



# FOR SALE

**±4.5 ACRES – Rowlett urban  
Development**

- Call For Price
- Near Downtown Rowlett
- Excellent Visibility

- 5 miles away from Sapphire Bay
- Near Dart Blue Light Rail
- Future Mixed-Use Development

## AREA RETAILERS



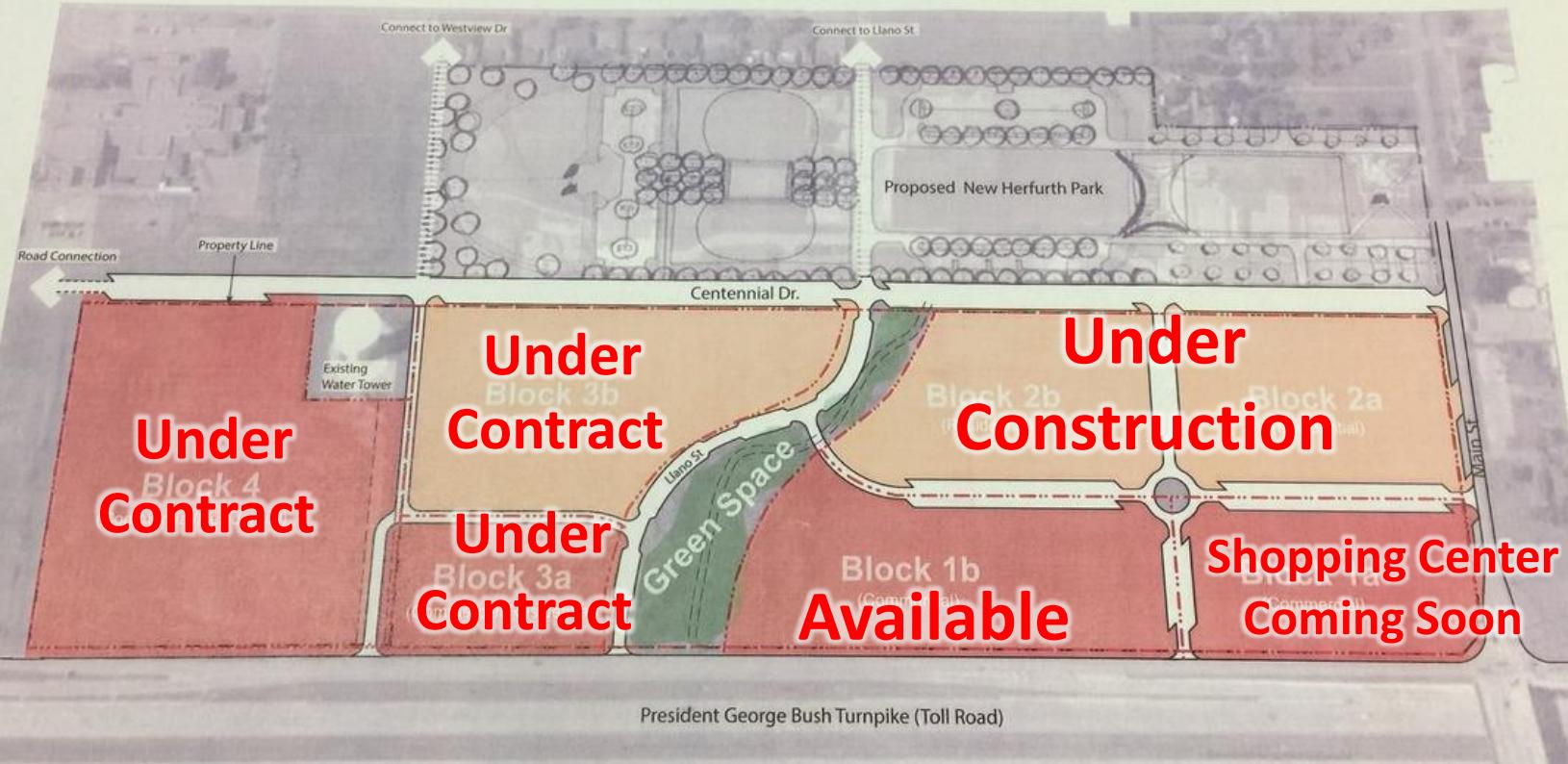
**ROYAL REALTY ADVISORS**

**DAVID NAJAFI**

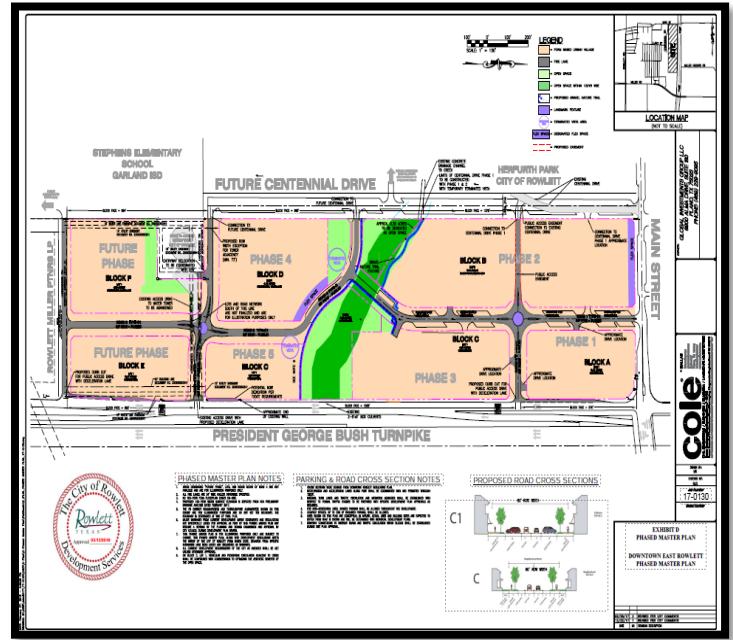
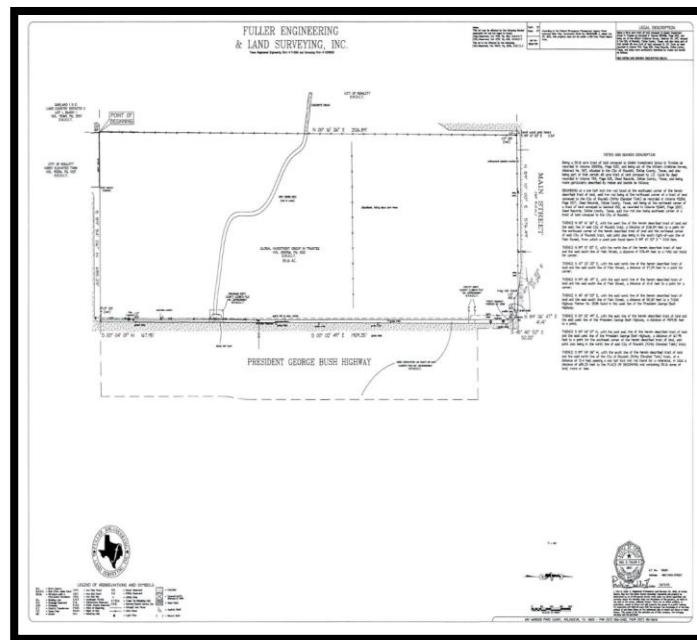
**469.229.9000**

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President George Bush Turnpike (Toll Road)



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# DEMOGRAPHIC - 2021

## 1 MILES RADIUS

Est Population	3,431
Est. Households	1,193
Est. Avg. HH Income	\$103,539

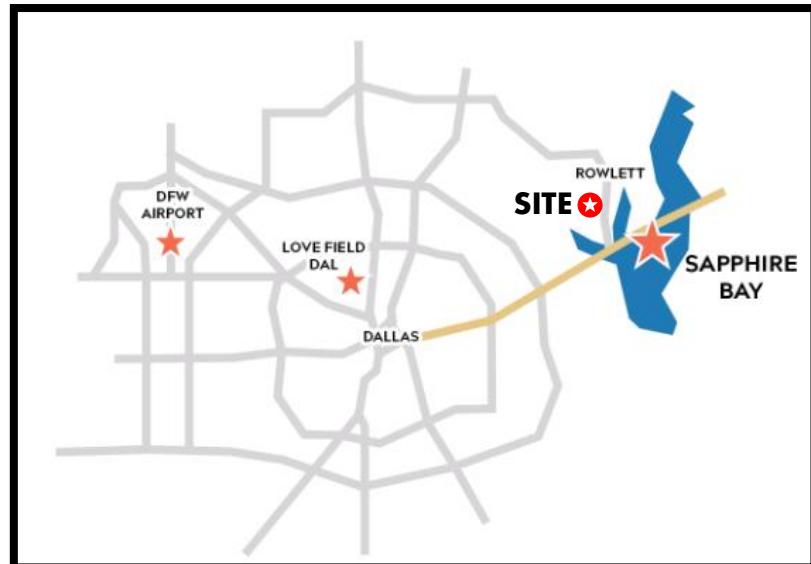


## 3 MILES RADIUS

Est Population	64,838
Est. Households	21,497
Est. Avg. HH Income	\$104,794

## 5 MILES RADIUS

Est Population	192,305
Est. Households	62,328
Est. Avg. HH Income	\$87,348



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