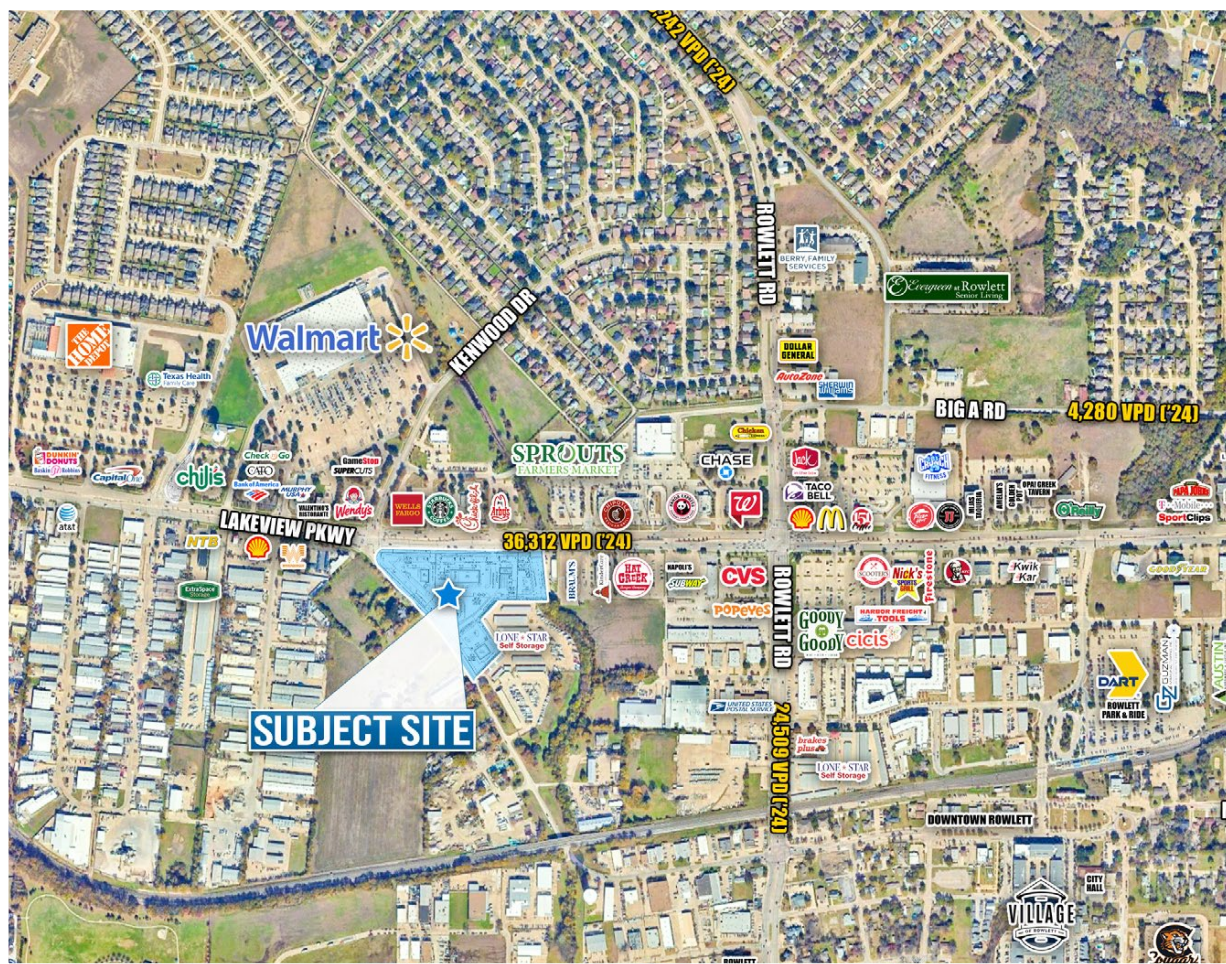


HIGHWAY 66 PAD SITES AVAILABLE

Rowlett, TX



LOCATION:

2700 Lakeview Parkway
 (SEC Highway 66 & Main St)
 Rowlett, TX 75088

PROPERTY HIGHLIGHTS:

- **Pad C:** +/- 0.77 AC
- **Pad E:** +/- 1.20 AC
- **Retail Space:** +/- 6,256 SF (at lease)
- Hard corner at signalized intersection
- Located along the highly trafficked Hwy 66 retail corridor of Rowlett with nearby major retailers and shopping center seeing over 4 million annual visits. *per placer.ai
- Contact broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,395	75,377	237,136
Daytime Population	12,214	54,728	180,749
Avg. HH Income	\$109,987	\$116,533	\$105,335

TRAFFIC COUNTS:

Lakeview Pkwy:	36,312 VPD (2024)
Rowlett Rd:	24,509 VPD (2024)

CONTACT

TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM
COOPER MONROE | 501.515.0173 | CMONROE@FALCONCOMPANIES.COM

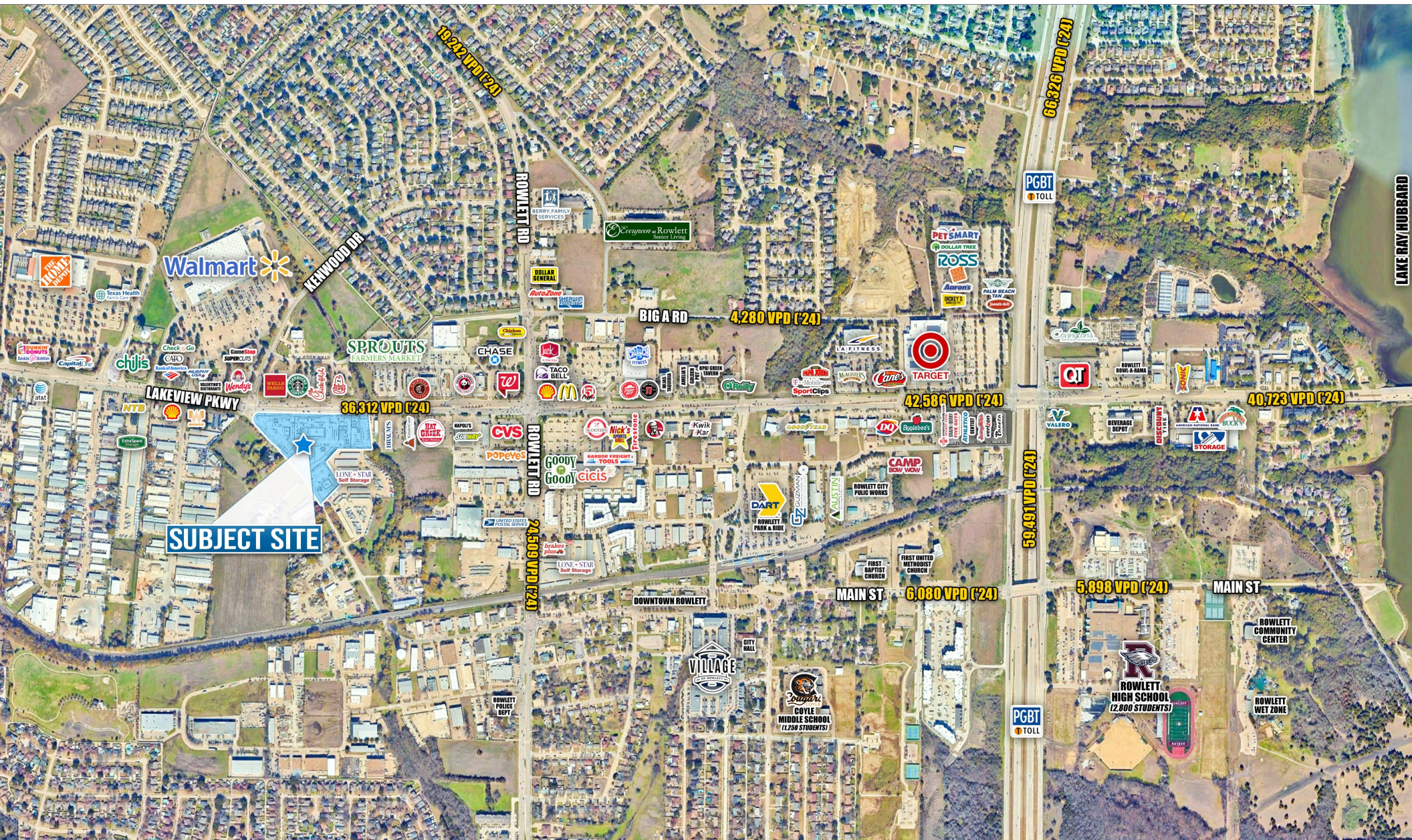


7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

HIGHWAY 66 PAD SITES AVAILABLE

2700 Lakeview Pkwy, Rowlett, TX 75088



CONTACT

TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM
 COOPER MONROE | 501.515.0173 | CMONROE@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230



FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

HIGHWAY 66 PAD SITES AVAILABLE

2700 Lakeview Pkwy, Rowlett, TX 75088



SAPPHIRE BAY
 WATERFRONT MIXED-USE DEVELOPMENT
 SAPHIRE BAY LAGOON + HYATT DESTINATION HOTEL
 1,100 MULTI-FAMILY UNITS + 130 SINGLE FAMILY VILLAS
 300 HIGH-RISE CONDOS + 1,000 SLIP MARINA
 1.7M SF COMMERCIAL SPACE

CONTACT **TEY TINER** | 214.534.3683 | TEY@FALCONCOMPANIES.COM
COOPER MONROE | 501.515.0173 | CMONROE@FALCONCOMPANIES.COM

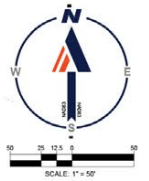
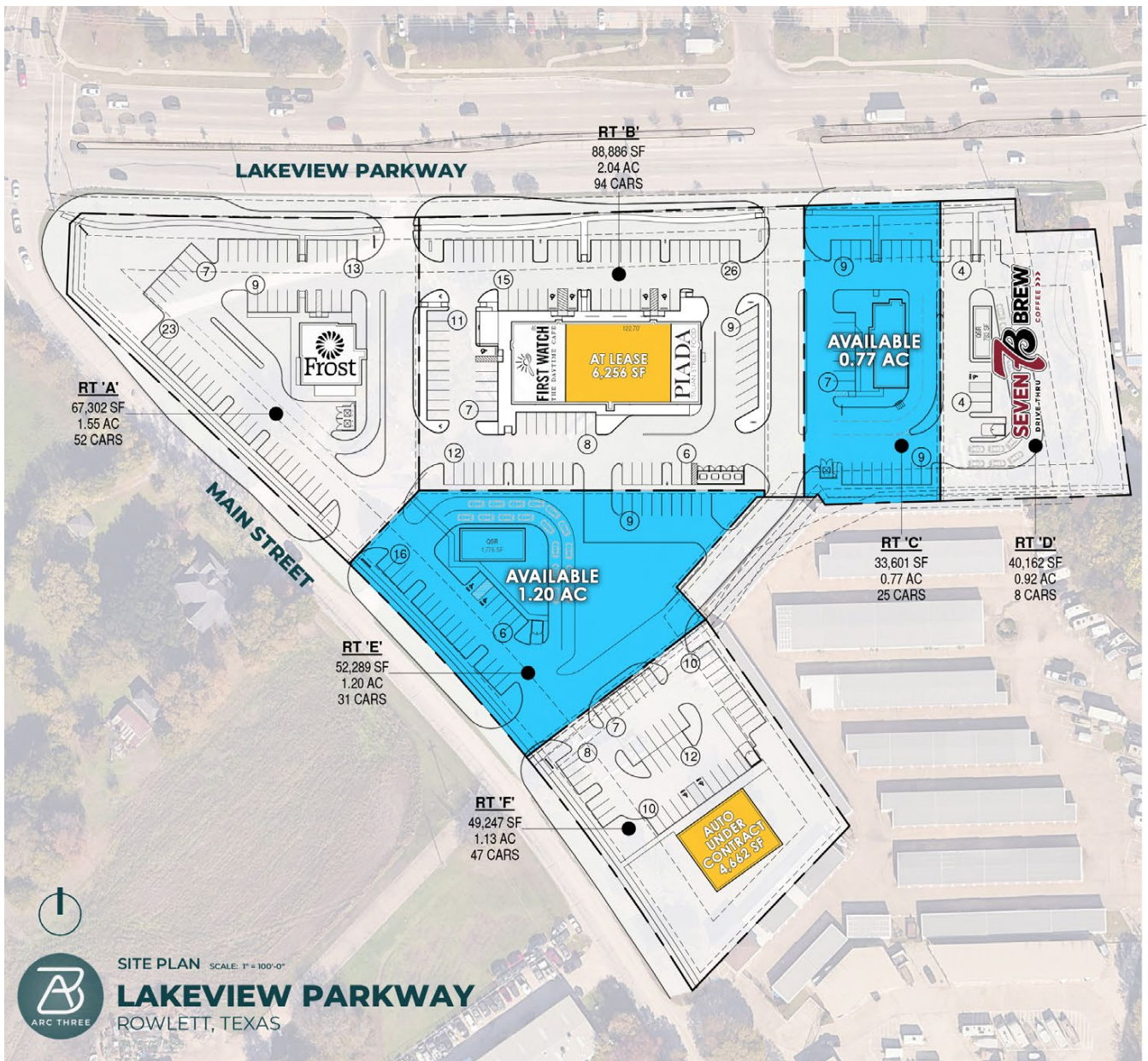
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

falcon
 FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

HIGHWAY 66 PAD SITES AVAILABLE

2700 Lakeview Pkwy, Rowlett, TX 75088



LEGEND

PROPOSED

- PROPERTY LINE
- ADJ. PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- CURB
- TRASH ENCLOSURE
- MONUMENT SIGN
- PARKING COUNT
- 100-YEAR FLOODPLAIN
- CONTOUR

PROJECT SITE DATA

GENERAL

NAME OF PROJECT/DEVELOPER: LAKEVIEW RETAIL
 PROPOSED USE: RETAIL, OFFICE AND DRIVE-THRU
 FUTURE LAND USE DESIGNATION: RETAIL, COMMERCIAL / OFFICE
 PROPOSED FUTURE LAND USE DESIGNATION: RETAIL, OFFICE AND DRIVE-THRU
 EXISTING ZONING DISTRICT: SUBDISTRICT 1 - C-2, GENERAL COMMERCIAL
 PROPOSED ZONING DISTRICT: SUBDISTRICT 1 - PLANNED DEVELOPMENT WITH BASE ZONING OF C-2, GENERAL COMMERCIAL/RETAIL
 APPLICABLE OVERLAYS: NONE
 APPRAISAL DISTRICT ACCOUNT NUMBERS AND COUNTY: DALLAS COUNTY ACCOUNT NUMBERS: 80020881030000 & 8003021110040000

BUILDING

TOTAL SQUARE FOOTAGE: 25,787 SF
 TOTAL GROSS INTERIORITY (P&R): 8,020 SF (R)
 COMMERCIAL (CF): 25,787 SF
 INDUSTRIAL (IF): 0 SF
 OTHER (OF): 0 SF

OVERALL SITE

GROSS SITE AREA: 7.73 AC (336,513 SF)
 SITE FRONTAGE: 1787'
 SITE WIDTH: MAX 837'
 SITE DEPTH: MAX 717'
 IMPERVIOUS SURFACE AREA: 4.96 AC (214%)
 PERVIOUS SURFACE AREA: 2.78 AC (36%)
 ACCESSORY USE %: N/A
 OPEN SPACE (AC AND %): TBD
 DETENTION / RETENTION (AC AND %): TBD
 MICROCLIMATE (AC AND %): N/A
 PRESERVE (AC AND %): N/A
 CIVIC (AC AND %): N/A
 OTHER (AC AND %): N/A

PROPERTY DEVELOPMENT REGULATIONS

MAXIMUM BU: TBD

LOT	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY
RT-A	67,312 SF	3,700 SF (RESTAURANT)	72 SPACES	19.73 / 1000	5.50%
RT-B	79,397 SF	3,700 SF (RESTAURANT)	72 SPACES	10.00 / 1000	4.60%
RT-C	43,127 SF	3,056 SF (RETAIL)	60 SPACES	6.07 / 1000	11.41%
RT-D	40,127 SF	2,380 SF (QSR)	17 SPACES	10.22 / 1000	1.95%
RT-E	44,501 SF	1,776 SF (QSR)	22 SPACES	12.95 / 1000	3.99%
RT-F	62,003 SF	4,662 SF (AUTO)	165 SPACES	9.87 / 1000	7.52%
TOTAL	386,512 SF	25,787 SF	264 SPACES	10.13 / 1000	7.66%



SITE PLAN SCALE: 1" = 100'-0"
LAKEVIEW PARKWAY
 ROWLETT, TEXAS

CONTACT

TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM
COOPER MONROE | 501.515.0173 | CMONROE@FALCONCOMPANIES.COM

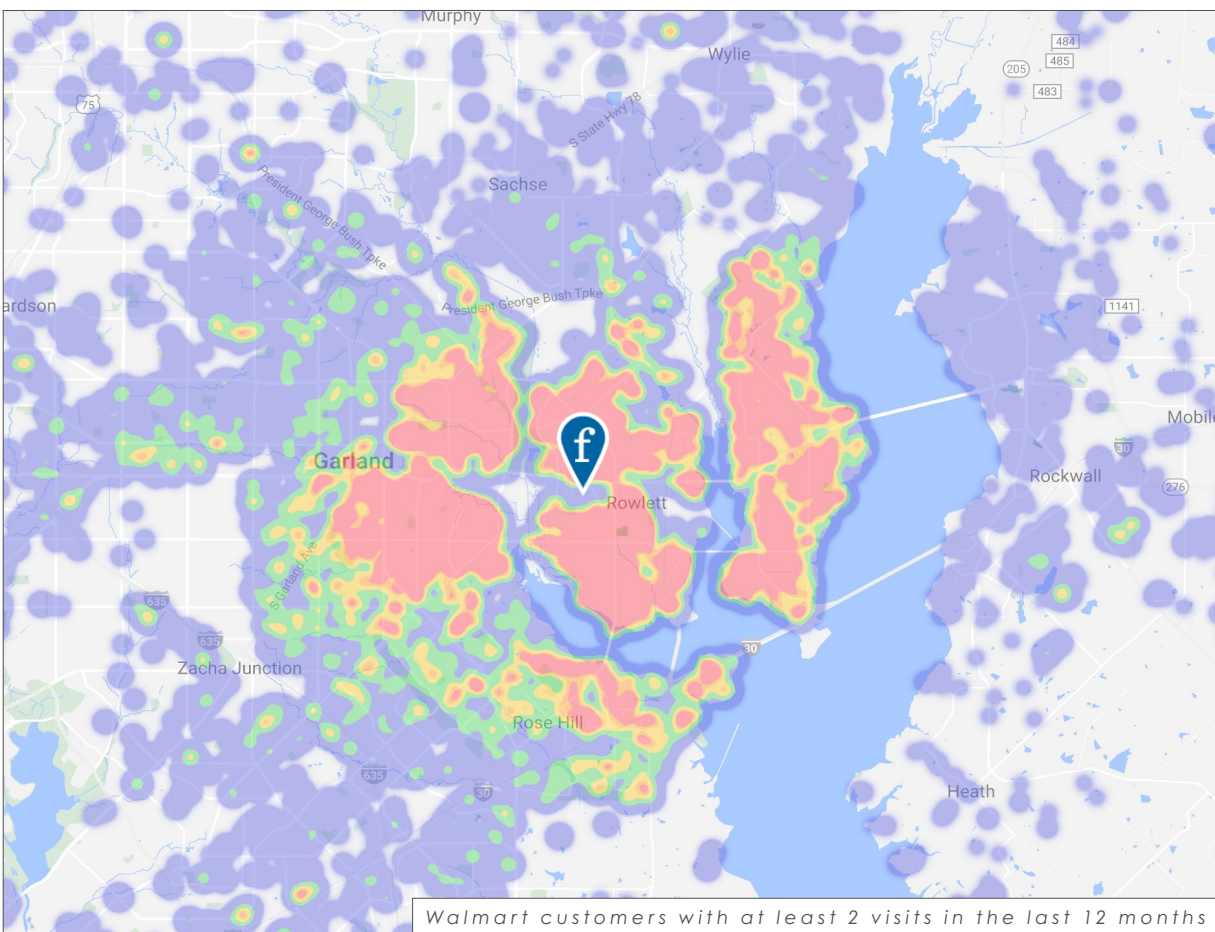


7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

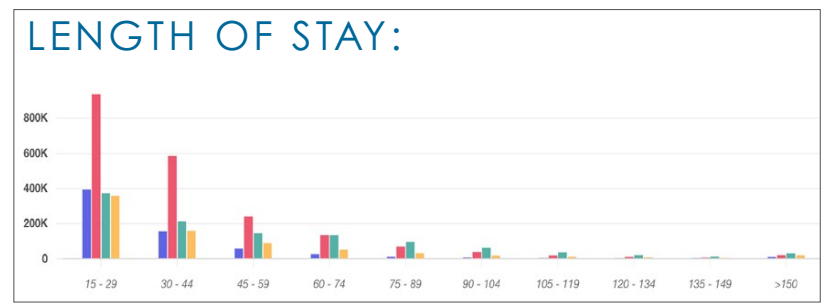
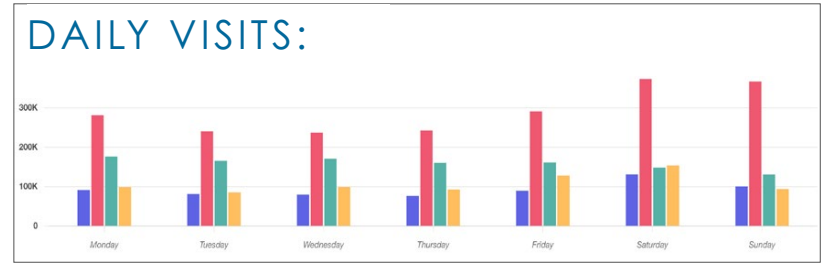
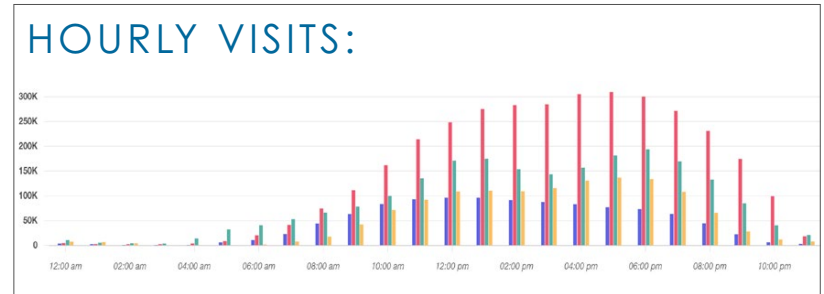
HIGHWAY 66 PAD SITES AVAILABLE

2700 Lakeview Pkwy, Rowlett, TX 75088



IMMEDIATE AREA FOOT TRAFFIC:

- Walmart**
- Hwy 66 & Rowlett Rd**
- Timberlake Shopping Center**
- The Home Depot**



IMMEDIATE AREA FOOT TRAFFIC (12 mos: Jan 2023 to Jan 2024)

	est. # of Customers	est. # of visits
Walmart:	270,600	2,000,000
Hwy 66 & Rowlett Rd:	190,100	1,100,000
Timberlake Shopping Center:	217,300	752,800
The Home Depot:	176,300	650,500

CONTACT
TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM
COOPER MONROE | 501.515.0173 | CMONROE@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230



The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

DEMOGRAPHIC SUMMARY

2727 Main St

Ring of 3 miles

KEY FACTS



75,377

Population



54,728

Daytime Population



0.32%

'23-'28 Compound Annual Growth Rate



24,580

Households



\$268,125

Median Home Value



37.1

Median Age

EDUCATION



21%

High School Diploma



22%

Some College



31.43%

Bachelor's Degree or Graduate Degree

INCOME



\$89,032

Median Household Income



\$116,533

Average Household Income



\$38,370

Per Capita Income



\$236,212

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$99,725

Total Annual Expenditures



\$3,954

2023 Meals at Restaurants



\$7,136

2023 Meals at Home



\$31,346

Retail Goods



\$4,063

Entertainment



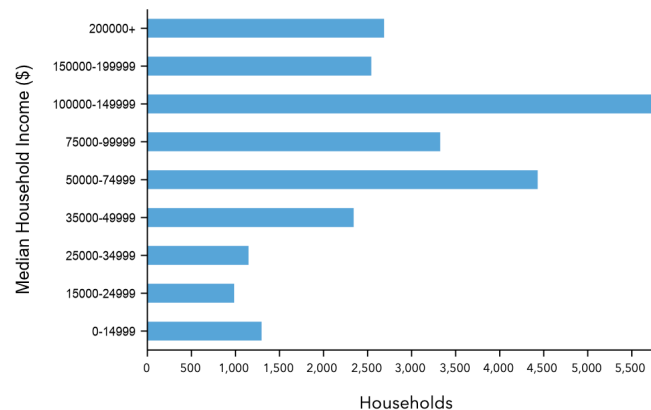
\$1,042

Personal Care



\$7,882

Health Care



BUSINESS



1,578

Total Businesses



13,930

Total Employees



35.06%

Blue Collar Occupation



64.95%

White Collar Occupation

Tapestry segments



4A

Workday Drive

6,716 households

27.3% of Households



4B

Home Improvement

4,040 households

16.4% of Households



7C

Urban Edge Families

3,968 households

16.1% of Households

2023 Race and ethnicity (Esri)

The largest group: White Alone (39.74)

The smallest group: Pacific Islander Alone (0.06)

Indicator ▲	Value	Diff
White Alone	39.74	-10.34
Black Alone	17.70	+2.30
American Indian/Alaska Native Alone	1.18	+0.20
Asian Alone	11.14	+3.48
Pacific Islander Alone	0.06	-0.07
Other Race	13.59	+1.67
Two or More Races	16.59	+2.77
Hispanic Origin (Any Race)	34.21	+5.59

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date