (2020)

1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000
Population by 2045

4TH LARGEST
METRO IN U.S.

OVER **200** CITIES

50%

LOWER COST OF LIVING

With a lower cost of living than
the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of
277,600 jobs as of July 2022



HIGHER EDUCATION

Four
**Research 1
Universities**



TEXAS A&M
UNIVERSITY

TCU
SMU

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in **4 hours**

Access nearly **60**
international destinations



HEALTH CARE

138 HOSPITALS & FACILITIES
with Acute Care

32 MAJOR HOSPITALS

23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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.

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 on 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 on known by the agent, including information on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



IABS 1-1