



FOR SALE & LEASE

5021 GORDON SMITH DR | ROWLETT, TX 75088

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SPECS

Property Type: Industrial

Size: \pm 3,600 SF on .22 Acre Lot

Call Broker For Pricing

PROPERTY OVERVIEW:

5201 Gordon Smith Dr. is a vacant well-maintained $\pm 3,600$ SF single-tenant industrial building in Rowlett, TX. Situated on a fully paved 0.22-acre lot, the property features approximately 50% HVAC warehouse, two renovated private offices, a reception area, and two restrooms. With auto use allowed and a functional layout, this property is ideal for an owner/user looking to establish or expand operations in a prime industrial location.

PROPERTY HIGHLIGHTS:

$\pm 3,600$ SF industrial building with 14' clear height

Vacant single-tenant space; ready for immediate occupancy

Built: 1983 // County: Dallas

2 private offices + reception area + 2 restrooms

Auto use allowed

Drive in Overhead Doors: 2 exterior, 1 interior

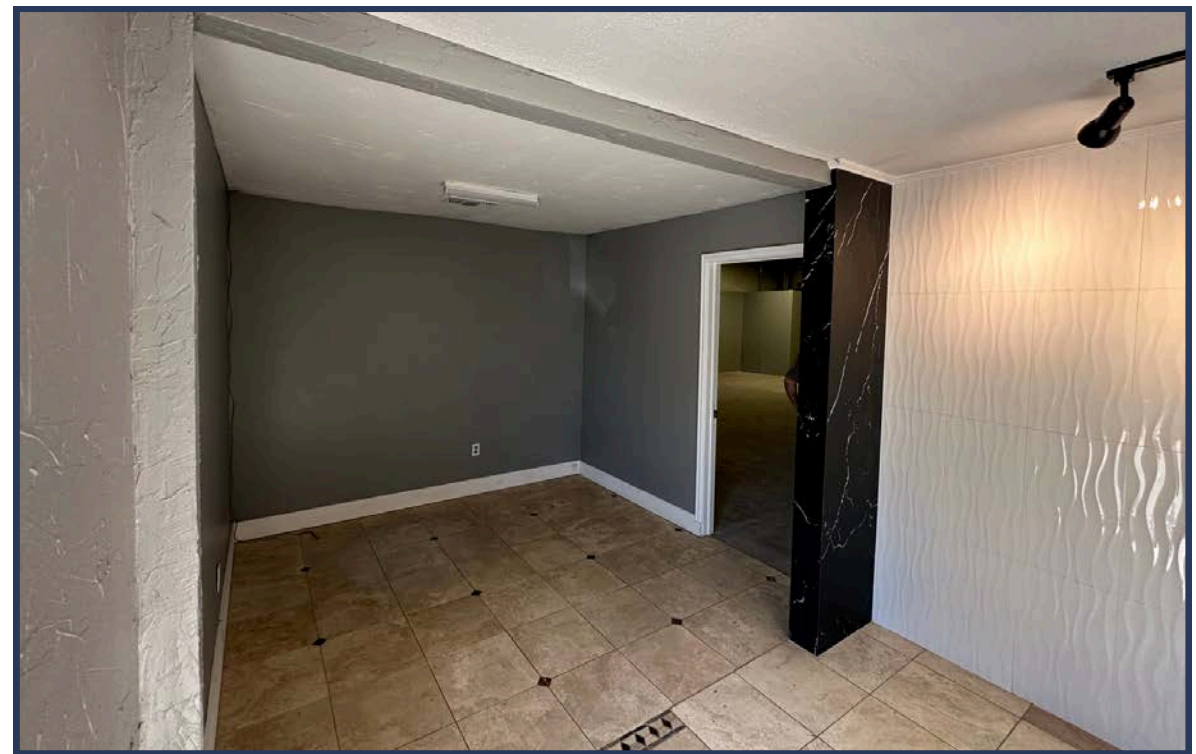
Parking: 5 front, additional parking available in the paved yard

Power: 240 V, 1600 amps, 3 phase power

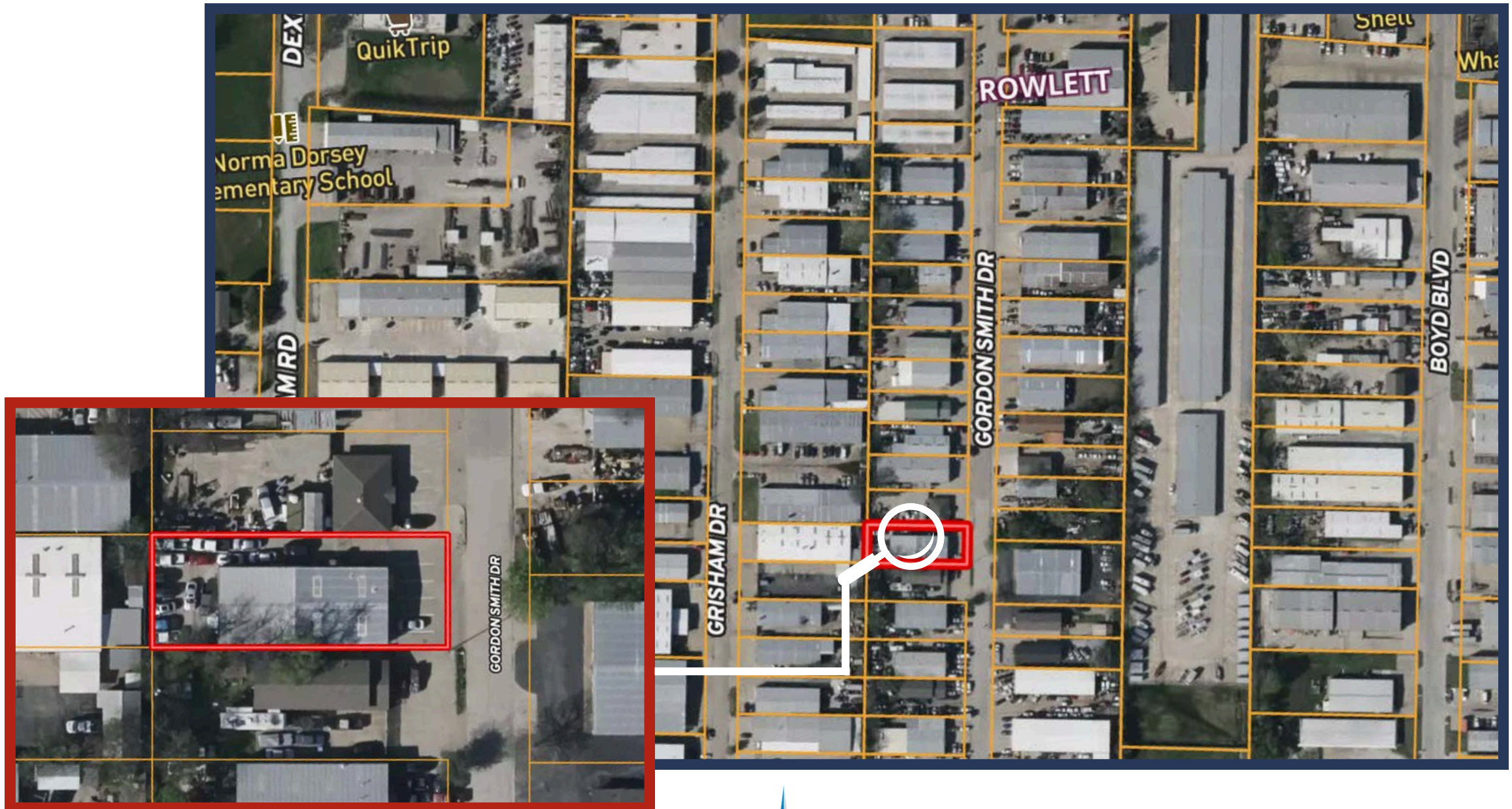
Metal construction; slab foundation

Well-maintained with renovated office space

Sprinklered: No



Strategically positioned within Rowlett's growing industrial corridor, 5021 Gordon Smith Dr. offers immediate access to major thoroughfares connecting to the greater Dallas-Fort Worth metroplex. The property's location supports a range of light industrial and service-oriented uses, with convenient proximity to restaurants, hotels, and retail amenities. Its combination of a fully paved lot, approximately 50% HVAC warehouse, and auto-use allowance makes it a versatile asset for owner-users or investors seeking long-term stability in a high-demand submarket.





FLEXIBLE INDUSTRIAL OPPORTUNITY IN ROWLETT

Contact Broker For Price

ACCOLADES:

Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate

U-HAUL

Texas ranked as a leading Growth State in America for 2024

#1 in the country for **5-year job growth** (593,700 jobs)
#1 among largest U.S. metros for year-over-year **job growth** (3.3%)
BLS, Dec. 2023



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.



8 **Global 500 Companies**
Fortune, 2023

8 **World's Most Admired Companies**
Fortune, 2022

24 **Fortune 500 Companies**
Fortune, 2023

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on**...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."

MCKESSON
Brian S. Tyler
Chief Executive Officer



Texas named the nation's 'Best State for Business' for the 20th consecutive year



WalletHub
Texas ranked as one of the most diverse states in the U.S.

2 **FORTUNE 10 COMPANIES** Tied with San Jose. NYC, L.A., and Chicago have none.
2 **GLOBAL 50 COMPANIES** Only Beijing and Seattle are home to more.

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT

"In addition to the **logistical advantages** Dallas offers...this relocation is beneficial from a number of standpoints, including a **lower cost of living** and access to a **highly educated workforce**..."

John Ho, CEO

#22 of 500 Most Innovative Cities in the World
2023 2thinknow



Best Performing Cities—Dallas
#6
2023 Milken Institute

Airport Satisfaction

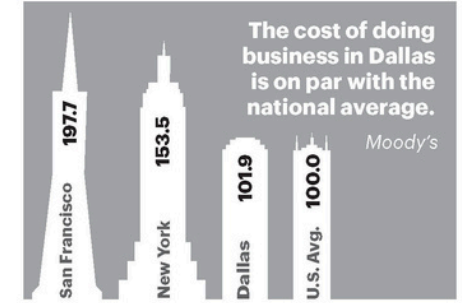


#4 Mega Airport



#4 Large Airport

J.D. Power, 2023



#11

Best cities in North America for startups

StartupBlink, Global Startup Ecosystem Index, 2023

#1

Best cities for conducting sports business

Sports Business Journal, 2023

Top 100

List of the largest **green** power users within EPA's Green Power Partnership
Participant Rank

- 5. AT&T (Dallas)
- 14. Kimberly-Clark (Irving)
- 29. 7-Eleven (Irving)
- 33. City of Dallas (#2 city)
- 42. DFW International Airport (#1 airport)
- 74. Aligned Data Centers (Plano)
- 75. DataBank (Dallas)
- 83. American Airlines Group (Fort Worth)



The Dallas Region added 467 New Residents each day

25% Natural Increase | **75%** Net Migration

U.S. Census, 2021-2022

Three R1: Doctoral Universities



Carnegie Classification of Institutions of Higher Education: Very High Research Activity

"We believe it's in the **best strategic interest** of the company to make this move [to DFW], which supports Caterpillar's strategy for **profitable growth** as we help our customers build a **better, more sustainable world**."

CATERPILLAR

Jim Umpleby
Chairman and CEO
Caterpillar



FLEXIBLE INDUSTRIAL OPPORTUNITY IN ROWLETT

Rowlett
On the Water. On the Move.

Community Profile



66,285

Population

18%

Population Growth

1.5 Million

Labor Force

\$96,286

Median Household Income

The vibrant community of Rowlett, Texas is situated on beautiful Lake Ray Hubbard. According to the Rowlett Economic Development, "It retains its small town vibe despite having a reported population over 65,000 and being among the fastest growing communities in the north central Texas region."

TESTIMONIALS

"Rowlett offers a great location with the President George Bush Turnpike, Interstate 30, and the DART Light Rail Station. We've also had great success with the Garland ISD providing quality candidates for open positions. We really enjoy the community and encourage any business that is looking to expand or relocate to consider Rowlett."

~ Drew Howard, Former Vice-President, H&S Manufacturing

"We were drawn to Downtown Rowlett due to its unique sense of authenticity and history. The opportunity to expand this sense of place guided our development approach and has resulted in the Village of Rowlett -- a mixed-use destination district that combines working, entertaining, living, shopping, and communing within a transit-oriented and pedestrian friendly place. With a diverse collection of buildings and streetscapes animated by various restaurants, small offices and housing, we believe it will become a key driver of Rowlett's unique identity. Without the support and encouragement of the City of Rowlett, this downtown Renaissance would not have happened."

~ Paris Rutherford, Principal, Catalyst Urban Development (Village of Rowlett)



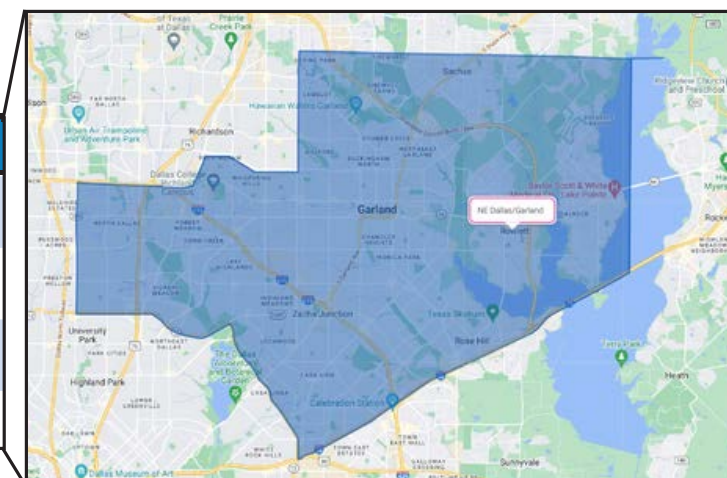
Rowlett Highlights

- » 26 minutes from Downtown Dallas
- » 1 Dallas Area Rapid Transit Station (Blue Line) - Downtown Rowlett
- » 4 Hours to Port of Houston
- » I-30 and President George Bush Turnpike run through Rowlett
- » Within 40 minutes of both DFW International Airport and Dallas Love Field

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NE Dallas / Garland Industrial Submarket \$6.5 Billion Asset Value

Inventory SF	56 Million	↓	Market Rent / SF	8.77%	↑
Under Construction SF	2.9%	↑	Annual Growth	9.10%	↑
12 Mo Net Absorp SF	789,000		Market Sale Price / SF	\$115.00	↑
Vacancy Rate	-702,000	↑	12 Mo Sales Volume	\$188 Mil	↑



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