

Lakeview Plaza

NWC of Dalrock Rd & Lakeview Pkwy
Rowlett, Texas 75088



LOCATION
Hwy 66 & Dalrock Rd
Rowlett, Texas 75088

AVAILABLE
Ste. 104: 1,300 SF
Ste. 202: 2,100 SF
Ste. 108: 2,145 SF

PRICING
\$16.00 - \$18.00 psf
+NNNs: \$6.93 psf

TRAFFIC COUNTS
Hwy 66: 30,364 vpd
(TXDOT 2016)
Dalrock Rd: 18,455 vpd
City of Rowlett, 2015

PROPERTY INFORMATION

- Shopping center located at the NWC of Lakeview Pkwy/Hwy 66 & Dalrock Rd
- Excellent exposure and access to Lakeview Pkwy
- Strong retail submarket with multiple national credit tenants.
- Suite 108 is a 2,145 SF finished dental office and is available with a 30 day notice.

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2017 Population	13,804	45,481	122,357
Daytime Population	11,105	33,161	97,425
Total Households	4,282	14,697	41,463
Average HH Income	\$102,060	\$105,360	\$104,070

FOR MORE INFORMATION:

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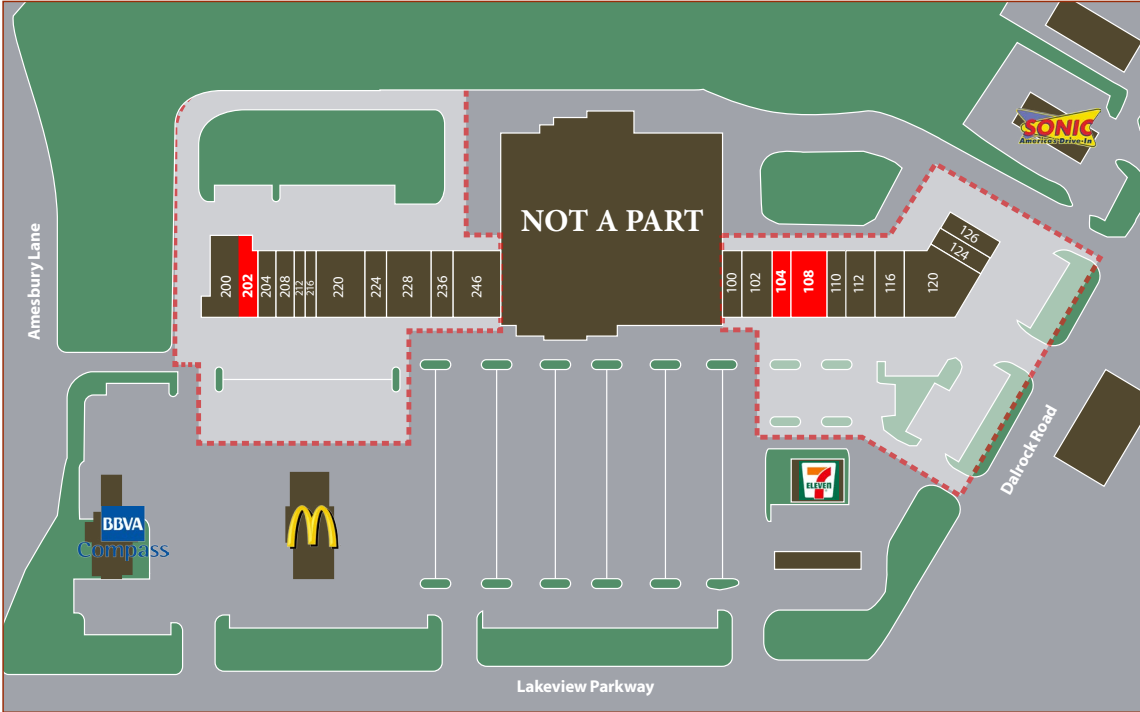
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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
200	Bikram Yoga	3,176 SF	100	Style America	1,400 SF
202	AVAILABLE	2,100 SF	102	Leslie's Pools	2,450 SF
204	Little Caesars	1,330 SF	104	AVAILABLE	1,300 SF
208	Subway	1,600 SF	108	Smile Effects Dental	2,145 SF
212	Winters Donuts	1,000 SF		AVAILABLE w/ 30 Day Notice	
216	Edward Jones	980 SF	110	Senaidas Taqueria Y Fruteria	1,416 SF
220	Open MRI	4,000 SF	112	Foot Palace	2,450 SF
224	Embroidery Shop	1,725 SF	116	Hong Kong Express	2,100 SF
228	Liquor Depot	3,500 SF	120	Studio 850	5,005 SF
236	Nika Hair Salon	1,400 SF	124	Rowlett Nails	1,050 SF
246	Rowlett Dance Academy	4,200 SF			

FOR MORE INFORMATION:

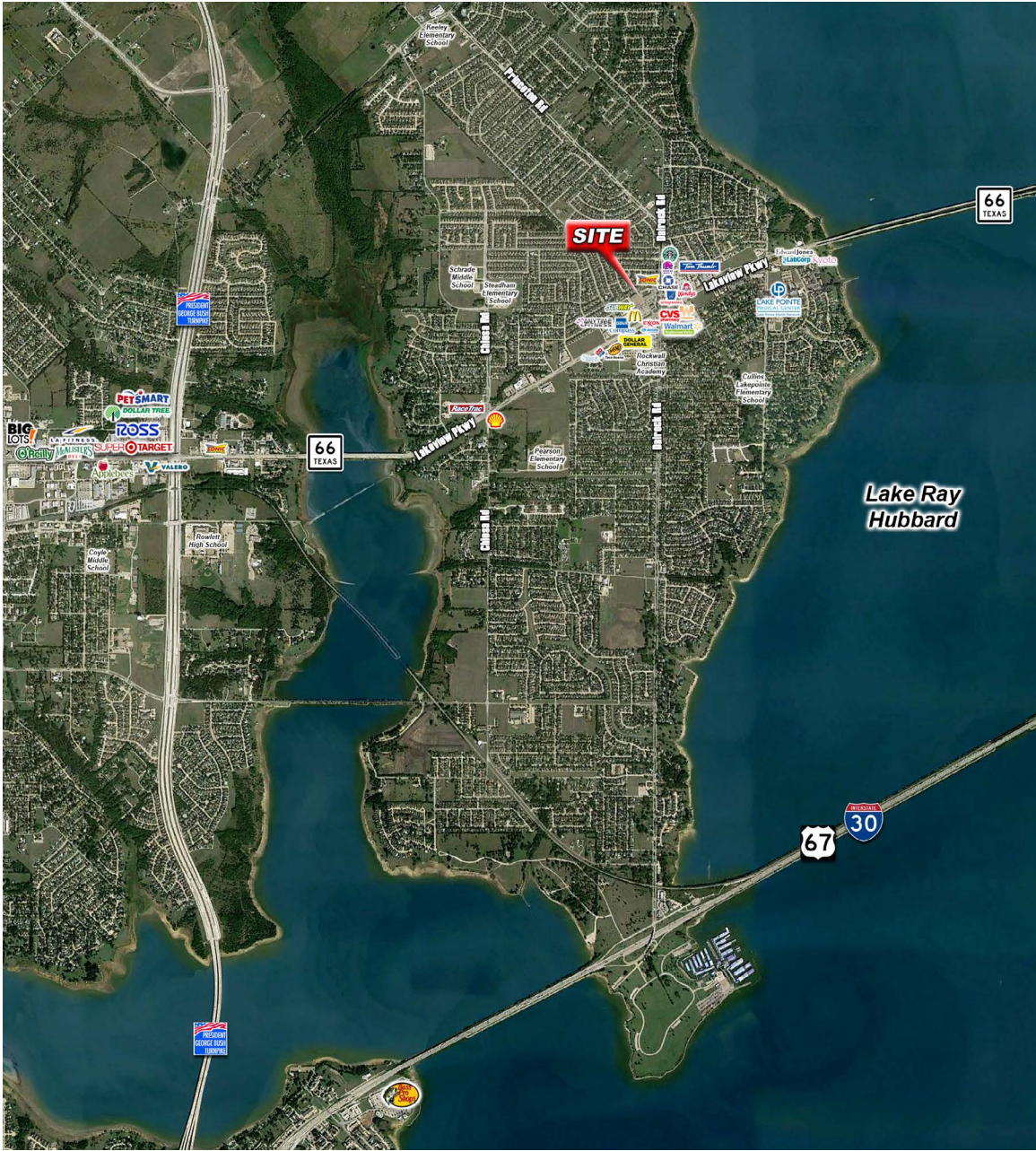
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date