

## FOR SALE OR LEASE

### 3-STORY LAKEFRONT OFFICE BUILDING

1900 Dalrock Rd, Rowlett, Texas 75088



#### LOCATION:

Immediately north of I-30 on the east side of Dalrock Rd, City of Rowlett, Rockwall County

#### SIZE:

22,358 SF Building on 1.43 Acres

#### PRICING:

Contact Broker for Details

#### TRAFFIC COUNTS:

(TXDOT 2019)  
 Dalrock Rd: 25,238 VPD  
 I-30: 132,672 VPD (west of Dalrock)  
 I-30: 119,331 VPD (east of Dalrock)

#### PROPERTY INFORMATION:

3-Story Office Building  
 Offices: 41 +/-  
 Open/Cubicle Areas: 8 +/-  
 Approximate Cubicles/Desks: 46 +/-  
 Fully Finished Office Space  
 Built in 2008  
 Lake Frontage and Views  
 2 Secured Parking Lots  
 66 Parking Spaces (3/1,000 SF ratio)  
 Located just north of the new Sapphire Bay Mixed-Use Development, only 5 minutes from Rockwall Harbor and approximately 30 minutes from downtown Dallas

#### DEMOGRAPHICS:

	1 miles	3 miles	5 miles
2021 Population	5,641	42,389	128,855
2026 Proj. Pop.	6,022	45,672	139,942
Daytime Pop.	4,247	38,020	116,348
Avg. HH Income	\$105,176	\$115,365	\$115,449

For more information, please contact David English

972-961-8532 (o) • 214-676-6424 (m) • denglish@ridgepcr.com

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**MAIN ENTRANCE ON NORTH SIDE OF BUILDING**



**FRONT SIDE OF BUILDING FACING DALROCK ROAD**



**BALCONY ON 2ND FLOOR FACING THE LAKE**



**2ND ENTRANCE ON SOUTH -WEST SIDE OF BUILDING**



**NORTHEAST EDGE OF BUILDING FACING SOUTH**



**GATED PARKING ON THE SOUTH END OF THE BUILDING**

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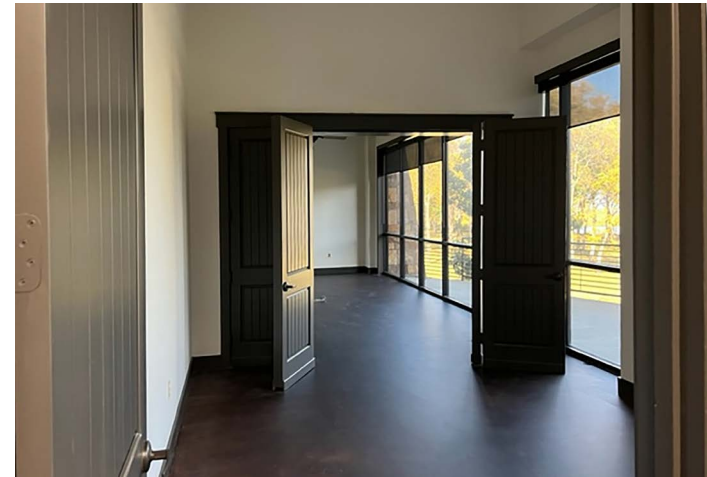
**EXECUTIVE OFFICE ON 3RD FLOOR  
FACING THE LAKE, WITH BALCONY**



**LARGE OPEN SPACE  
ON 2ND FLOOR**



**3RD FLOOR BALCONY  
OUTSIDE EXECUTIVE OFFICE**



**OPEN SPACE FOR A WORKOUT  
AREA OR MEETING ROOM**

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**NORTH ENTRANCE LOBBY AND  
STAIRS TO SECOND FLOOR**



**NORTH ENTRANCE LOBBY  
FACING LAKE**



**BUILDING MONUMENT SIGN  
BESIDE NORTH GATED PARKING LOT**



**KITCHEN AREA  
FACING THE LAKE**

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## 3-STORY LAKEFRONT OFFICE BUILDING

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### FIRST FLOOR

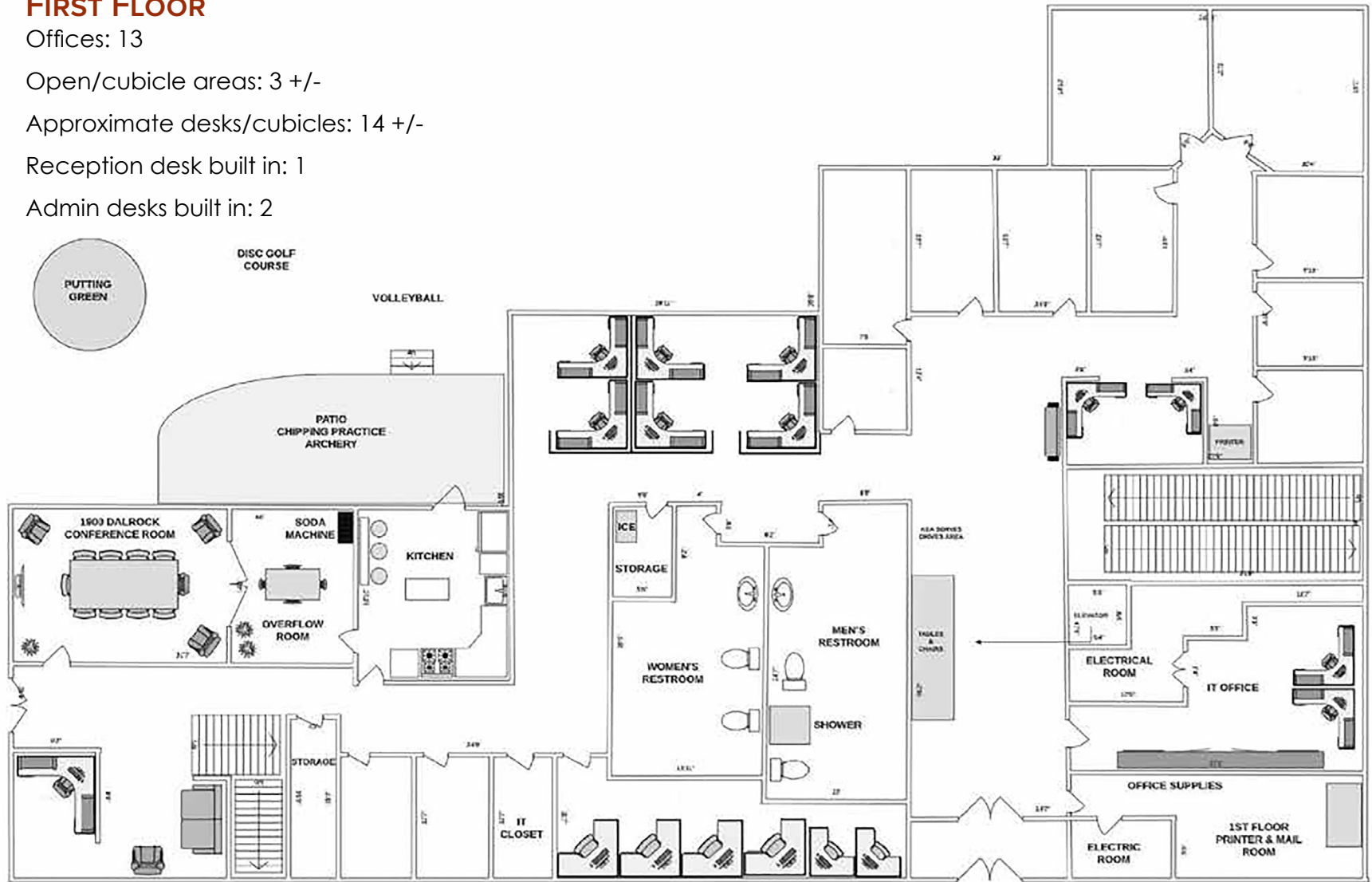
Offices: 13

Open/cubicle areas: 3 +/-

Approximate desks/cubicles: 14 +/-

Reception desk built in: 1

Admin desks built in: 2



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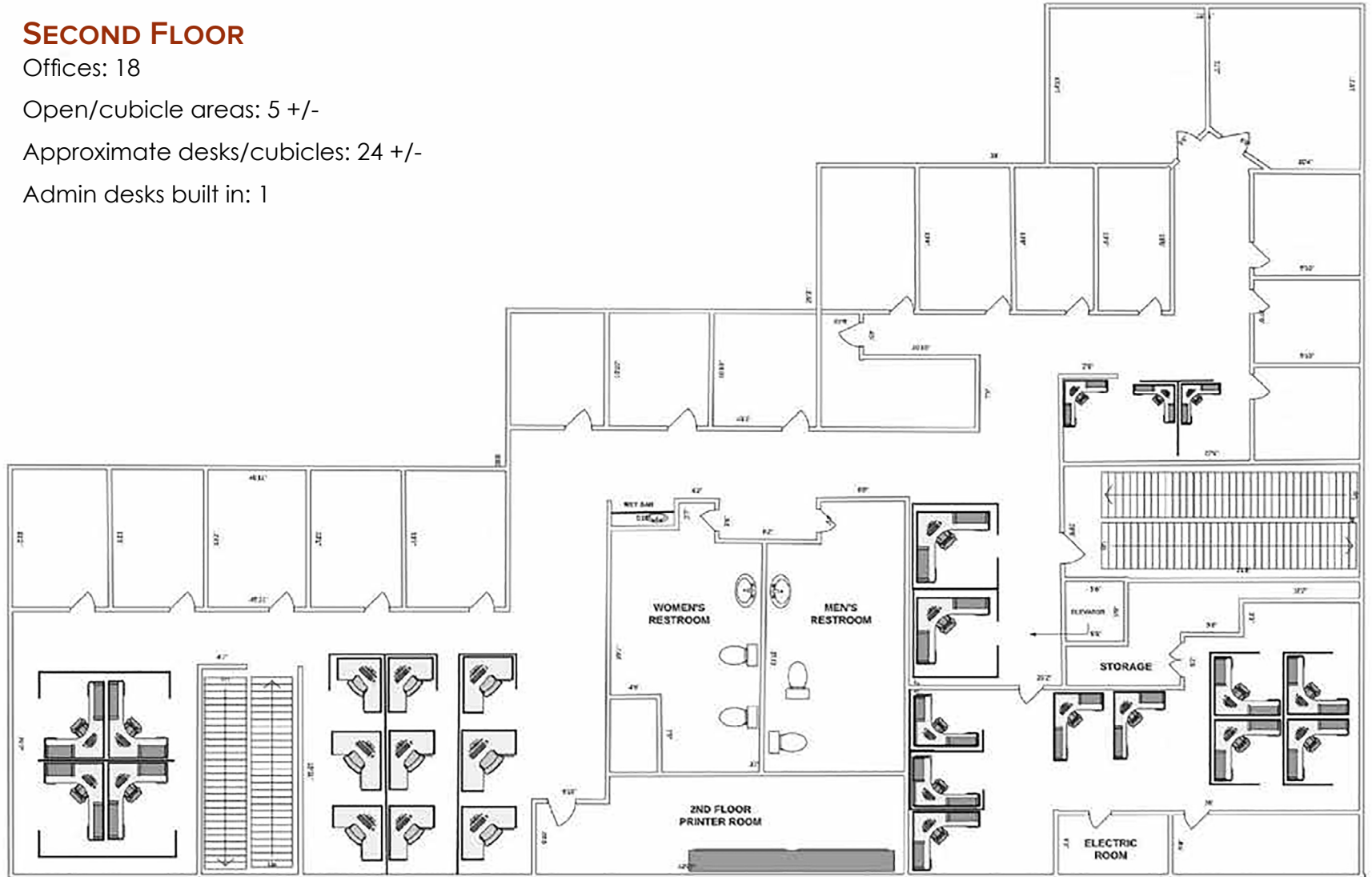
### SECOND FLOOR

Offices: 18

Open/cubicle areas: 5 +/-

Approximate desks/cubicles: 24 +/-

Admin desks built in: 1



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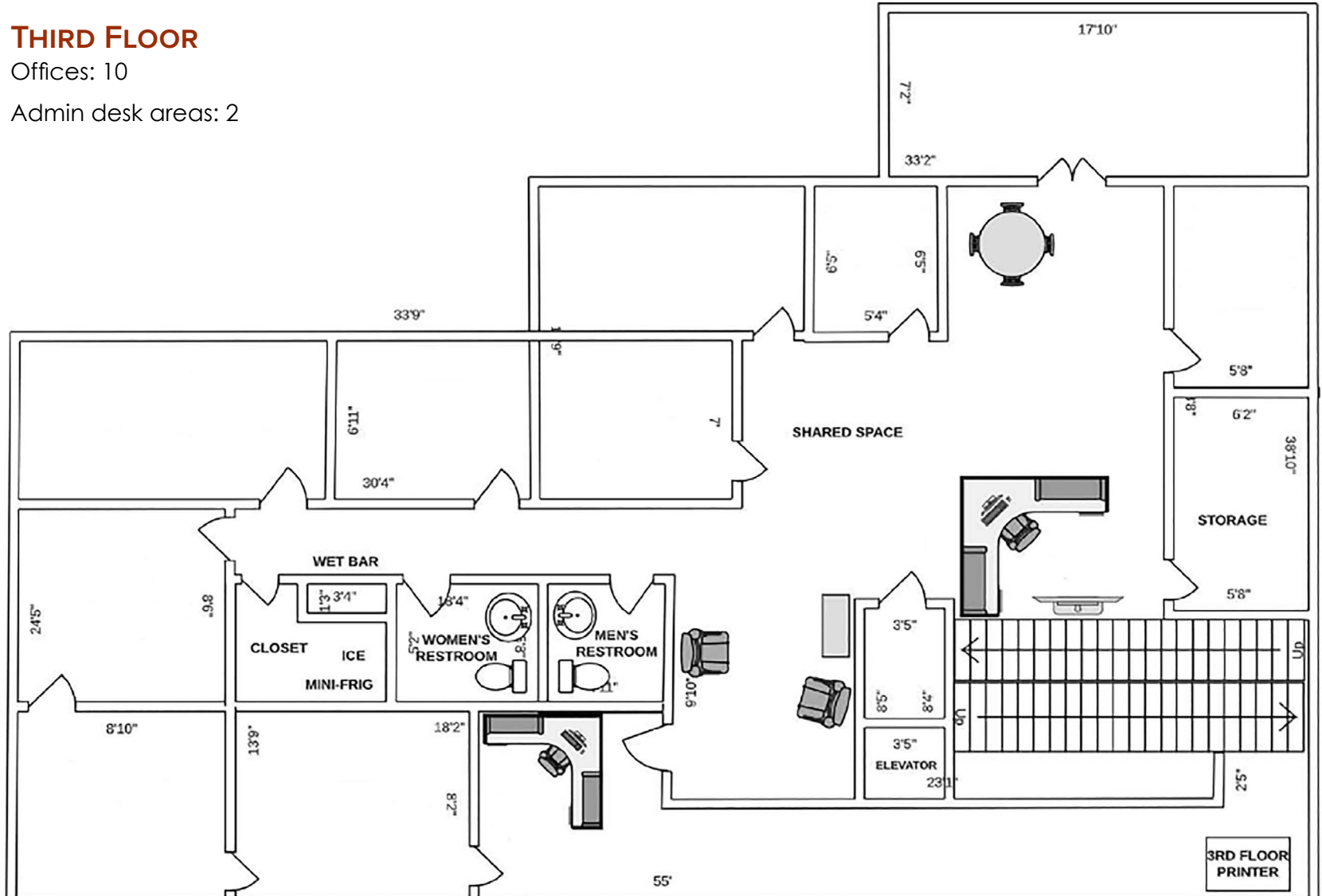
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### THIRD FLOOR

Offices: 10

Admin desk areas: 2

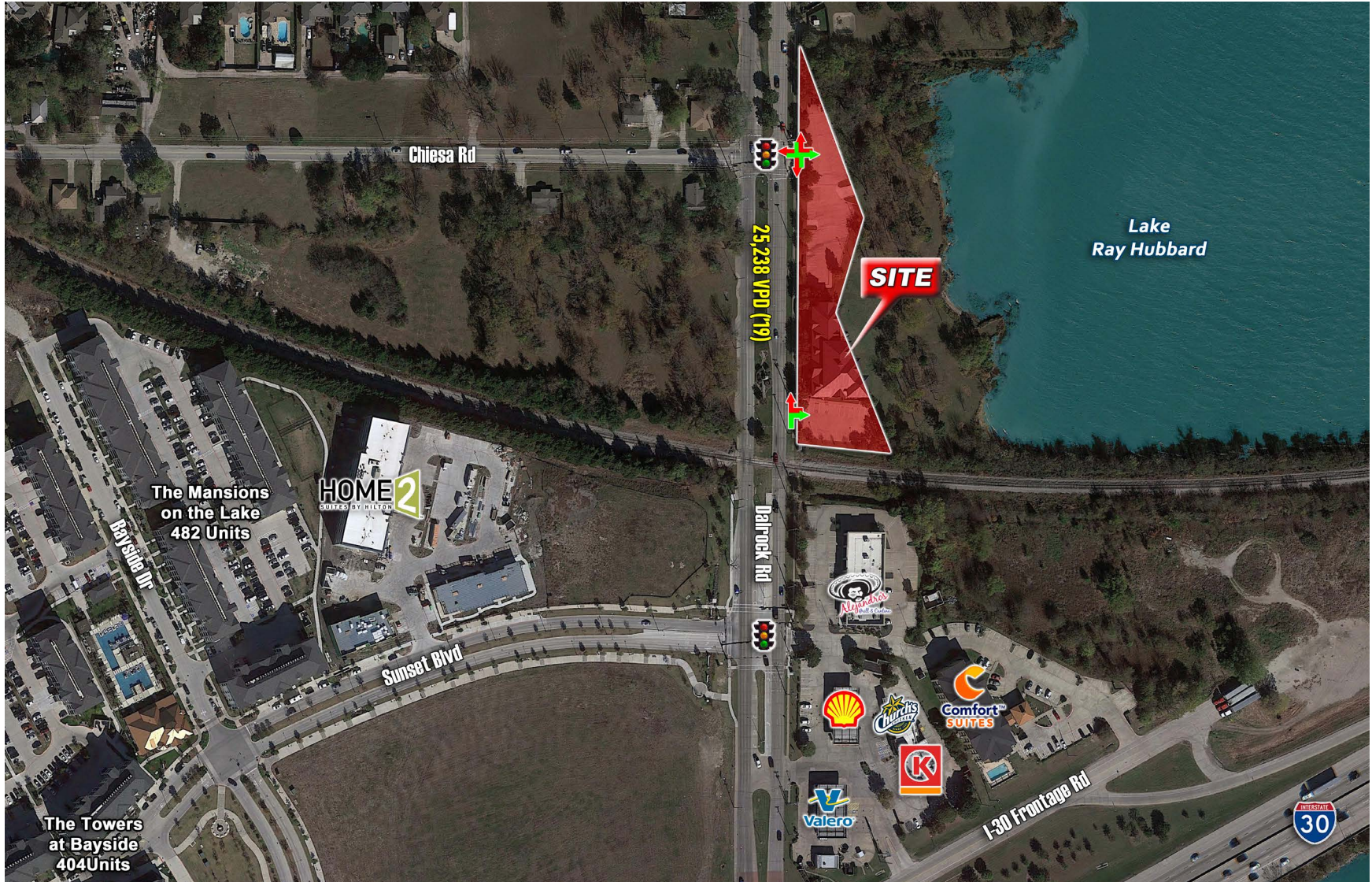


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## Information About Brokerage Services

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
L. David English	370006	denglish@ridgepcr.com	214-676-6424
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