

2345 Fuqua Rd, Rowlett, TX



1.80 Acres for Sale
Zoned C1 - Planned Development
Residential Dense Area
Just Off I-30 & Miller Rd

Main Contact

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Table of **Contents**

Page 3 | Property Overview

Page 4 | Retail Map

Page 5 | Drive Times

Page 6 | Market Profile

Page 7 | Property Summary

Page 8 | Contacts



2345 Fuqua Rd, Rowlett, TX

Property Overview

This 1.80-acre tract is now available for sale in Rowlett, TX. Situated in a densely populated residential area, the property is zoned C1 - Planned Development. It features level, undeveloped land suitable for a range of uses, including multi-tenant retail. Conveniently located less than one mile from Miller Road and less than two miles from Interstate 30, State Highway 66, and President George Bush Turnpike, the site offers easy access to neighboring communities and trafficways. For more information, please contact Michael Moreno.



Rowlett, TX Retail Map



MILLER RD

0.70 Miles South of Miller Rd

INTERSTATE
30

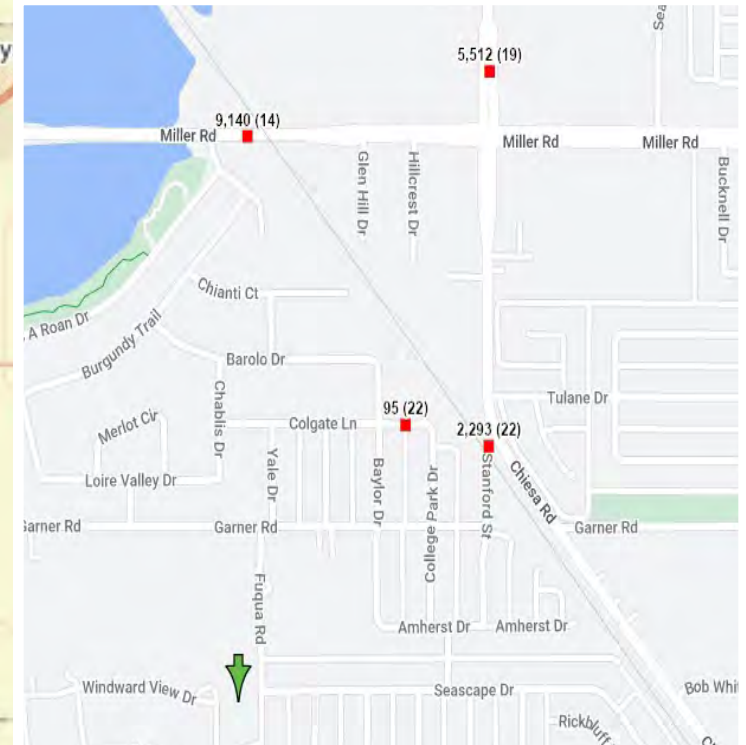
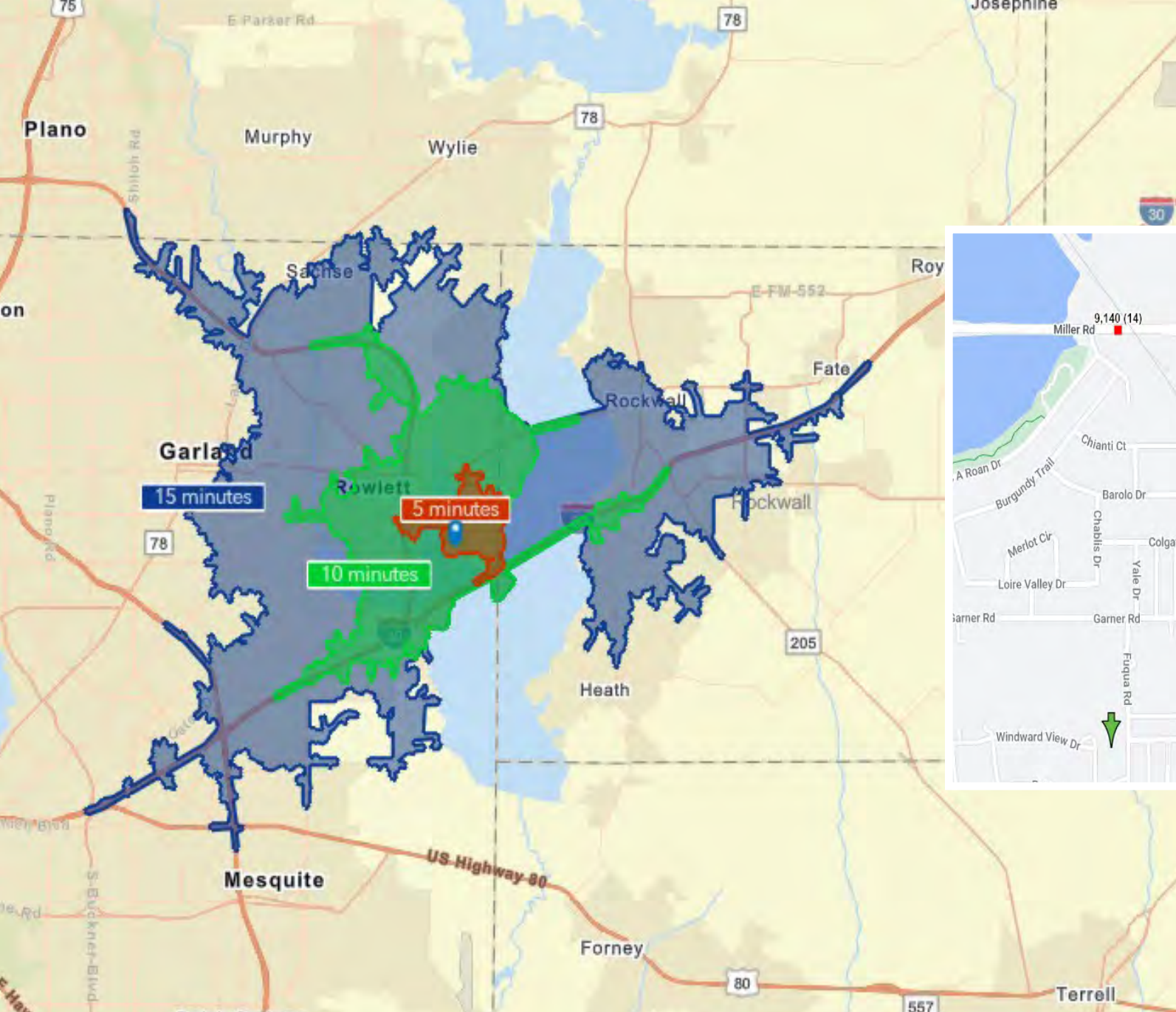
1.70 Miles North of I-30

**PRESIDENT
GEORGE
BUSH
TURNPIKE**
TOLL

2 Miles East of PG&T

HIGHWAY
66

2 Miles South of SH-66



Market Profile

2345 Fuqua Rd, Rowlett, Texas, 75088
Drive time: 5, 10, 15 minute radii

Latitude: 32.88435
Longitude: -96.53561

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	6,958	53,798	210,863
2020 Total Population	7,754	59,370	234,149
2020 Group Quarters	6	358	1,219
2024 Total Population	8,019	63,616	242,227
2024 Group Quarters	6	338	1,174
2029 Total Population	8,031	68,233	256,159
2024-2029 Annual Rate	0.03%	1.41%	1.12%
2024 Total Daytime Population	5,020	50,461	198,168
Workers	1,498	22,684	88,425
Residents	3,522	27,777	109,743
Household Summary			
2010 Households	2,291	19,386	71,943
2010 Average Household Size	3.04	2.76	2.92
2020 Total Households	2,642	21,930	80,724
2020 Average Household Size	2.93	2.69	2.89
2024 Households	2,768	23,740	84,199
2024 Average Household Size	2.89	2.67	2.86
2029 Households	2,807	25,924	90,366
2029 Average Household Size	2.86	2.62	2.82
2024-2029 Annual Rate	0.28%	1.78%	1.42%
2010 Families	1,880	14,704	54,674
2010 Average Family Size	3.34	3.18	3.37
2024 Families	2,119	17,017	61,368
2024 Average Family Size	3.31	3.13	3.38
2029 Families	2,154	18,401	65,592
2029 Average Family Size	3.27	3.09	3.34
2024-2029 Annual Rate	0.33%	1.58%	1.34%
Housing Unit Summary			
2000 Housing Units	2,309	17,223	60,920
Owner Occupied Housing Units	89.3%	68.8%	69.5%
Renter Occupied Housing Units	9.3%	27.8%	27.2%
Vacant Housing Units	1.4%	3.4%	3.3%
2010 Housing Units	2,377	20,576	76,107
Owner Occupied Housing Units	82.7%	68.4%	67.2%
Renter Occupied Housing Units	13.7%	25.8%	27.4%
Vacant Housing Units	3.6%	5.8%	5.5%
2020 Housing Units	2,728	23,331	84,853
Owner Occupied Housing Units	71.2%	61.7%	63.0%
Renter Occupied Housing Units	25.6%	32.3%	32.1%
Vacant Housing Units	3.9%	5.7%	4.9%
2024 Housing Units	2,835	25,394	89,371
Owner Occupied Housing Units	69.8%	58.7%	61.9%
Renter Occupied Housing Units	27.8%	34.8%	32.3%
Vacant Housing Units	2.4%	6.5%	5.8%
2029 Housing Units	2,871	27,516	95,891
Owner Occupied Housing Units	72.4%	58.0%	60.5%
Renter Occupied Housing Units	25.3%	36.2%	33.7%
Vacant Housing Units	2.2%	5.8%	5.8%



242,227

2024 Population
15 Minutes



\$121,103

2024 Average HH Income
15 Minutes



84,199

2024 Households
15 Minutes



134,581

2024 Employees
15 Minutes

Property Summary

Location	2345 Fuqua Rd Rowlett, TX 75088
Zoning	C1 - Planned Development
Acres	1.80 Acres
Topography	Level



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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.

11-2-2015



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