

3818 BIG A ROAD | ROWLETT, TX For Sale



2,146 SF

Corner Lot

Just Off HWY 66

Close to Downtown Rowlett

CONTACT

Natalie Rodriguez

408.966.9971 (c)

natalierodriguez@ebby.com

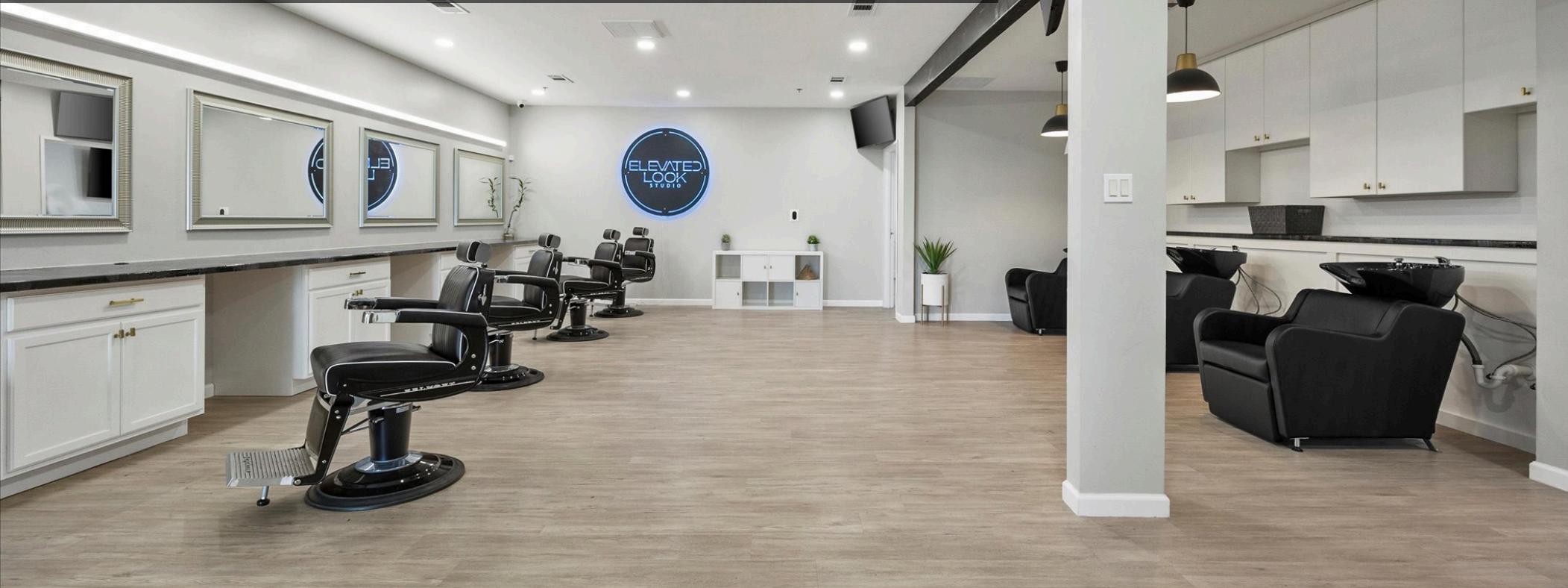


the DEE EVANS GROUP



EBBY HALLIDAY
A Berkshire Hathaway Affiliate

3818 BIG A ROAD | PROPERTY DESCRIPTION



Incredible opportunity to own a turnkey Barber Shop and Salon all in one, including private rooms. Beautifully updated and immaculately maintained. This floor plan is a one of a kind. You can maximize the space to fit your needs. Multiple seating areas, two restrooms and break room with refrigerator and microwave. Smart thermostat, 4K Lorex Security Camera System that includes 13 cameras. Energy efficient 3M window tint, Energy efficient spray foam ceiling insulation, Fire sprinkler system, 3 air conditioning units, Electric central air and gas heater, Private Parking with , Exterior lighting and landscaping. Must see!!

3818 BIG A ROAD | MAP



3818 BIG A ROAD | PROPERTY PHOTOS



3818 BIG A ROAD | DEMOGRAPHICS

Downtown Rowlett is growing with new businesses and restaurants, and new residential development and is alive with numerous community events on the grassy lawn including a Farmer's Market each Thursday evening (in season), concerts and movie nights offered by the City. Find out more at VillageofRowlettDowntown.com.

Waterview Golf Club boasts a championship golf course with a challenging level of play for all golfers, from beginners to professionals. What was once pastureland is now a lush, gently rolling, par 72 course featuring 15 acres of lakes and 1,500 trees representing 18 different species. With extensive practice facilities, an on-site bar and grill, and the finest greens in the Dallas-Fort Worth Metroplex, Waterview Golf Club is the premier destination for championship play.

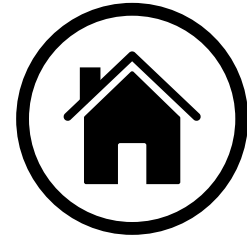
Rowlett is home to many Fine Art Organizations and opportunities such as ACTOR (Amateur Community Theater of Rowlett), Lake Cities Chorale, CORP (Company of Rowlett Performers), and ART (Artists Round Texas).

Special events in the community include the Little Sweetheart Dance, Easter Eggstravaganza, Easter Pup-A-Palooza; Kid Fish; Cardboard Boat Regatta; Memorial Day Ceremony; Barks, Brews, & Brats, 4th of July's Fireworks on Main, Summer Concert Series, Movies on Main, International Festival, Farmer's and Crafters Market, Trunk or Treat & Scarecrows on Main, Veterans Day Ceremony, Main Street Fest & Holiday Parade, 12 Days of Christmas, and more. Find out more [here](#).

There are at least twenty-nine churches in Rowlett, from non-denominational to Baptist to Methodist and more. Additionally, there's at least twenty-five clubs and/or organizations, from Scouts to Adult Softball and everything in between.

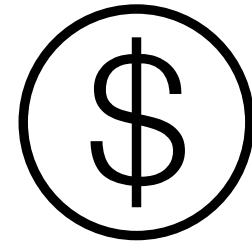
The Neighborhood Planning division, created in 2020, integrates established short-term neighborhood programming into long-range urban planning. They work to enhance neighborhood livability and increase community cohesion through the proactive management of Rowlett's housing stock, culture, and history.

***Numbers provided by City of Rowlett, Agent NOT Responsible for Information.*



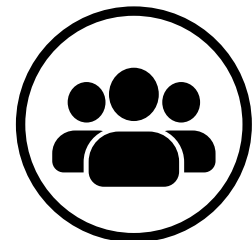
\$237,300

Median Home Value
City of Rowlett



\$103,627

Median HH Income
City of Rowlett



65,030

Population
City of Rowlett

3818 BIG A ROAD | DETAILS



2,146 SQ. FT

SIZE

Z92, Retail

ZONING

0.459

ACRES

2011

YEAR BUILT

YES

SURVEY AVAILABLE