

## **Delrock Center**

### **For lease**

**8600 Lakeview Pkwy, Suite # E appx 2300 sqft**

**Rowlett, TX 75088**

- **Current base rent is \$23/ sf**
- NNN lease is \$ 7 / sf
- Built in 1976, remodeled in 2018.
- Building size: 8,452 sqft
- Lot size: 56,929 sqft= 1.3 acres
- Free standing building
- Triple Net Lease
- Newer roof, plumbing & structure
- North West corner of Lakeview Pkwy and Dalrock Blvd

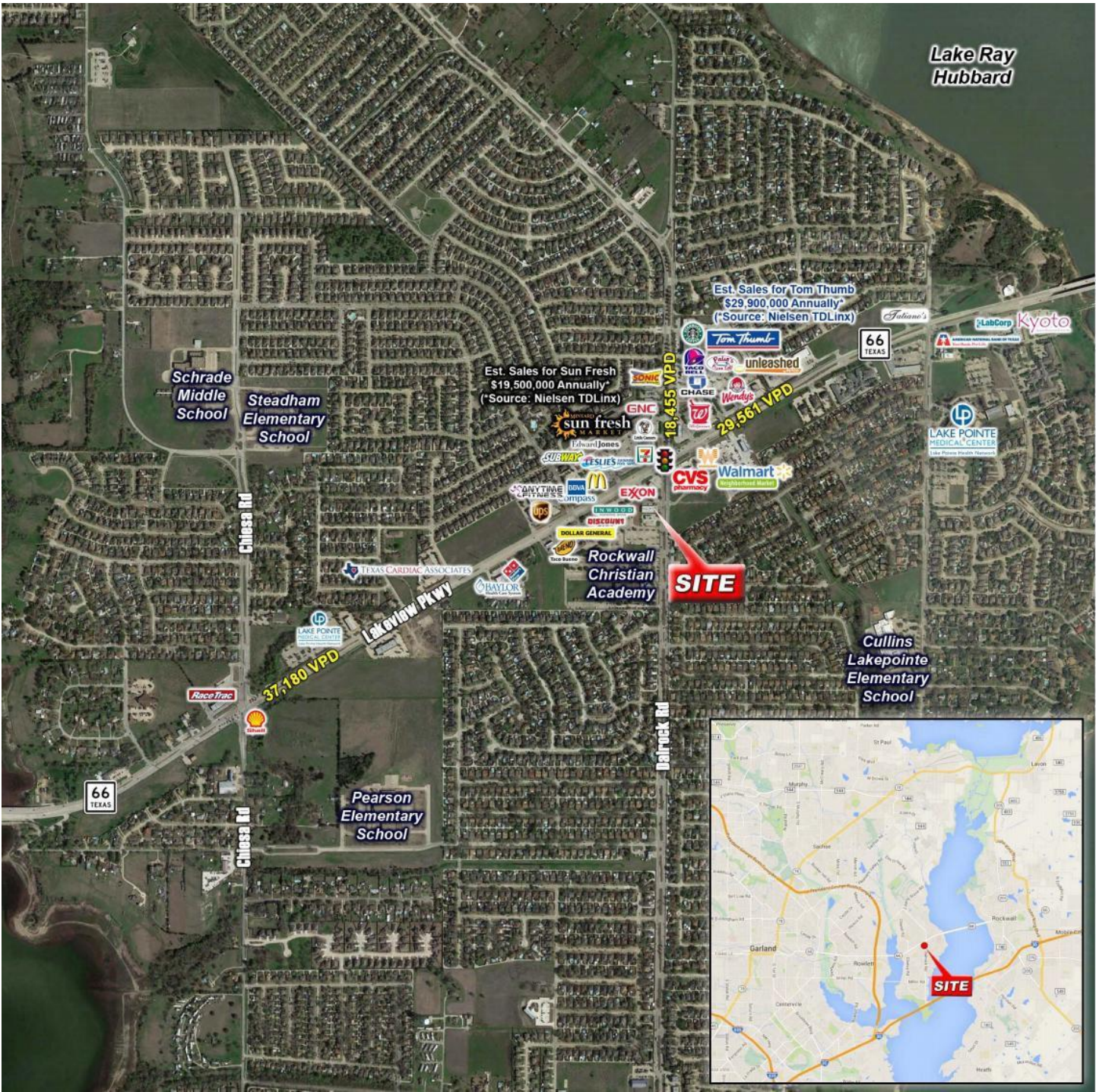


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# PIETY WELLNESS





BaylorScott&White  
HEALTH

Walmart  
Neighborhood Market

GNC

CVS  
pharmacy

Lakevi

66  
TEXAS

Lakeview Parkway

36,000  
Vehicles Per Day



23,000  
Vehicles Per Day

SUBWAY

Wendy's

Walgreens

CHASE

Dalrock Road

Tom Thumb

SONIC



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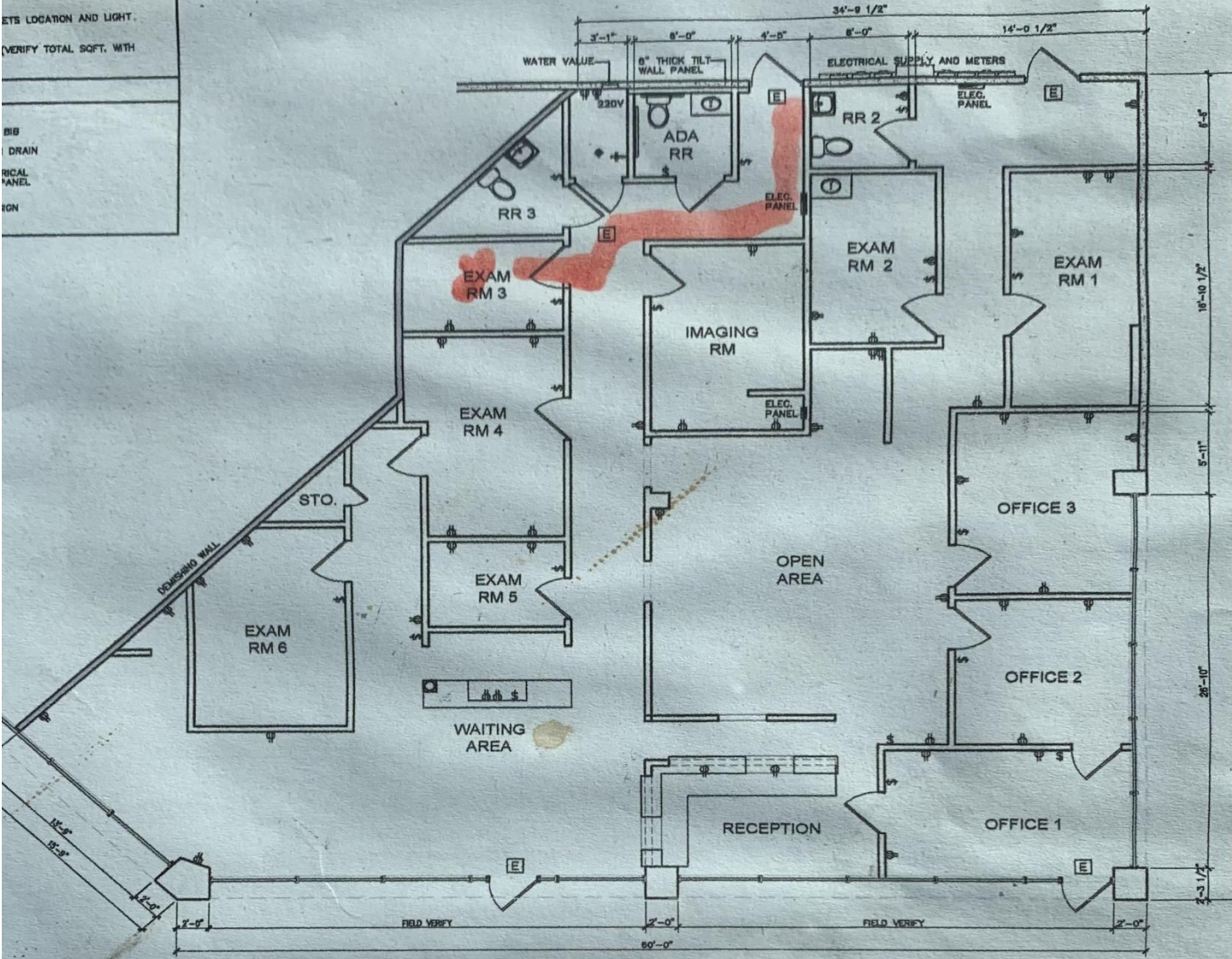


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1 AS-BUILT FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



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# Demographic and Income Profile

8600 Lakeview Pkwy, Rowlett, Texas, 75088  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude 32.91644  
 Longitude -96.51834

Summary	Census 2010	Census 2020	2024	2029
Population	13,530	14,412	14,252	14,396
Households	4,292	4,842	4,850	4,961
Families	3,660	3,852	3,769	3,838
Average Household Size	3.07	2.93	2.90	2.86
Owner Occupied Housing Units	3,796	3,832	3,898	4,041
Renter Occupied Housing Units	497	1,010	952	920
Median Age	36.1	38.5	39.0	39.8
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	0.20%	1.09%	0.38%	
Households	0.45%	1.36%	0.64%	
Families	0.36%	1.26%	0.56%	
Owner HHs	0.72%	1.82%	0.97%	
Median Household Income	3.33%	2.65%	2.95%	
<b>Households by Income</b>		<b>2024</b>	<b>2029</b>	
		Number	Percent	Number
<\$15,000		244	5.0%	202
\$15,000 - \$24,999		164	3.4%	117
\$25,000 - \$34,999		122	2.5%	93
\$35,000 - \$49,999		235	4.8%	173
\$50,000 - \$74,999		572	11.8%	485
\$75,000 - \$99,999		561	11.6%	498
\$100,000 - \$149,999		1,153	23.8%	1,099
\$150,000 - \$199,999		1,170	24.1%	1,493
\$200,000+		628	12.9%	801
Median Household Income		\$117,447		\$138,333
Average Household Income		\$135,337		\$156,613
Per Capita Income		\$45,580		\$53,411
<b>Population by Age</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
0-4	879	6.5%	799	5.5%
5-9	1,045	7.7%	907	6.3%
10-14	1,285	9.5%	1,058	7.3%
15-19	1,157	8.6%	1,129	7.8%
20-24	606	4.5%	937	6.5%
25-34	1,581	11.7%	1,700	11.8%
35-44	2,192	16.2%	1,900	13.2%
45-54	2,249	16.6%	2,131	14.8%
55-64	1,312	9.7%	1,974	13.7%
65-74	619	4.6%	1,204	8.4%
75-84	387	2.9%	486	3.4%
85+	218	1.6%	188	1.3%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
White Alone	10,044	74.2%	8,046	55.8%
Black Alone	1,642	12.1%	2,522	17.5%
American Indian Alone	92	0.7%	100	0.7%
Asian Alone	778	5.8%	920	6.4%
Pacific Islander Alone	4	0.0%	15	0.1%
Some Other Race Alone	669	4.9%	958	6.6%
Two or More Races	301	2.2%	1,851	12.8%
Hispanic Origin (Any Race)	2,191	16.2%	2,971	20.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

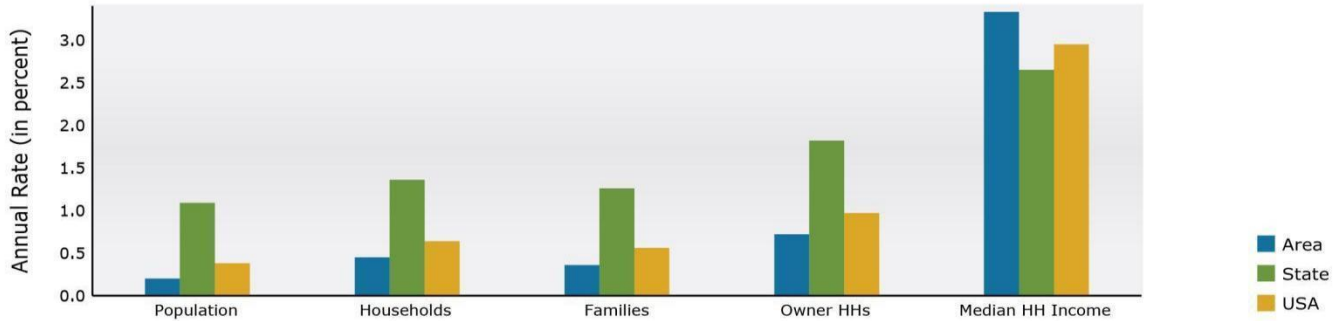


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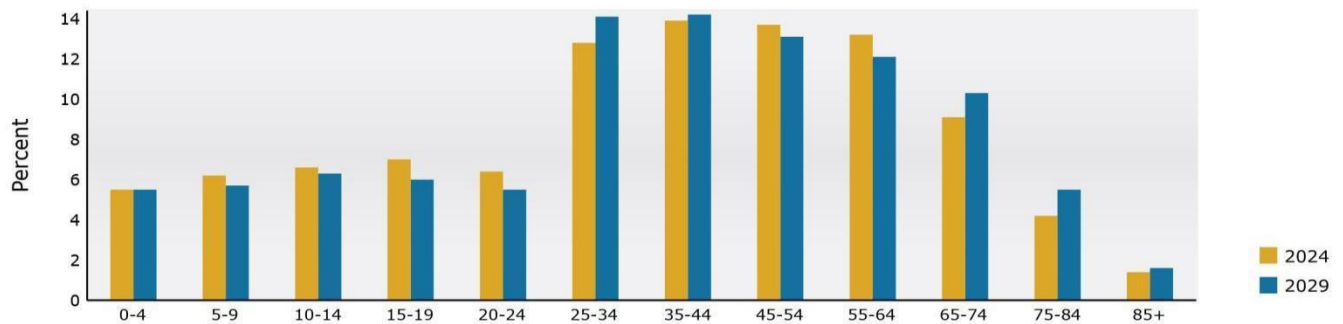
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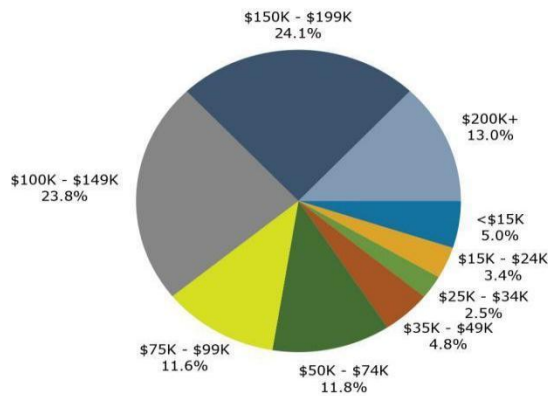
## Trends 2024-2029



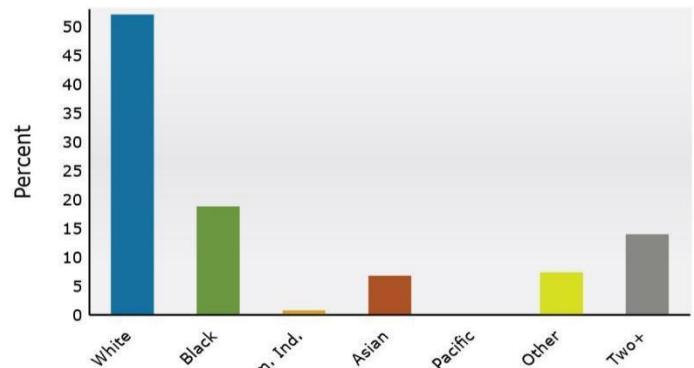
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 23.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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31, 2024