

LAKEVIEW PLAZA - FOR LEASE

NWC of Dalrock Rd & Lakeview Pkwy, Rowlett, Texas 75088



AVAILABLE

Ste. 102: 2,450 sf*
*available for sublease

Ste. 224: 1,725 sf**
**available w/30 days notice

LEASE RATE

Contact Broker
NNNs: \$8.21 psf

TRAFFIC COUNTS

Hwy 66: 35,080 vpd
Dalrock Rd: 15,615 vpd
(TXDOT 2022)

PROPERTY INFORMATION

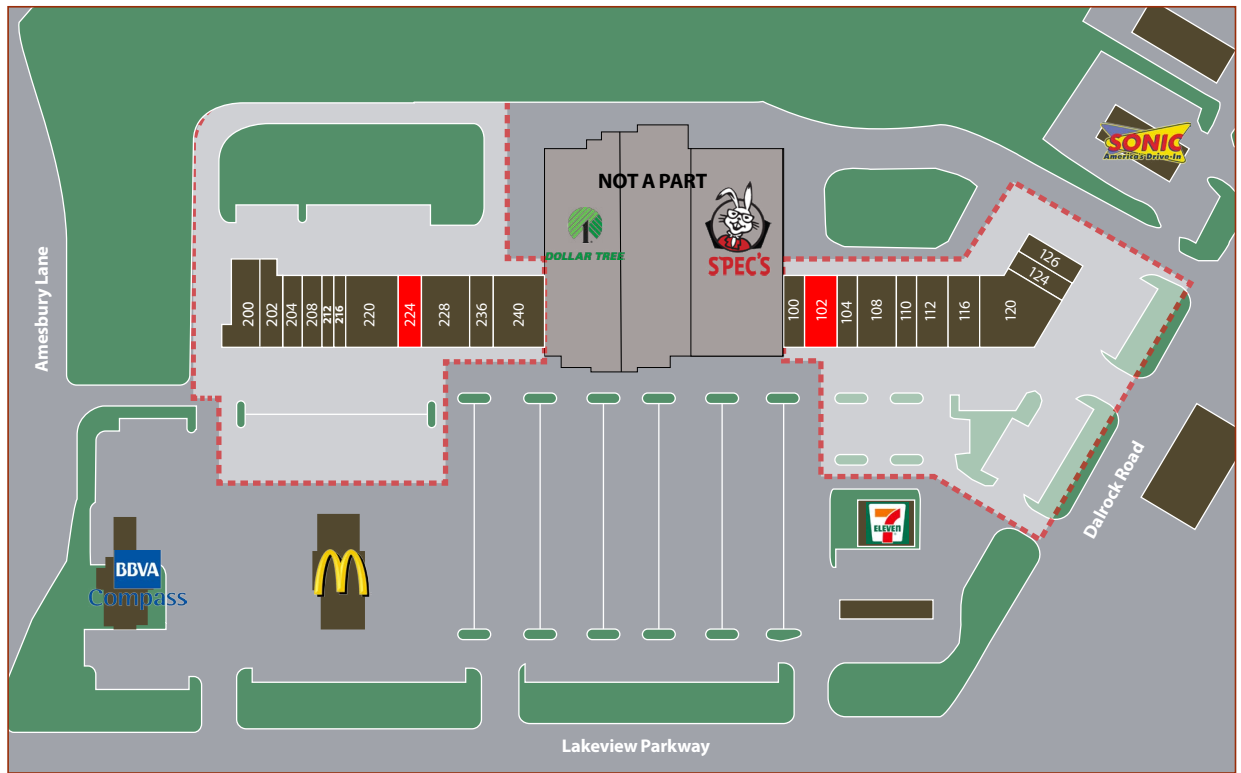
- Shopping center located at the NWC of Lakeview Pkwy/Hwy 66 & Dalrock Rd
- Excellent exposure and access to Lakeview Pkwy
- Strong retail submarket with multiple national credit tenants

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2023 Population	14,300	48,593	137,815
Households	4,807	17,000	48,269
Daytime Population	11,426	35,047	114,215
Average HH Income	\$123,696	\$133,758	\$132,875

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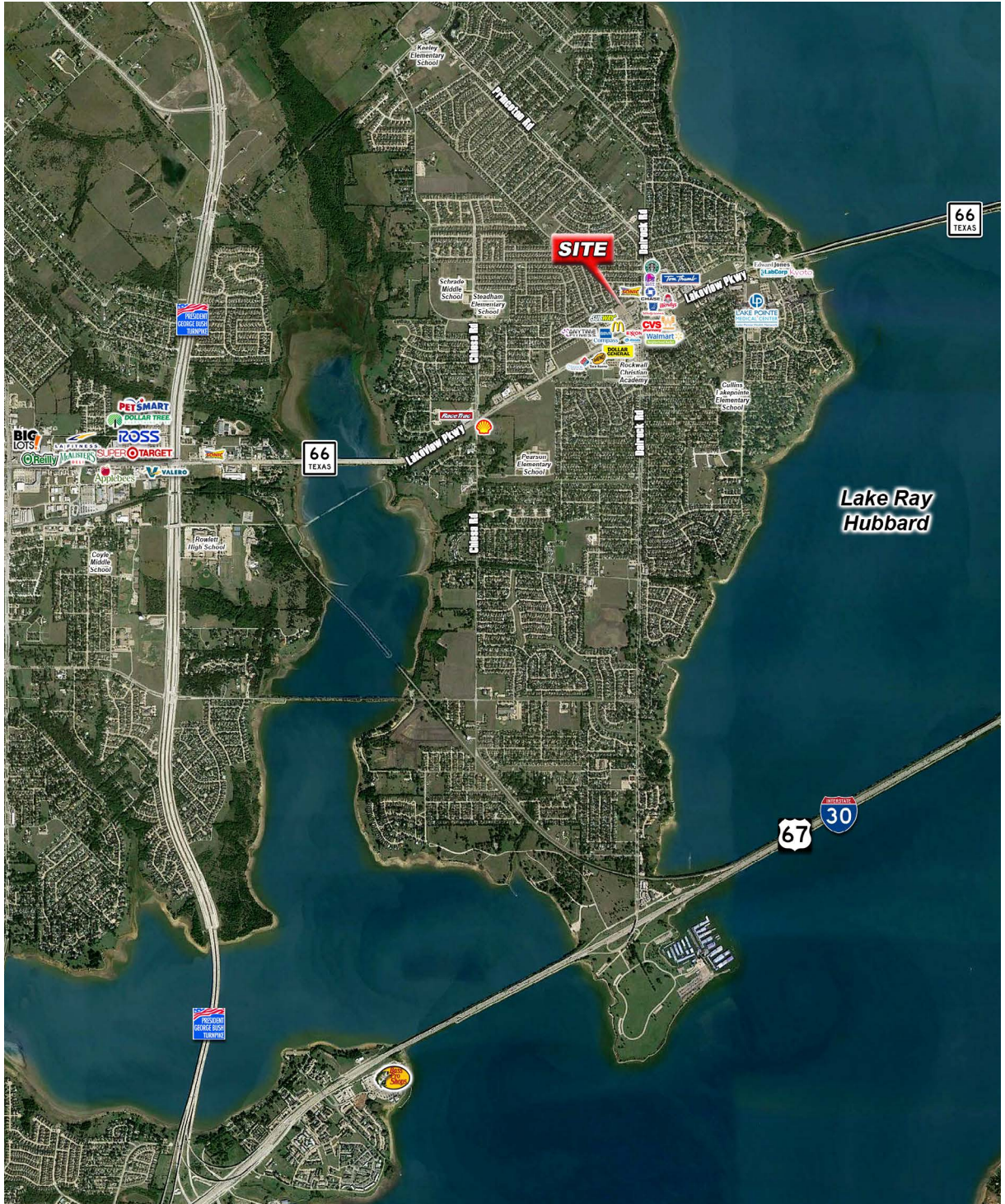
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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
200	Bikram Yoga	3,176 SF	240	Rowlett Dance Academy	4,200 SF
202	Traxler Chiropractic	2,100 SF	100	Endo Dispensary & Wellness	1,400 SF
204	Little Caesars	1,330 SF	102	Wolverine Marital Arts	2,450 SF
208	Subway	1,600 SF	AVAILABLE FOR SUBLEASE		
212	Leased	1,000 SF	104	Spoon's Frozen Yogurt	1,300 SF
212	Beauty Supply	1,000 SF	108	MINT Dental	2,145 SF
216	All Star Audiology	980 SF	110	Senaidas Taqueria Y Fruteria	1,416 SF
220	Open MRI	4,000 SF	112	Foot Palace	2,450 SF
224	Embroidery Shop	1,725 SF	116	Kaizen Asian Fusion Rest.	2,100 SF
AVAILABLE W/30 DAYS NOTICE			120	Excel Fitness	5,005 SF
228	Leased	3,500 SF	124	Rowlett Nails	1,050 SF
236	Nika Hair Salon	1,400 SF	126	Kwench Juice Café	1,200 SF

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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.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	972-961-8532
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