

8601A Liberty Grove Rd, Rowlett, TX



4,992 SF Office/Retail for Lease
Option to Sub-Divide, Min. of ± 150 SF
Ample Weekday Parking Available
Just Off Corner of Liberty Grove & Preston

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8601A Liberty Grove Rd, Rowlett, TX

Property Overview

This 4,992 square-foot office/retail space is available for lease in Rowlett, TX. The property primarily consists of office suites with the flexibility to subdivide the space into areas as small as ± 150 square feet. Situated within the same complex as The Grove Community Church, the property benefits from ample parking on weekdays, with shared parking available with the church. Potential uses for the space include executive office suites, salon and beauty services, daycare facilities, and more. Conveniently located at the intersection of Liberty Grove Rd and Old Princeton Rd, the property offers easy access, being less than two miles from both President George Bush Turnpike and State Highway 66. For further details, please contact Judy Kurtz.





ROOM
58'7" x 32'5"

ROOM
12'4" x 6'2"

ROOM
23'1" x 23'0"

KITCHEN
6'11" x 9'8"

BATH
4'9" x 8'7"

BATH
2'0" x 4'5"

BATH
2'0" x 4'5"

BATH
4'9" x 6'10"

BATH
18'0" x 8'10"

ROOM
5'10" x 6'4"

FOYER
119'0" x 41'1"

ROOM
23'4" x 13'3"

ROOM
11'7" x 5'5"

ROOM
23'4" x 12'4"

ROOM
11'7" x 7'3"

ROOM
23'4" x 14'10"

Floor plan of a 10-unit apartment building. The plan shows a central corridor with multiple entrances. Units are labeled with room names and dimensions. Units 101, 102, 103, 104, 105, 106, 107, 108, 109, and 110 are shown. Units 101, 102, 103, 104, 105, 106, 107, 108, 109, and 110 are shown. Units 101, 102, 103, 104, 105, 106, 107, 108, 109, and 110 are shown.

Rowlett, TX Retail Map



The property is located on Liberty Grove Rd with over 12,000 VPD.



1 Mile from PG&T



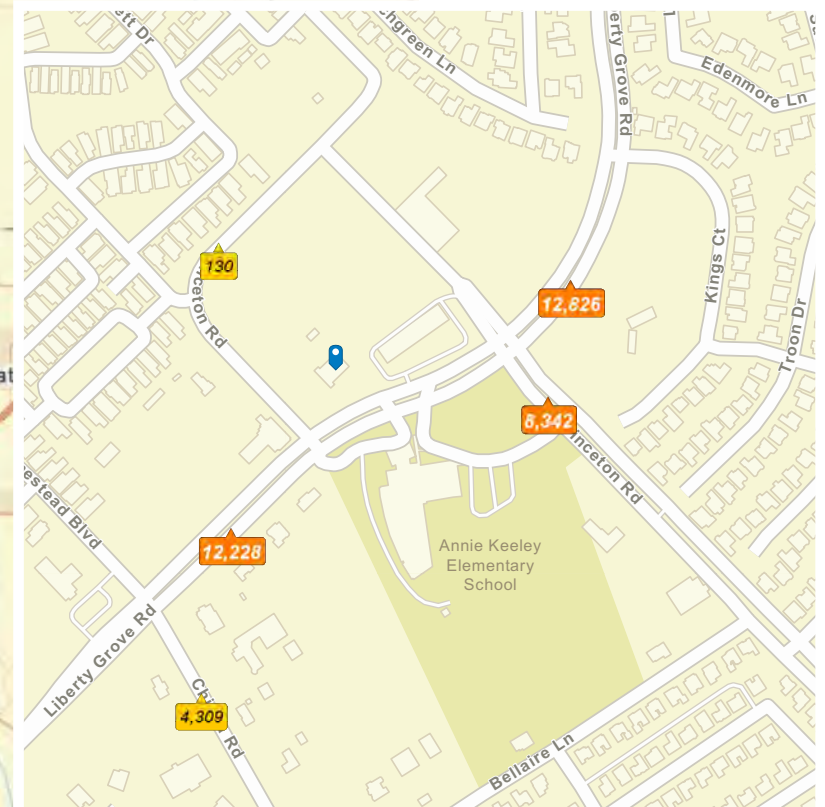
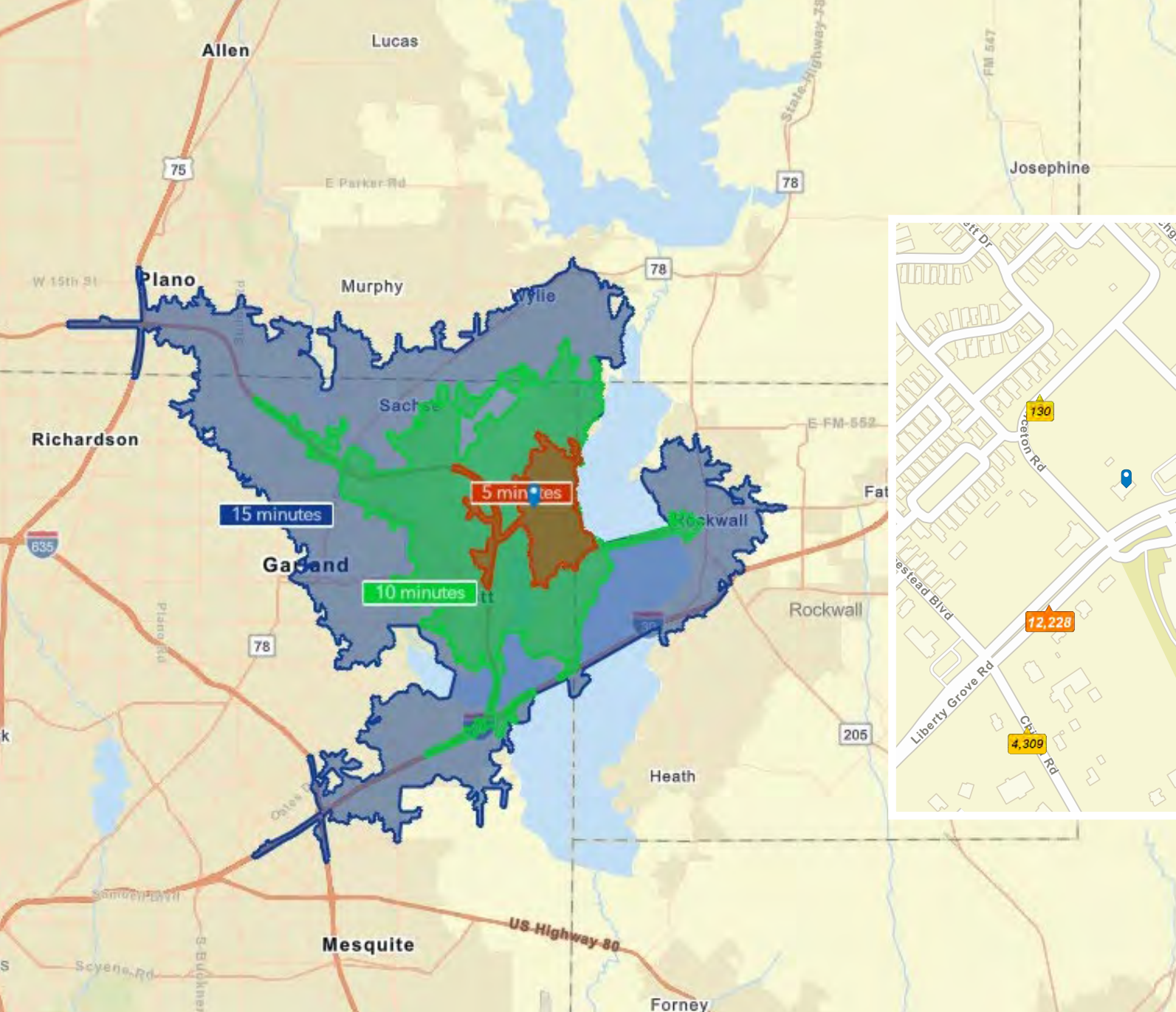
2 Miles from SH-66



4.5 Miles from I-30



6.7 Miles from SH-78



Market Profile

8601 Liberty Grove Rd, Rowlett, Texas, 75089
Drive time: 5, 10, 15 minute radii

Latitude: 32.93682
Longitude: -96.53631

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	15,340	67,281	255,050
2020 Total Population	17,086	78,404	302,178
2020 Group Quarters	42	342	1,239
2024 Total Population	17,034	82,994	321,552
2024 Group Quarters	41	328	1,243
2029 Total Population	17,317	89,013	340,269
2024-2029 Annual Rate	0.33%	1.41%	1.14%
2024 Total Daytime Population	10,222	62,711	257,931
Workers	3,228	26,649	113,095
Residents	6,994	36,062	144,836
Household Summary			
2010 Households	4,614	21,890	87,222
2010 Average Household Size	3.32	3.06	2.91
2020 Total Households	5,249	26,061	106,323
2020 Average Household Size	3.25	3.00	2.83
2024 Households	5,302	27,740	114,008
2024 Average Household Size	3.21	2.98	2.81
2029 Households	5,449	29,931	122,044
2029 Average Household Size	3.17	2.96	2.78
2024-2029 Annual Rate	0.55%	1.53%	1.37%
2010 Families	4,037	18,195	67,664
2010 Average Family Size	3.56	3.36	3.33
2024 Families	4,324	21,628	82,390
2024 Average Family Size	3.56	3.38	3.33
2029 Families	4,436	23,318	87,583
2029 Average Family Size	3.53	3.37	3.31
2024-2029 Annual Rate	0.51%	1.52%	1.23%
Housing Unit Summary			
2000 Housing Units	2,388	16,575	70,891
Owner Occupied Housing Units	91.2%	87.7%	72.9%
Renter Occupied Housing Units	6.4%	9.8%	23.8%
Vacant Housing Units	2.4%	2.5%	3.3%
2010 Housing Units	4,723	22,720	91,853
Owner Occupied Housing Units	88.1%	83.2%	70.6%
Renter Occupied Housing Units	9.6%	13.2%	24.4%
Vacant Housing Units	2.3%	3.7%	5.0%
2020 Housing Units	5,398	27,241	111,646
Owner Occupied Housing Units	79.8%	74.7%	62.9%
Renter Occupied Housing Units	17.4%	20.9%	32.3%
Vacant Housing Units	3.7%	4.3%	4.8%
2024 Housing Units	5,468	29,515	120,424
Owner Occupied Housing Units	80.3%	72.2%	61.6%
Renter Occupied Housing Units	16.6%	21.8%	33.1%
Vacant Housing Units	3.0%	6.0%	5.3%
2029 Housing Units	5,662	31,737	128,632
Owner Occupied Housing Units	81.3%	71.2%	60.8%
Renter Occupied Housing Units	15.0%	23.1%	34.0%
Vacant Housing Units	3.8%	5.7%	5.1%



321,552

2024 Population
15 Minutes



\$130,682

2024 Average HH Income
15 Minutes



114,008

2024 Households
15 Minutes



179,477

2024 Employees
15 Minutes

Property Summary

Location	8601A Liberty Grove Rd Rowlett, TX 75089
Zoning	FB-UV
Size	4,992 SF
Min. Size	±150 SF
Availability	Currently Vacant & Move-In Ready



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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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Buyer/Tenant/Seller/Landlord Initials Date