

## Delrock Center

For lease

8600 Lakeview Pkwy, Suite # E appx 2000 sqft

8602 Lakeview Pkwy, Suite # F appx 1548 sqft

Rowlett, TX 75088

- Current base rent is \$22/ sf
- NNN lease is \$ 5 / 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 Delrock Blvd



**Carole C. Tam, CCIM**

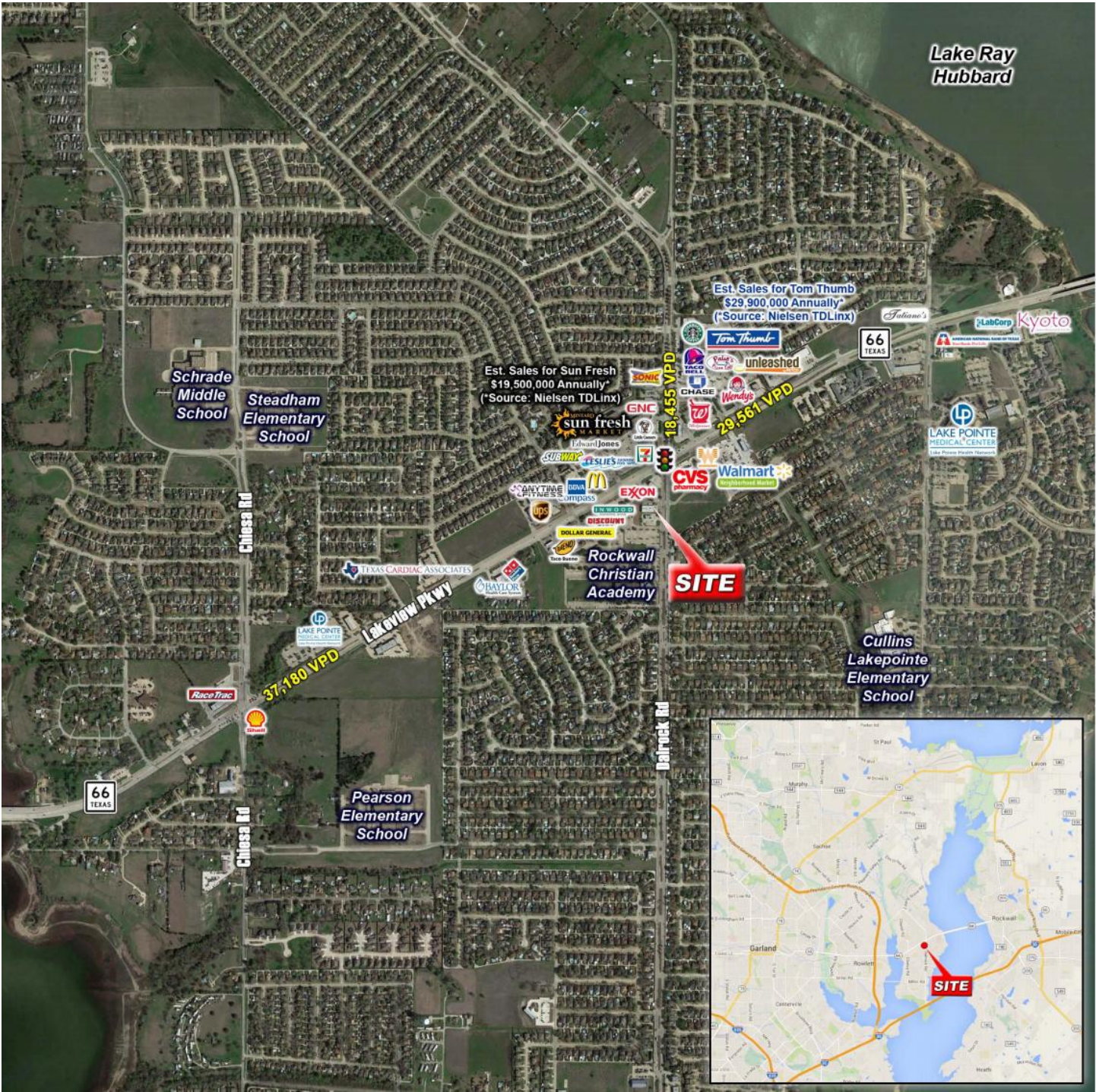
caroletam@gmail.com

(469) 999-8746

**TAC BROKERAGE & CONSULTANT LLC**

1060 W. Campbell Rd, Suite # 200, Richardson, TX 75080



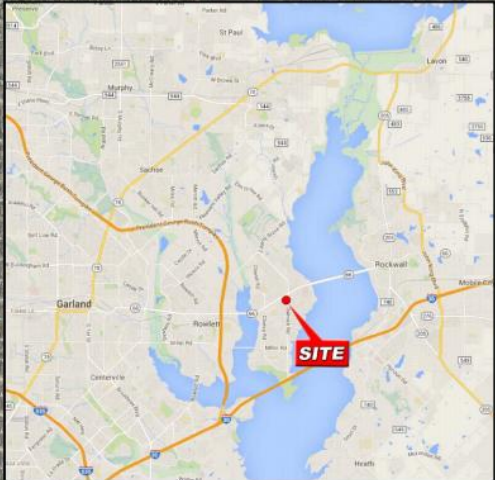


Lake Ray Hubbard

Est. Sales for Tom Thumb  
\$29,900,000 Annually  
(\*Source: Nielsen TDLinx)

Est. Sales for Sun Fresh  
\$19,500,000 Annually  
(\*Source: Nielsen TDLinx)

**SITE**



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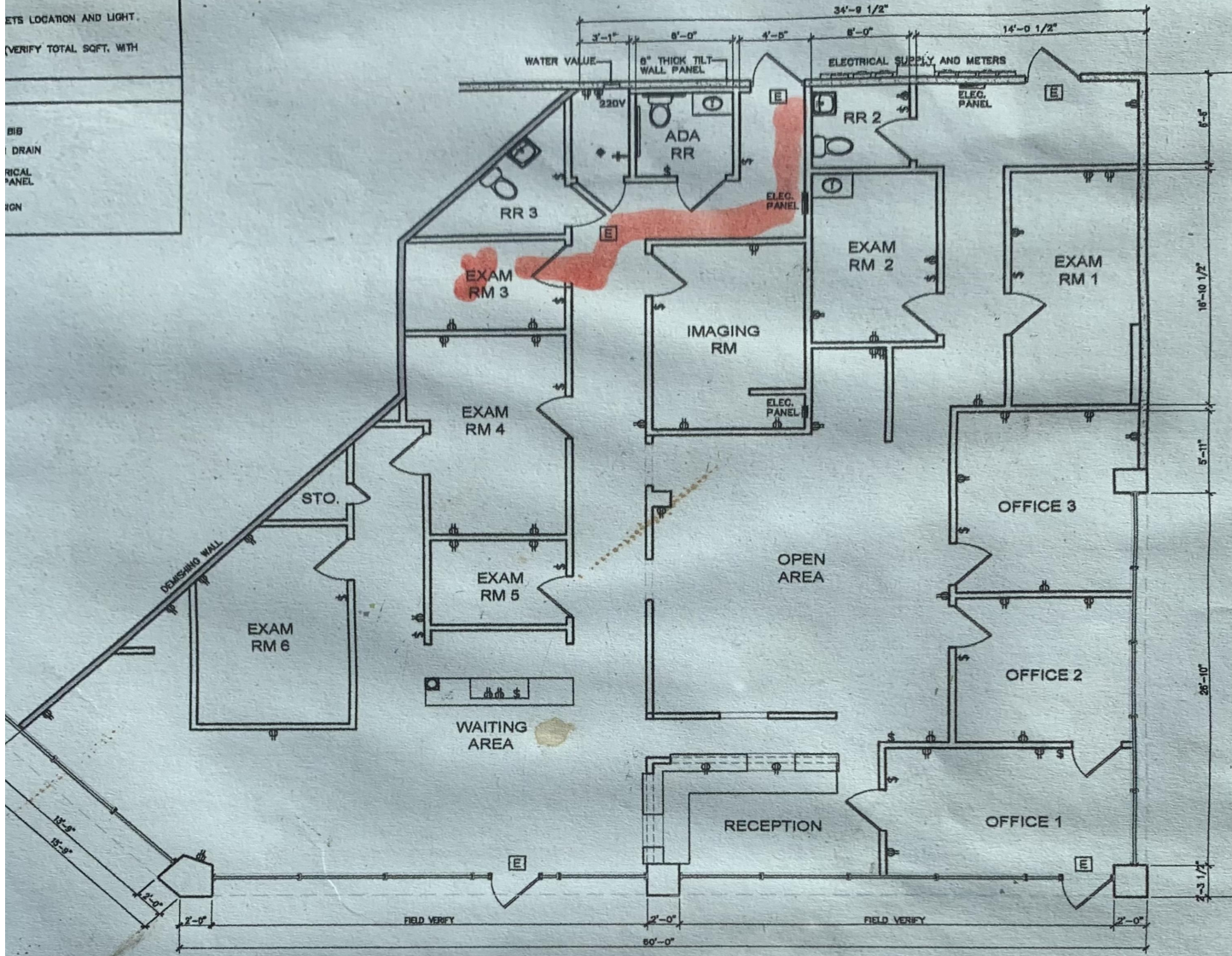
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VERIFY THE THICKNESS OF  
 VERIFY TOTAL SQFT. WITH  
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1 AS-BUILT FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



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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		
Trends: 2024-2029 Annual Rate	Area		State		National			
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%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			244	5.0%	202	4.1%		
\$15,000 - \$24,999			164	3.4%	117	2.4%		
\$25,000 - \$34,999			122	2.5%	93	1.9%		
\$35,000 - \$49,999			235	4.8%	173	3.5%		
\$50,000 - \$74,999			572	11.8%	485	9.8%		
\$75,000 - \$99,999			561	11.6%	498	10.0%		
\$100,000 - \$149,999			1,153	23.8%	1,099	22.2%		
\$150,000 - \$199,999			1,170	24.1%	1,493	30.1%		
\$200,000+			628	12.9%	801	16.1%		
Median Household Income			\$117,447		\$138,333			
Average Household Income			\$135,337		\$156,613			
Per Capita Income			\$45,580		\$53,411			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	879	6.5%	799	5.5%	778	5.5%	785	5.5%
5 - 9	1,045	7.7%	907	6.3%	889	6.2%	825	5.7%
10 - 14	1,285	9.5%	1,058	7.3%	942	6.6%	908	6.3%
15 - 19	1,157	8.6%	1,129	7.8%	994	7.0%	865	6.0%
20 - 24	606	4.5%	937	6.5%	909	6.4%	797	5.5%
25 - 34	1,581	11.7%	1,700	11.8%	1,827	12.8%	2,030	14.1%
35 - 44	2,192	16.2%	1,900	13.2%	1,976	13.9%	2,042	14.2%
45 - 54	2,249	16.6%	2,131	14.8%	1,955	13.7%	1,882	13.1%
55 - 64	1,312	9.7%	1,974	13.7%	1,875	13.2%	1,741	12.1%
65 - 74	619	4.6%	1,204	8.4%	1,304	9.1%	1,488	10.3%
75 - 84	387	2.9%	486	3.4%	600	4.2%	798	5.5%
85+	218	1.6%	188	1.3%	203	1.4%	236	1.6%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,044	74.2%	8,046	55.8%	7,426	52.1%	7,116	49.4%
Black Alone	1,642	12.1%	2,522	17.5%	2,681	18.8%	2,758	19.2%
American Indian Alone	92	0.7%	100	0.7%	108	0.8%	115	0.8%
Asian Alone	778	5.8%	920	6.4%	971	6.8%	1,021	7.1%
Pacific Islander Alone	4	0.0%	15	0.1%	17	0.1%	20	0.1%
Some Other Race Alone	669	4.9%	958	6.6%	1,058	7.4%	1,187	8.2%
Two or More Races	301	2.2%	1,851	12.8%	1,992	14.0%	2,178	15.1%
Hispanic Origin (Any Race)	2,191	16.2%	2,971	20.6%	3,277	23.0%	3,669	25.5%

**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.

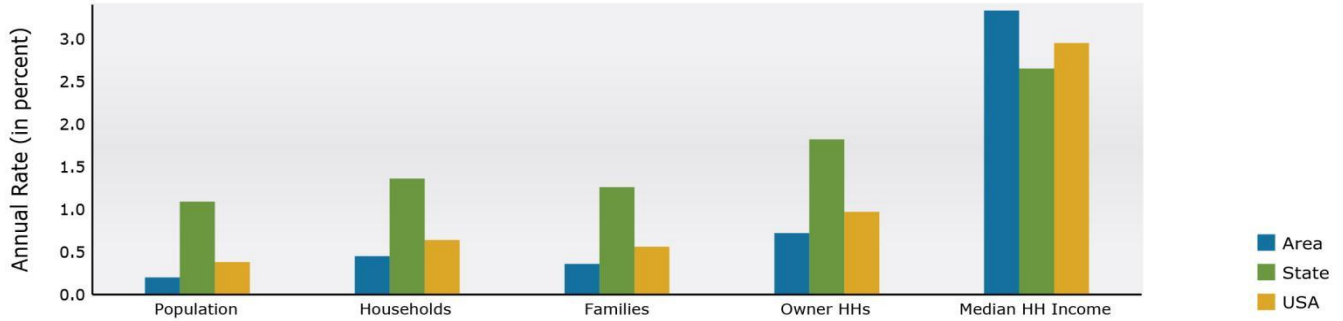


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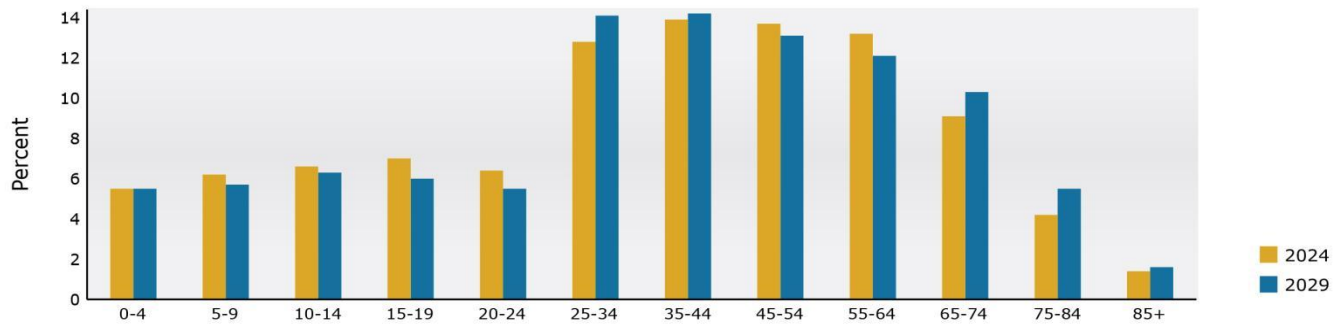
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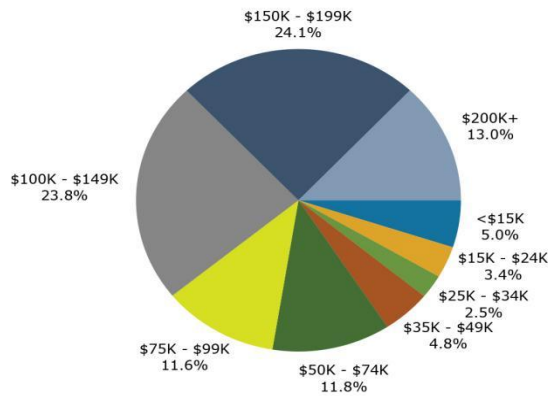
## Trends 2024-2029



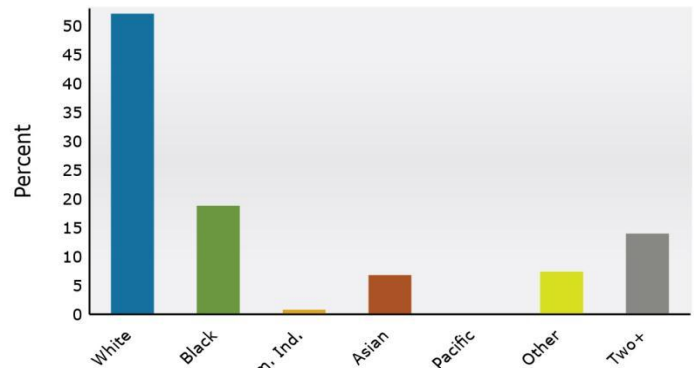
## Population by Age



## 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