

FORMER NAPA AUTO PARTS AVAILABLE FOR LEASE

Rowlett, TX



LOCATION:

5414 Rowlett Rd
Rowlett, TX 75088

PROPERTY HIGHLIGHTS:

- **Building Size:** +/- 6,881 SF
- Located in Rowlett's primary retail corridor, boasting strong sales volumes with limited freestanding available inventory
- Open floorplan with rear warehouse/ storage and grade-level loading
- Ample on-site parking with easy ingress/egress
- Close proximity to President George Bush Turnpike (SH-190)
- Surrounded by dense residential neighborhoods and strong daytime population
- Nearby Retailers: Walmart Supercenter, Kroger, CVS, O'Reilly Auto Parts, and multiple QSRs
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,654	72,806	224,300
Daytime Population	12,239	52,836	167,708
Avg. HH Income	\$118,656	\$130,909	\$117,728

TRAFFIC COUNTS:

Lakeview Pkwy:	42,586 VPD (2024)
Rowlett Rd:	24,509 VPD (2024)

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

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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.

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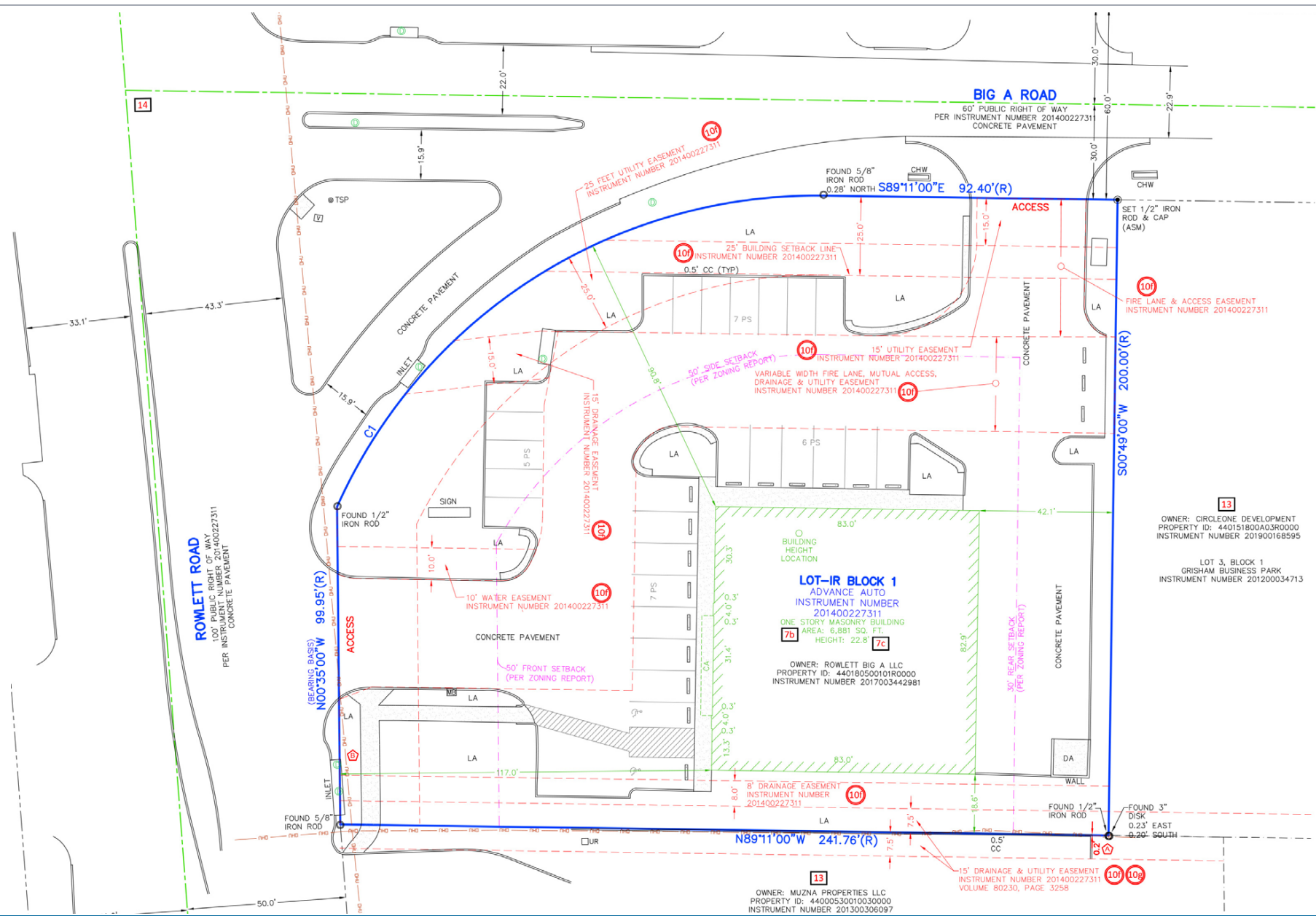
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DEMOGRAPHIC SUMMARY

My Auto Glass Shop
Ring of 3 miles

KEY FACTS



72,806

Population



52,836

Daytime Population



1.34%

'23-'28 Compound
Annual Growth Rate



24,515

Households



\$348,239

Median Home Value



39.0

Median Age

EDUCATION



20%

High School Diploma



20%

Some College



37.67%

Bachelor's Degree or
Graduate Degree

INCOME



\$108,555

Median
Household Income



\$130,909

Average
Household Income



\$44,444

Per Capita
Income



\$423,387

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$112,377

Total Annual
Expenditures



\$4,612

2023 Meals at
Restaurants



\$8,125

2023 Meals at
Home



\$36,619

Retail Goods



\$4,584

Entertainment



\$1,192

Personal Care



\$8,694

Health Care

BUSINESS



1,710

Total Businesses



14,559

Total Employees



30.72%

Blue Collar
Occupation



69.30%

White Collar
Occupation

Tapestry segments

No segments found

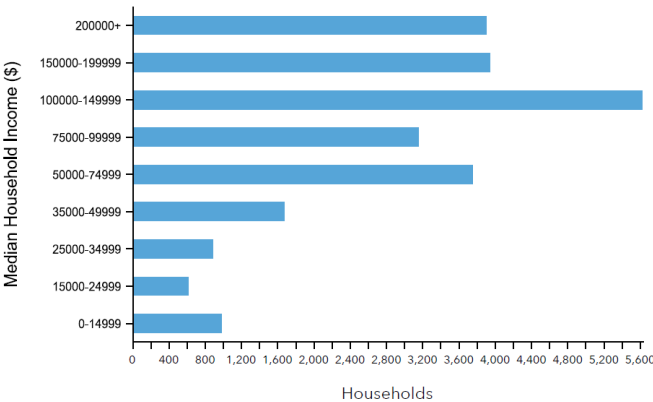
2025 Race and ethnicity (Esri)

The largest group: White Alone (42.27)

The smallest group: Pacific Islander Alone (0.06)

Indicator ▲	Value	Diff	
White Alone	42.27	-6.28	
Black Alone	18.19	+2.47	
American Indian/Alaska Native Alone	1.07	+0.10	
Asian Alone	10.99	+2.59	
Pacific Islander Alone	0.06	-0.07	
Other Race	11.43	-0.64	
Two or More Races	16.00	+1.84	
Hispanic Origin (Any Race)	30.55	+1.37	

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** is 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

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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date