

9301 Lakeview Pkwy, Rowlett, TX



±5,000 SF Office for Lease
Medical Shell Space
Competitive TI Available
<0.5 Mile from BSW Hospital
SH-66 Frontage

Main Contact

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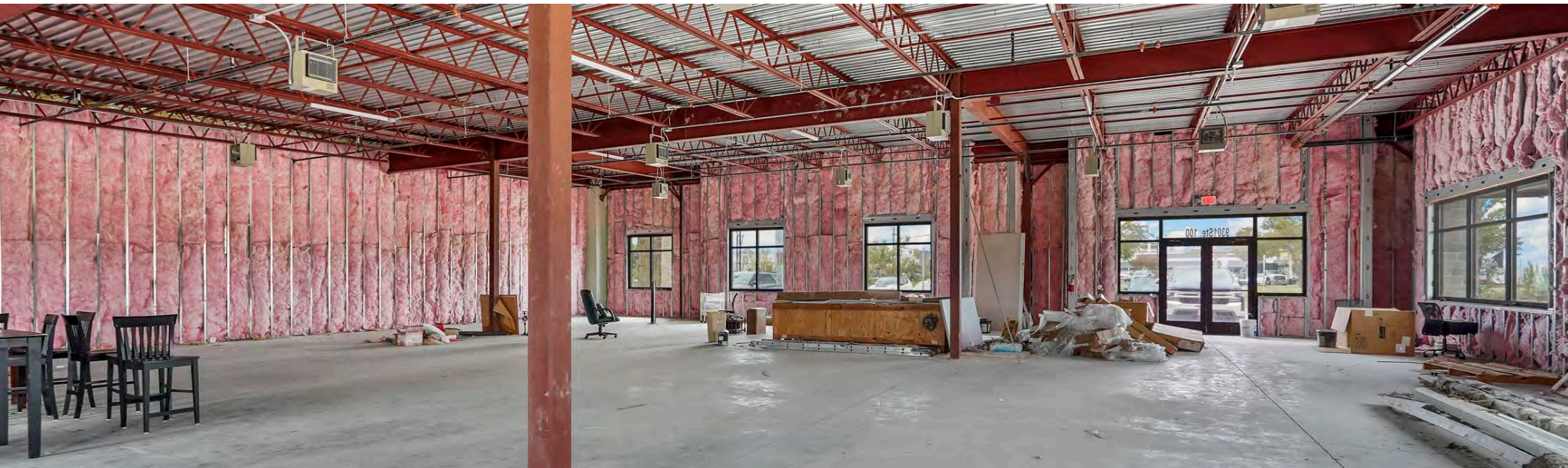
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9301 Lakeview Pkwy, Rowlett, TX

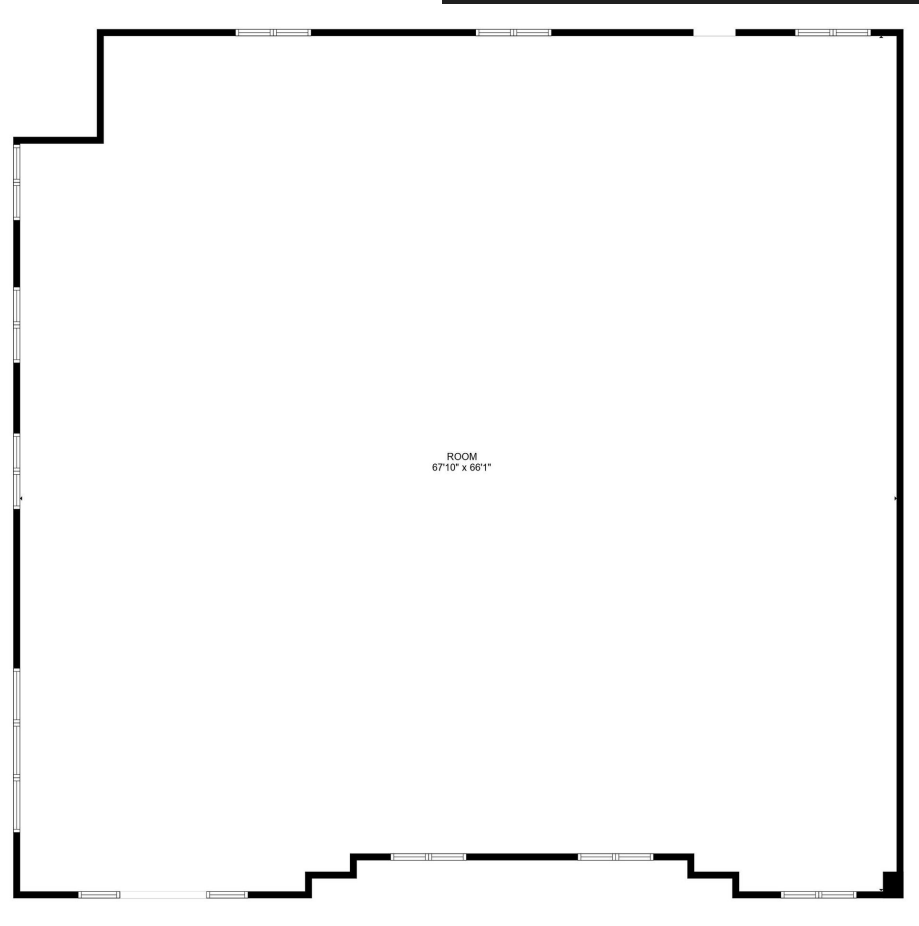
Property Overview

This ±5,000 square-foot office space is available for lease. The property is currently in shell condition and includes a competitive Tenant Improvement package. Situated along State Highway 66, the location benefits from high visibility with traffic counts exceeding 27,000 vehicles per day and convenient access to major highways, including Interstate 30 and the President George Bush Turnpike, both within three miles. The adjacent tenant, Lake Pointe Women's Center, suggests an ideal opportunity for medical office use, with heavy power and ample parking on-site. Additionally, the property is situated less than half a mile from Baylor Scott and White Medical Center, within the highly desirable Medical District of Rowlett, TX.





Property Floor Plan



Rowlett, TX

Retail Map



Baylor Scott & White
HEALTH

< Half A Mile from BSW



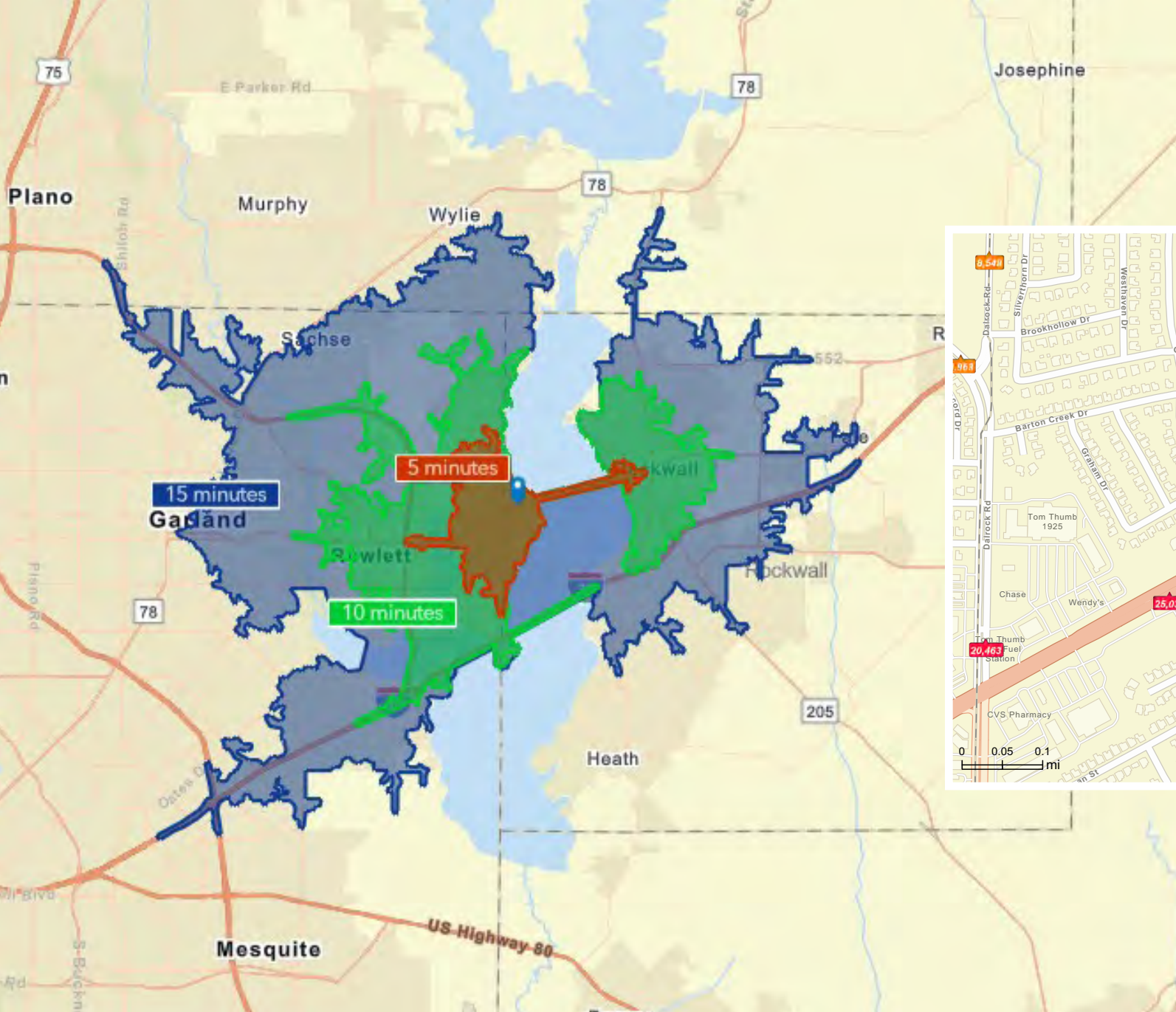
3 Miles East of PG&T



3 Miles North of I-30



4 Miles West of SH-205



Market Profile

9301 Lakeview Pkwy, Rowlett, Texas, 75088
Drive time: 5, 10, 15 minute radii

Latitude: 32.92076
Longitude: -96.51184

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	20,831	60,393	194,385
2020 Total Population	22,296	69,348	230,140
2020 Group Quarters	250	533	958
2024 Total Population	22,076	72,621	243,127
2024 Group Quarters	239	510	928
2029 Total Population	22,212	75,119	261,223
2024-2029 Annual Rate	0.12%	0.68%	1.45%
2024 Total Daytime Population	15,804	61,662	195,268
Workers	5,974	29,416	85,385
Residents	9,830	32,246	109,883
Household Summary			
2010 Households	6,766	20,523	65,767
2010 Average Household Size	3.03	2.91	2.94
2020 Total Households	7,516	24,472	78,958
2020 Average Household Size	2.93	2.81	2.90
2024 Households	7,513	25,921	84,187
2024 Average Household Size	2.91	2.78	2.88
2029 Households	7,650	27,209	91,737
2029 Average Household Size	2.87	2.74	2.84
2024-2029 Annual Rate	0.36%	0.97%	1.73%
2010 Families	5,721	16,415	51,423
2010 Average Family Size	3.30	3.28	3.35
2024 Families	5,917	19,202	62,777
2024 Average Family Size	3.26	3.25	3.35
2029 Families	6,006	20,077	68,006
2029 Average Family Size	3.23	3.21	3.31
2024-2029 Annual Rate	0.30%	0.90%	1.61%
Housing Unit Summary			
2000 Housing Units	5,429	16,022	51,460
Owner Occupied Housing Units	91.3%	78.2%	72.8%
Renter Occupied Housing Units	7.2%	18.3%	23.9%
Vacant Housing Units	1.6%	3.5%	3.3%
2010 Housing Units	6,979	21,450	69,457
Owner Occupied Housing Units	85.6%	76.7%	71.6%
Renter Occupied Housing Units	11.4%	18.9%	23.1%
Vacant Housing Units	3.1%	4.3%	5.3%
2020 Housing Units	7,799	25,757	82,877
Owner Occupied Housing Units	77.6%	68.2%	66.5%
Renter Occupied Housing Units	18.8%	26.8%	28.8%
Vacant Housing Units	3.7%	4.9%	4.7%
2024 Housing Units	7,763	27,180	89,181
Owner Occupied Housing Units	78.9%	67.1%	65.2%
Renter Occupied Housing Units	17.9%	28.3%	29.2%
Vacant Housing Units	3.2%	4.6%	5.6%
2029 Housing Units	7,954	28,584	96,816
Owner Occupied Housing Units	79.6%	68.0%	64.0%
Renter Occupied Housing Units	16.6%	27.2%	30.8%
Vacant Housing Units	3.8%	4.8%	5.2%



243,127

2024 Population
15 Minutes



\$131,670

2024 Average HH Income
15 Minutes



84,187

2024 Households
15 Minutes



135,307

2024 Employees
15 Minutes

Property Summary

Location	9301 Lakeview Pkwy Rowlett, TX 75088
Zoning	Commercial
Size	±5,000 SF
Condition	Shell Space
Year Built	2022



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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