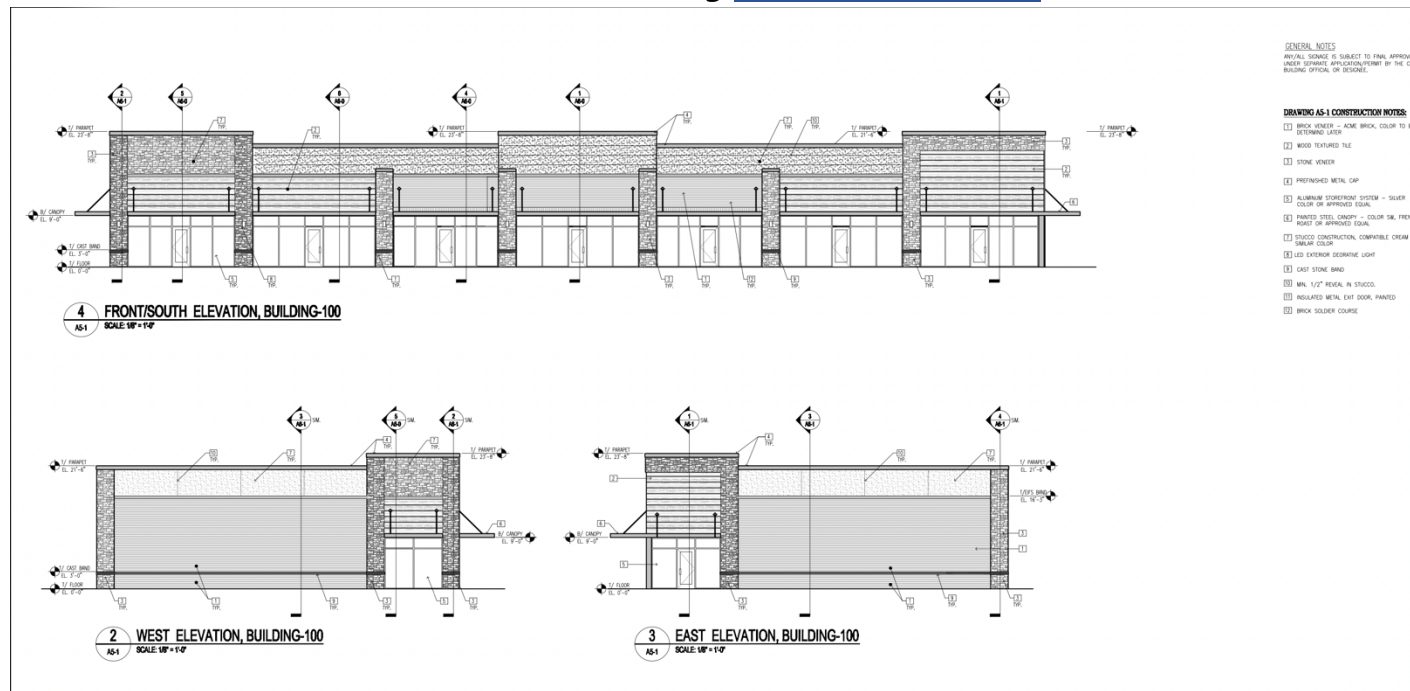


MMST Properties LLC

Presents

Rowlett Road Crossing NOW PRE-LEASING!



7750 Rowlett Road
Rowlett, Texas 7508

Property Highlights:

Pre-Leasing +/- 19,800 square feet Retail Shopping Center **with** restaurant endcaps available near the intersection Rowlett Road and Castle Drive.

This property is located in the "Wet" area of Rowlett, and due to its proximity to Garland, this shopping center is ideal for those who wish to serve alcohol.

This property is located less than 3 miles from George Bush Turnpike, and less than a 10 min drive from I-30 And Route 66.

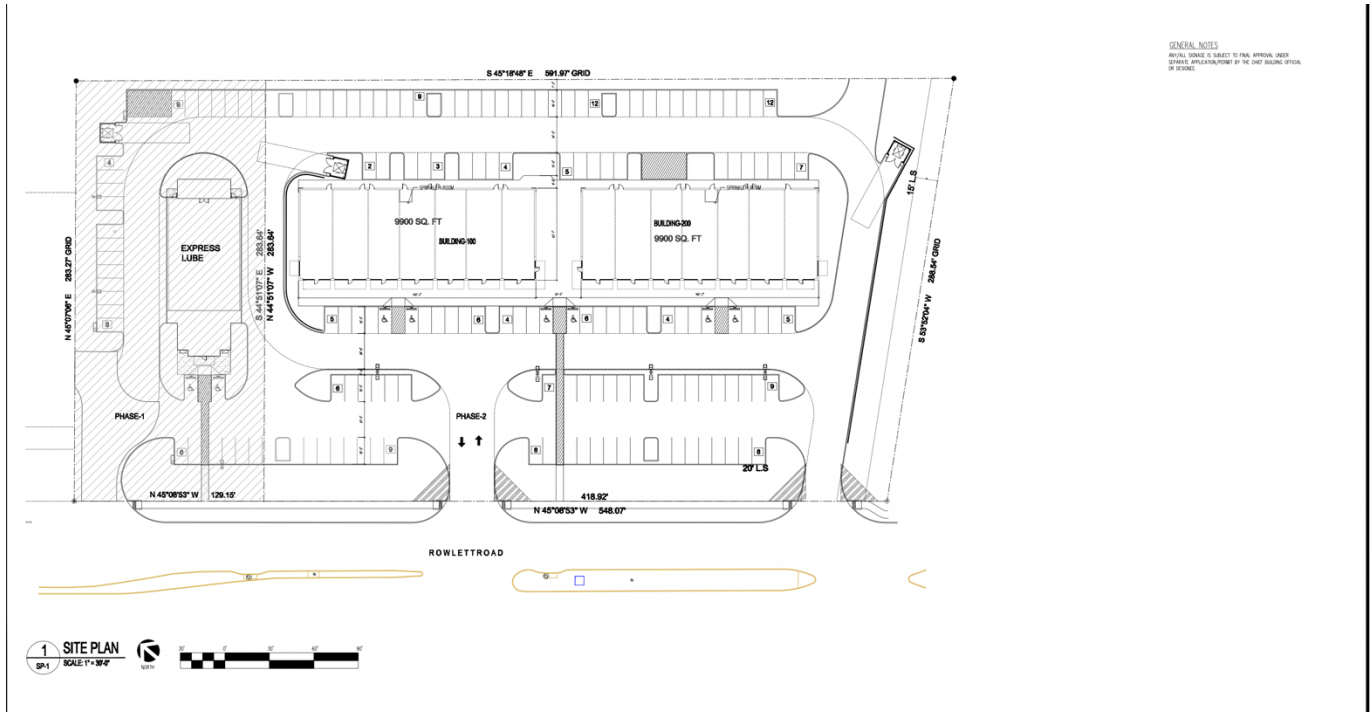
Close proximity to area retailers:

Lowes, Tom Thumb, At Home Furniture Store, Home Depot, Best Buy Firewheel Town Center, and Sapphire Bay Resort

Property Description:

- Located on the busy Rowlett Road (next to Kwick Kar) near the intersection of Rowlett Road and Castle Drive this new neighborhood shopping center shall begin construction in late 2024. With 420 feet of street frontage on Rowlett Road this shopping center will be approximately 19,800sq/ft, spread among two buildings. This neighborhood center will have enormous store visibility on the busy 18,800+ vehicles per day Rowlett Road.
- With the average household income well above national average, this property is perfect for restaurants, retail, medical offices, and professional offices that can benefit from enormous street visibility. **The property already has several LOIs that have been signed.**

Site Plan:



GENERAL NOTES
 ALL WORK SHALL BE SUBJECT TO FINAL APPROVAL UNDER
 THE SUPERVISION AND PERMIT BY THE CITY BUILDING OFFICE
 OR ISSUED.

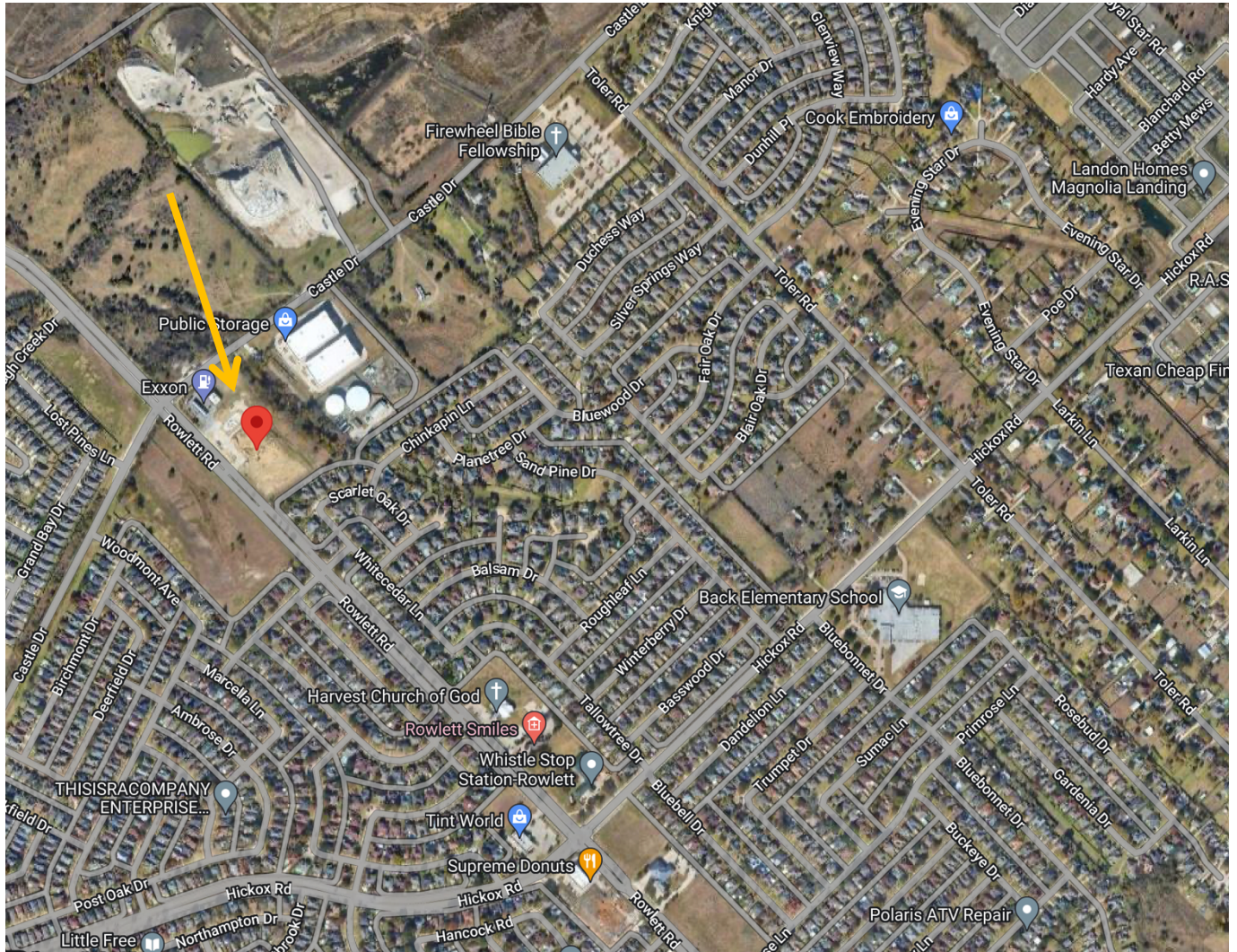
Demographics:

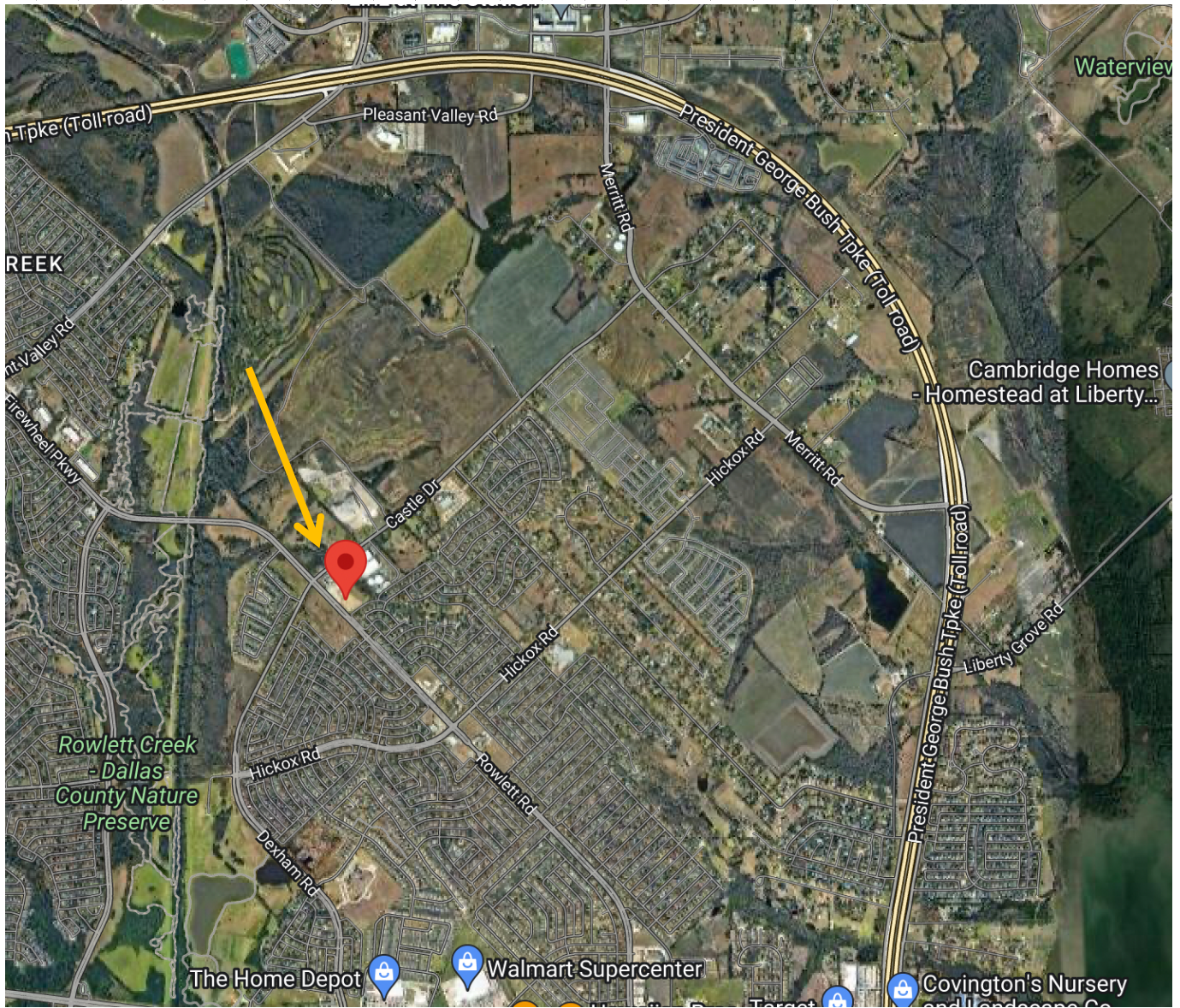
Variable	1 mile	3 miles	5 miles
2021 Total Population	10,295	77,946	244,679
2026 Total Population (Esri)	11,024	84,066	261,360
2010 Total Population (Esri 2019)	8,674	68,838	214,522
2000 Total Population (U.S. Census)	7,629	58,265	179,443
2000-2010 Population Annual Compound Growth Rate (U.S. Census)	1.27%	1.40%	1.79%
2019-2024 Population: Annual Growth Rate (Esri)	1.38%	1.52%	1.33%
2021 Total Daytime Population	7,684	67,435	210,055
2021 Median Age (Esri)	37.1	35.8	36.3
2021 Total Households (Esri)	3,329	24,202	77,814
2026 Total Households (Esri)	3,543	26,009	82,694
2010 Total Households (Esri 2019)	2,846	21,656	69,470
2000 Total Households (U.S. Census)	2,441	17,910	58,259
2010-2019 Families: Annual Growth Rate (Esri)	1.48%	1.37%	1.11%
2021 Average Household Income (Esri)	\$98,229	\$94,845	\$98,069

*****Please Note 2022 Figures for Avg. HH Income is Now \$128,000 (1 Mile), \$138,000 (3 Mile), and \$124,000 (5 Mile) Radius.**

- As noted above, the demographics for this up and coming shopping center are tremendous with significant growth, traffic (which is growing), and population density coupled with **above average household income for the State of Texas and the nation.**

Aerial Views:





For Leasing Rates Please Call Karim Bata at 214-535-9255

Please Note: Minimum lease term is 5 years, triple net leases only



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 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.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation 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.

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. 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 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.

Karim Bata	627107	krmbata@yahoo.com	214-535-9255
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date