FOR SALE

Downtown Rowlett Restaurant & Bar with Furnishings & Equipment

COMMERCIAL KITCHEN, DISTINCTIVE DINING & PATIO AREAS



- Distinctive Restaurant & Bar w/ Patio
- Downtown Main Street Frontage
- Commercial Kitchen Infrastructure
- Extensive Restaurant FF&E Option
- Furnished Patio with Shade & Lighting

3813 Main Street | Rowlett, TX 75088

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M&D CRE

Non-Endorsement & Disclaimer Notice

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Property Overview

LOCATION | DINING | ATMOSPHERE

3813 Main St in Rowlett offers a restaurant and bar ownership opportunity with Main Street frontage, a commercial kitchen, distinctive dining spaces, a furnished patio, and extensive restaurant furnishings, fixtures, and equipment.



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Property Overview

RESTAURANT OWNERSHIP OPPORTUNITY IN THE HEART OF ROWLETT

M&D CRE is pleased to present 3813 Main St in Rowlett, TX, a 1440 SF restaurant and bar offered for sale with Main Street frontage, distinctive interior character, and extensive restaurant infrastructure. Brick surfaces, exposed ceiling framing, custom lighting, and wood finishes create an inviting atmosphere throughout the dining areas. A custom solid-surface bar with a decorative tile facade and padded barstool seating anchors the interior, while a furnished patio with shade sails, bistro lighting, and planter enclosures provides an additional dining setting.

The commercial kitchen features a stainless steel ventilation hood with integrated ProTex II fire suppression, Wolf cooking equipment, food preparation stations, and extensive refrigeration and freezer capacity. Supporting equipment includes commercial ice production, dishwashing and glasswashing systems, stainless steel worktables, sinks, and storage shelving. Draft beer, fountain soda, and frozen beverage systems complement the bar, while SpotOn POS terminals, a kitchen display system, and thermal printers support the existing service configuration.

For restaurateurs evaluating property ownership, the combination of dining atmosphere, kitchen infrastructure, bar amenities, and outdoor seating creates a compelling setting for a future concept. Buyers to verify FF&E conveyance, equipment condition, patio use rights, and applicable operating approvals.

For more information, please contact **Chris Hargrave** at **336.601.5680** or **chris.hargrave@mdcregroup.com**; or contact **Cody Rollins** at **972.322.3388** or **cody.rollins@mdcregroup.com**.

IDEAL FOR

- Restaurant Owner-Users
- Independent Restaurant Concepts
- Bistro & Wine Bar Concepts
- Bar & Grill Operators
- Chef-Driven Dining Concepts
- Restaurateurs Seeking an Additional Location

Offering	Restaurant & Bar for Sale
Kitchen	Commercial Kitchen w/ FF&E Option
Dining Areas	Interior Dining, Bar Seating & Furnished Patio
FF&E	Extensive Restaurant FF&E Optional
Hood/Fire Suppression	Stainless Steel Hood with ProTex II System
Utilities	City Water, Sewer & Electric



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3813 MAIN STREET — ROWLETT







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3813 MAIN STREET — ROWLETT



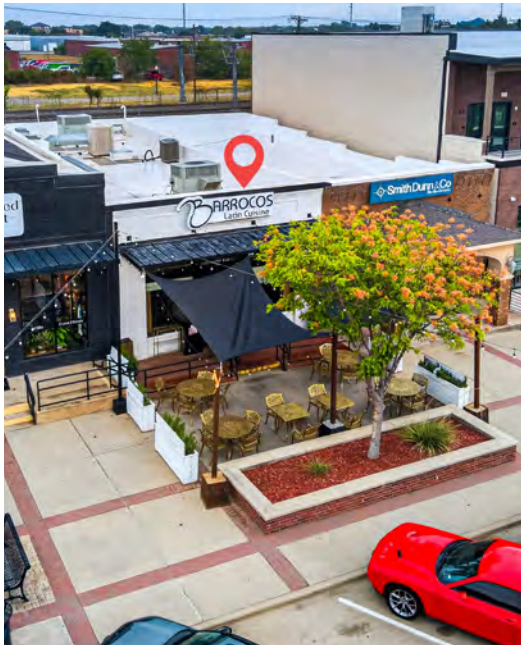












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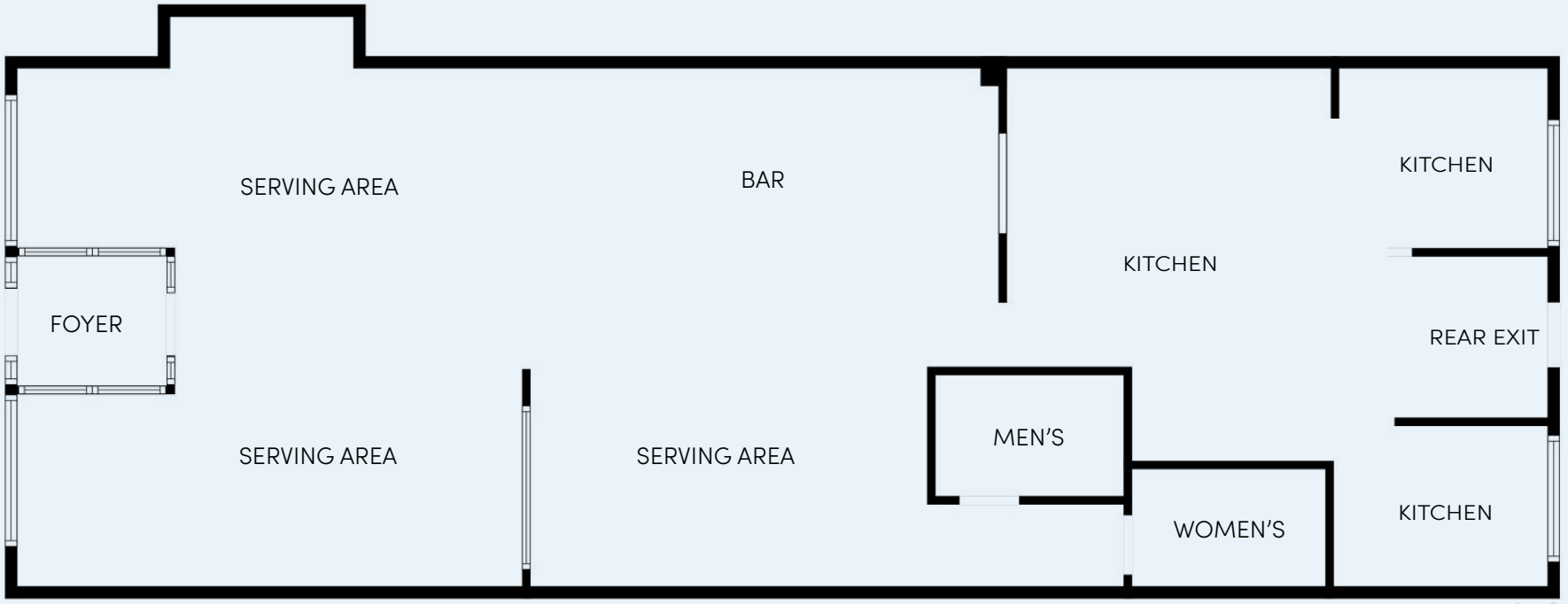
Highlights

- 1440 SF on Main Street in Downtown Rowlett
- Distinctive Restaurant & Bar Interior with Brick Surfaces and Exposed Ceiling Framing
- Commercial Kitchen with Wolf Cooking Equipment
- Stainless Steel Ventilation Hood with ProTex II Fire Suppression
- Extensive Refrigeration, Freezer & Food Preparation Equipment
- Custom Tile-Front Bar w/ Draft Beer & Beverage Systems
- Furnished Patio with Shade Sails & Bistro Lighting
- Multiple Dining Areas with Wood Tables & Industrial Bench Seating
- Extensive Restaurant Furnishings, Fixtures & Equipment*

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3813 MAIN STREET — ROWLETT | FLOORPLAN



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FF&E—Negotiable

KITCHEN & COOKING SYSTEMS

Commercial stainless steel ventilation hood with integrated ProTex II fire suppression.

Wolf flat-top griddle with refrigerated base, Wolf dual-burner wok range, and salamander broiler.

Freestanding deep fryer and heavy-duty commercial panini press.

Multiple commercial microwaves, chip warmers, and glass-door food holding/proofing cabinets.

BAR & BEVERAGE SERVICE

Custom white solid-surface bar top featuring a decorative tile facade and padded barstool seating.

2-tap draft beer tower, multi-valve fountain soda dispenser, and complete bag-in-box distribution system.

Taylor commercial frozen beverage machine, countertop slush machine, and 4-bowl refrigerated juice dispenser.

Stainless steel under-bar cocktail ice bins, speed rails, and tiered liquor display racks.

REFRIGERATION & ICE

Extensive reach-in capacity, including a 3-door glass-front freezer, multiple 2-door glass display refrigerators, and a True stainless solid-door freezer.

True refrigerated sandwich/salad prep station with cutting board and ingredient rail.

Modular commercial ice machine with insulated stainless steel storage bin.

Ample back-bar and under-counter refrigeration units.

PREP, WAREWASHING & TECH

Commercial pass-through dishwasher and under-counter bar glass washer.

Heavy-gauge stainless steel prep tables, 3-compartment sinks, & multi-tier NSF storage shelving.

SpotOn POS touchscreen terminals, dual-monitor Kitchen Display System (KDS), & thermal order printers.

Multiple large flat-screen HDTVs distributed throughout the dining and bar areas.

Comprehensive inventory of cookware, hotel pans, smallwares, servingware, and glassware.

DINING & PATIO ACCOMMODATIONS

Solid wood dining tables, black metal side chairs, and custom industrial wood-and-pipe bench seating.

Complete patio setup with gold-finished metal tables and armchairs, tensioned sun shade sails, bistro string lighting, and rustic planter box enclosures.

Custom glass-and-wood entry vestibule, custom copper-pipe Edison chandeliers, and industrial multi-blade ceiling fans.

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Location Overview

Located along Main Street in Rowlett, the property sits within an established commercial streetscape surrounded by residential neighborhoods, with approximately 132,630 residents within a 10-minute drive.



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Rowlett, Texas | Lakeside Living. Regional Connectivity.

Rowlett, TX Overview

Rowlett is a lakeside community in eastern DFW, combining its Lake Ray Hubbard setting with access to the region's employment centers and commercial markets. Interstate 30, the President George Bush Turnpike, and State Highway 66 connect the city to Dallas and surrounding communities, while DART's Downtown Rowlett Station provides regional light rail access. This combination of lakeside amenities and transportation connectivity positions Rowlett as an attractive location for residents, businesses, and commercial investment.

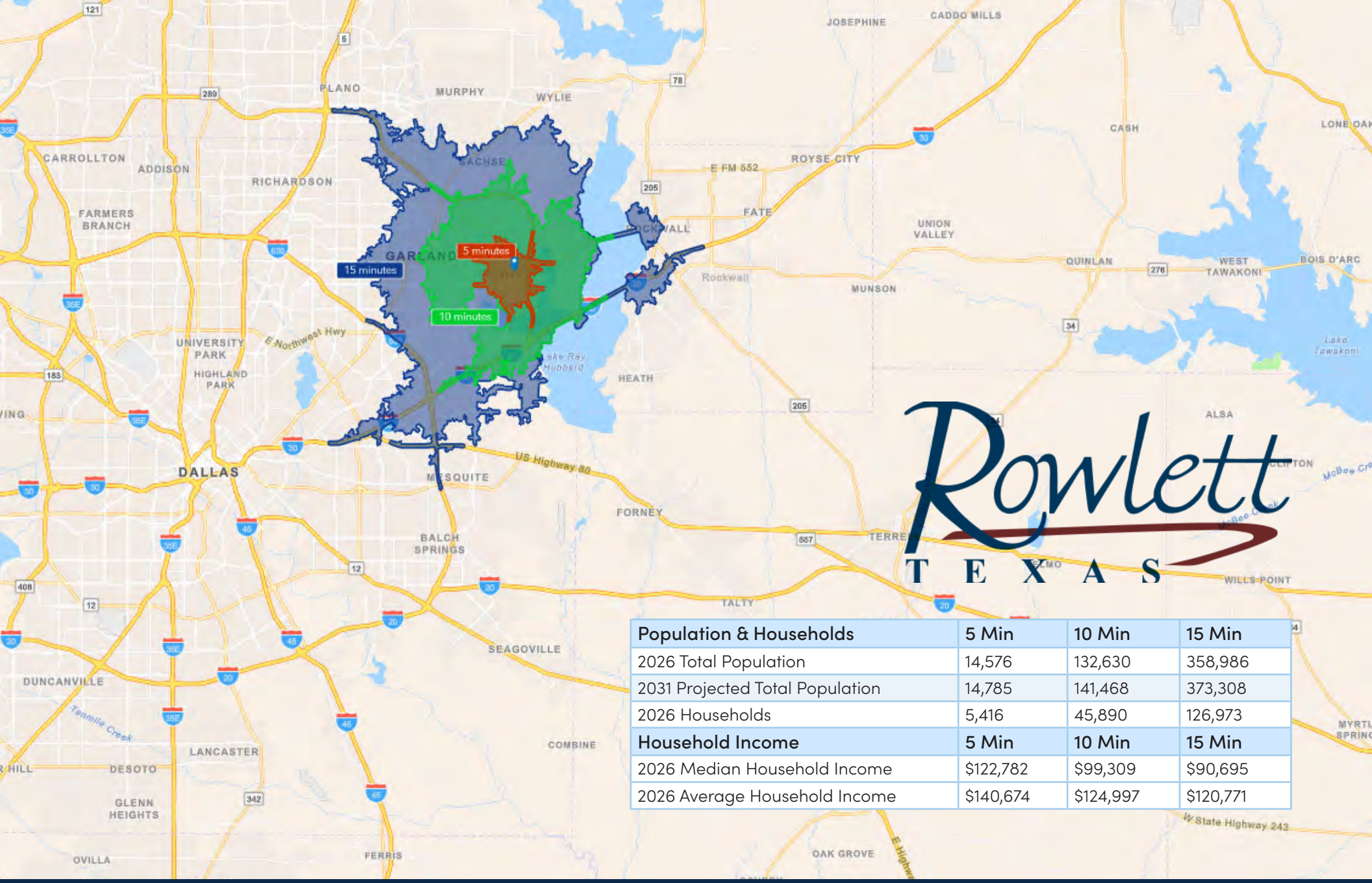
132,630
2026 Population
10 MIN—ESRI

$140,674
Avg Household Income
5 MIN—ESRI

358,986
2026 Population
15 MIN—ESRI

45,890
2026 Households
10 MIN—ESRI





Population & Households	5 Min	10 Min	15 Min
2026 Total Population	14,576	132,630	358,986
2031 Projected Total Population	14,785	141,468	373,308
2026 Households	5,416	45,890	126,973
Household Income	**5 Min**	**10 Min**	**15 Min**
2026 Median Household Income	$122,782	$99,309	$90,695
2026 Average Household Income	$140,674	$124,997	$120,771

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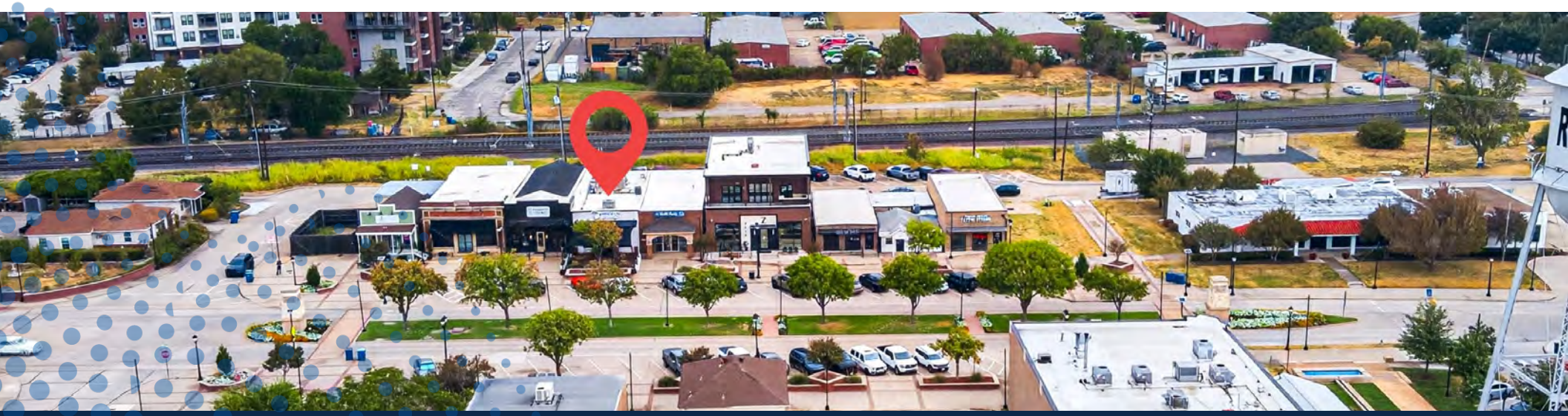
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M&D CRE

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
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
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Hargrave	0794595	chris.hargrave@mdcregroup.com	972-765-2432
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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