

FOR LEASE

## OASIS ROWLETT

3522 Main St | Rowlett, TX 75088



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

PROPERTY AREA | 1,000 - 3,775 SF

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

## 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

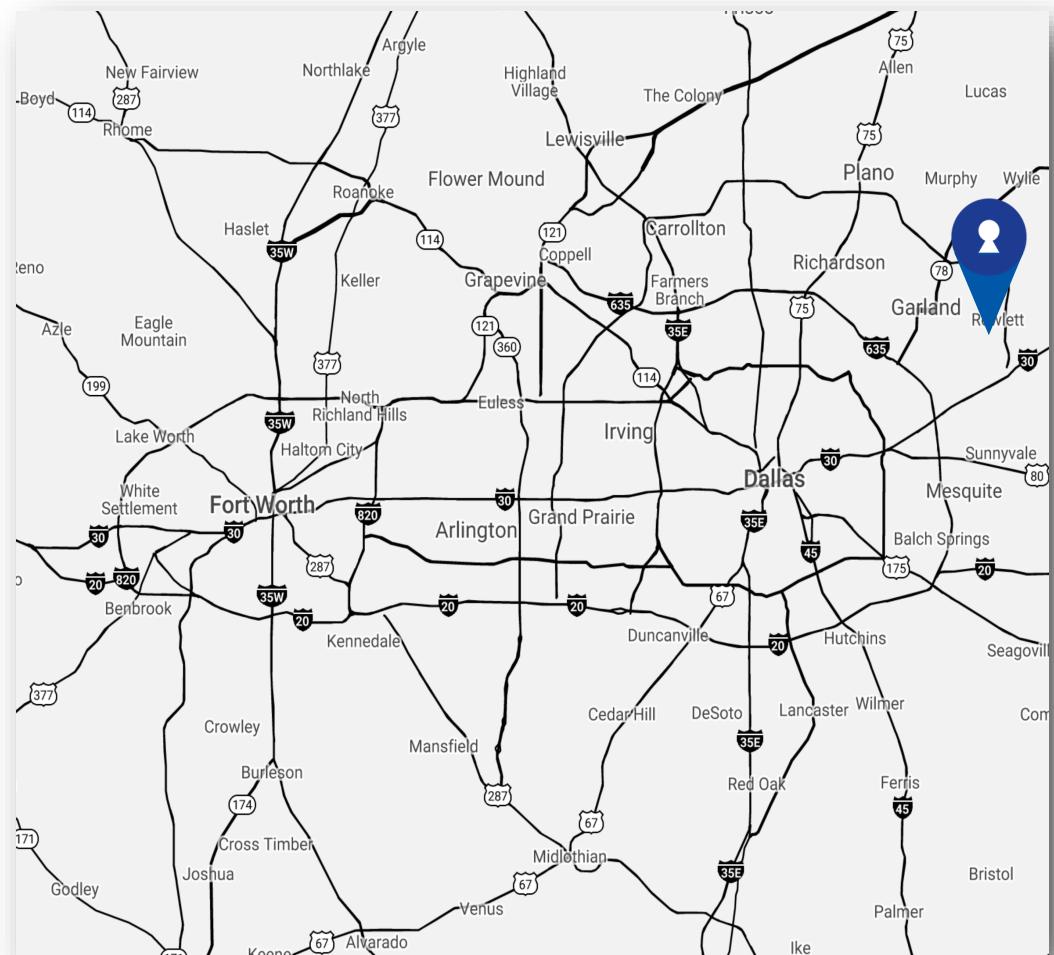
|                    | 1 MILE           | 2 MILE           | 3 MILE           | 5 MILE          |
|--------------------|------------------|------------------|------------------|-----------------|
| POPULATION         | <b>7,694</b>     | <b>25,390</b>    | <b>69,368</b>    | <b>211,288</b>  |
| DAYTIME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

\*CoStar 2024

## TRAFFIC COUNT

25,620 VPD at Main St at Rowlett Rd

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.





Google Maps

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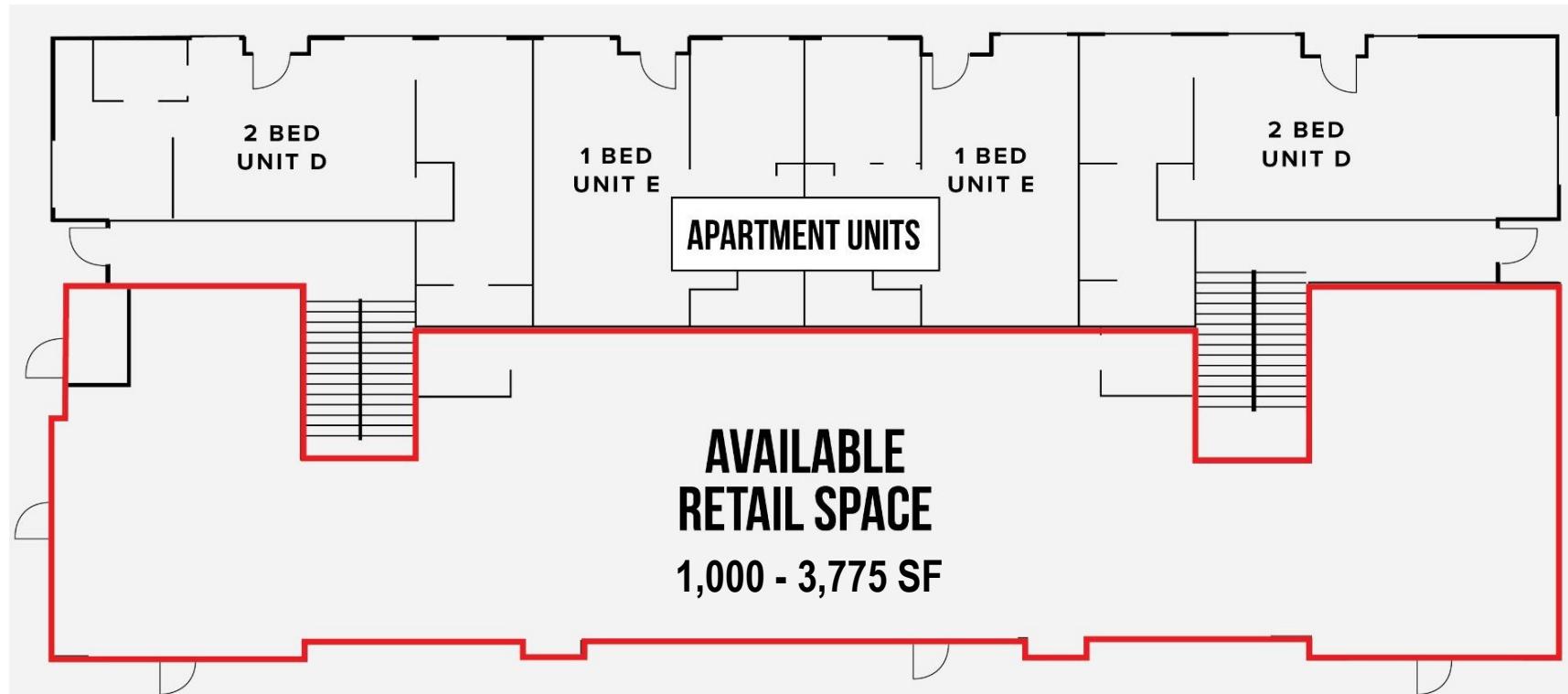


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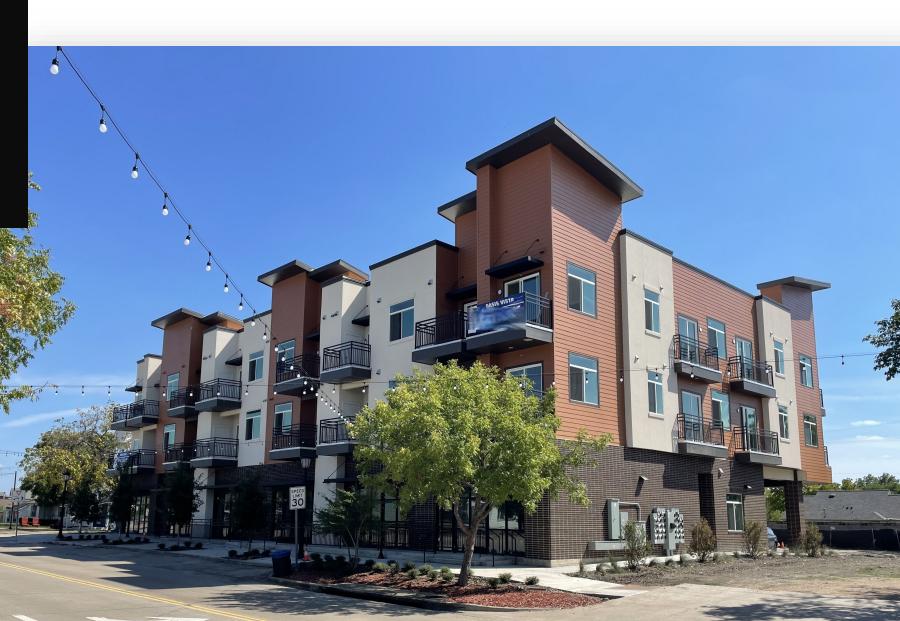
 TCN  
WORLDWIDE  
REAL ESTATE SERVICES

3522 Main St | 4



| 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        |

PHOTOS



## FAST FACTS:

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

## 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



**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



30 Higher Education Institutions  
 15 Major Universities Including:



**#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)  
**7,694,138** TOTAL POPULATION  
**1,302,041** added in 2010-2020  
**11,200,000** Population by 2045  
 4TH LARGEST METRO IN U.S.  
 OVER 200 CITIES

## 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.*

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 or 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 or. 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 or 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.

|                             |             |                           |              |
|-----------------------------|-------------|---------------------------|--------------|
| 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](http://www.trec.texas.gov)

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