



SHOPPING CENTER PORTFOLIO

Rockwall | Rowlett | Granbury
Texas

CONFIDENTIAL OFFERING MEMORANDUM

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Texas

SHOPPING CENTER PORTFOLIO

LOCATIONS:

325 E. Highway 377, Granbury, TX 76048
3035 Ridge Road, Rockwall, TX 75032
2101 Lakeview Parkway, Rowlett, TX 75088

EXECUTIVE SUMMARY

The Retail Connection has been exclusively retained to offer the following investment opportunity to acquire a 22,558 SF Shopping Center Portfolio [the "Properties"], which is comprised of three multi-tenant retail centers located in Granbury, Rockwall, and Rowlett, TX.

The portfolio is 100% leased and 88.7% occupied with average rents of \$28.32 PSF. The tenant mix includes Chipotle, Firehouse Subs, Wingstop, Dunkin' Donuts, Jersey Mike's Subs, MedPost Urgent Care, Le Nails & Spa, Juice It Up!, Supercuts, Upscale Nails & Spa, and Mathnasium, all who are original tenants of the centers.

All three centers are strategically located in the dominant retail areas in each city, providing for excellent visibility and access to the main roads.

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

INVESTMENT SUMMARY

- Total Portfolio Size: 22,558 SF
- 100% Leased and 88.7% Occupied [Dunkin Donuts at Shops of Granbury is dark]
- All three properties have strong development fundamentals with parallel positioning to the major thoroughfare and strategically located in the prime retail trade area. Each property has a drive-thru end cap and desirable shallow bay depths. Premises sizes range from 974 SF to 2,872 SF
- All three properties have prominent monument signage to the major street
- All properties have a desirable tenant mix of strong national, regional, and local brands

EXECUTIVE SUMMARY

PROPERTY PROFILES

PROPERTY PROFILES

ROCKWALL SHOPPING CENTER [3035 Ridge Road, Rockwall, TX]

- GLA: 7,119 SF
- Land Area: 0.9341 Acres
- 100% leased and occupied
- Average rents of \$27.74 PSF
- Tenant Mix: Dunkin' Donuts, Upscale Nails & Spa, Supercuts, Juice It Up!, and Jersey Mike's Subs

ROWLETT SHOPPING CENTER [2101 Lakeview Parkway, Rowlett, TX]

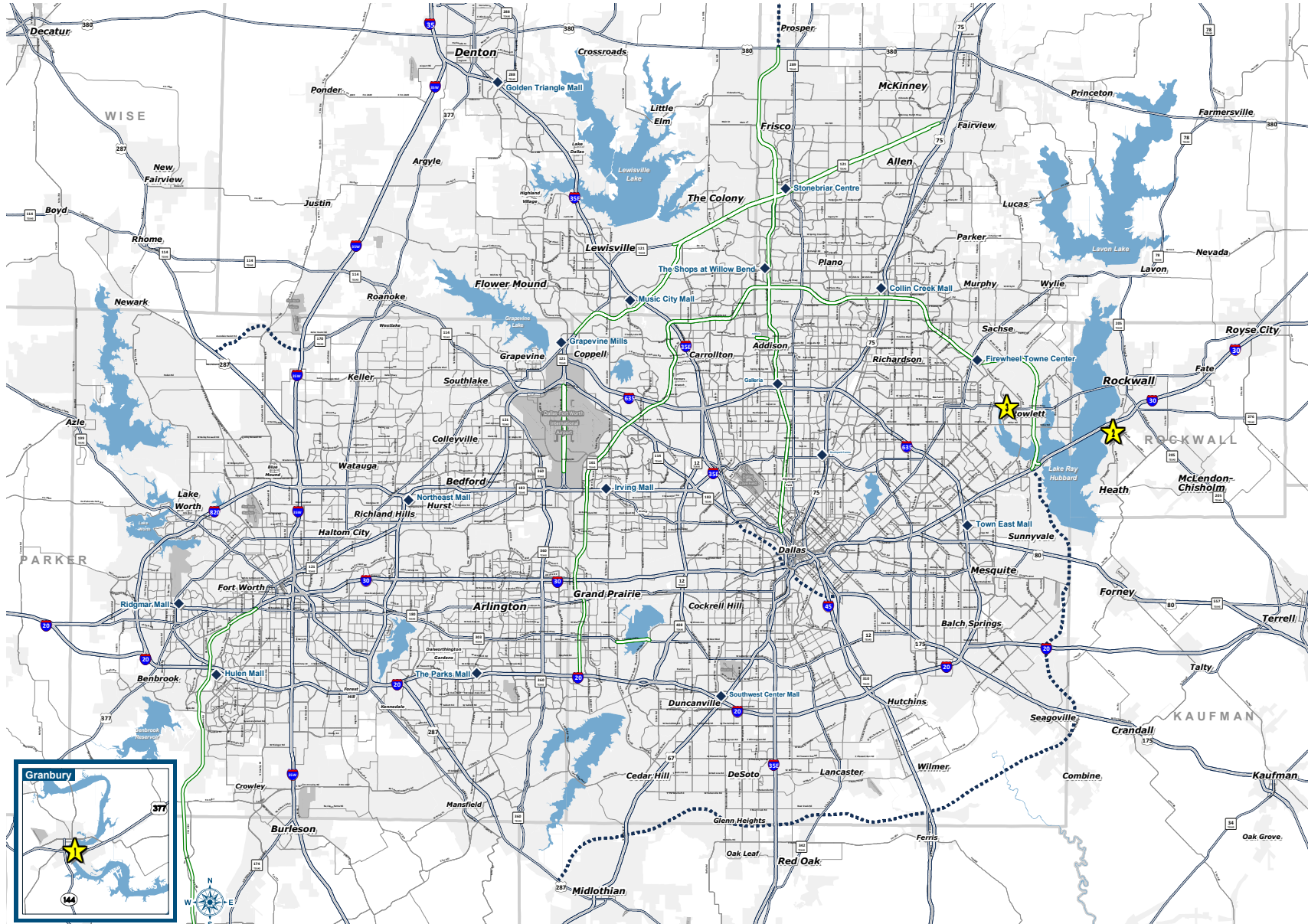
- GLA: 6,389 SF
- Land Area: 1.3599 Acres
- 100% leased and occupied
- Average rents of \$26.83 PSF
- Tenant Mix: Dunkin' Donuts, Mathnasium, MedPost Urgent Care

SHOPS OF GRANBURY [325 E. Highway 377, Granbury, TX]

- GLA: 9,050 SF
- Land Area: 1.378 Acres
- 100% leased and 71.8% occupied
- Average rents of \$29.80 PSF
- Tenant Mix: Dunkin' Donuts [dark], Wingstop, Le Nails & Spa, Firehouse Subs, and Chipotle

PROPERTY OVERVIEW

PROPERTY LOCATION MAP

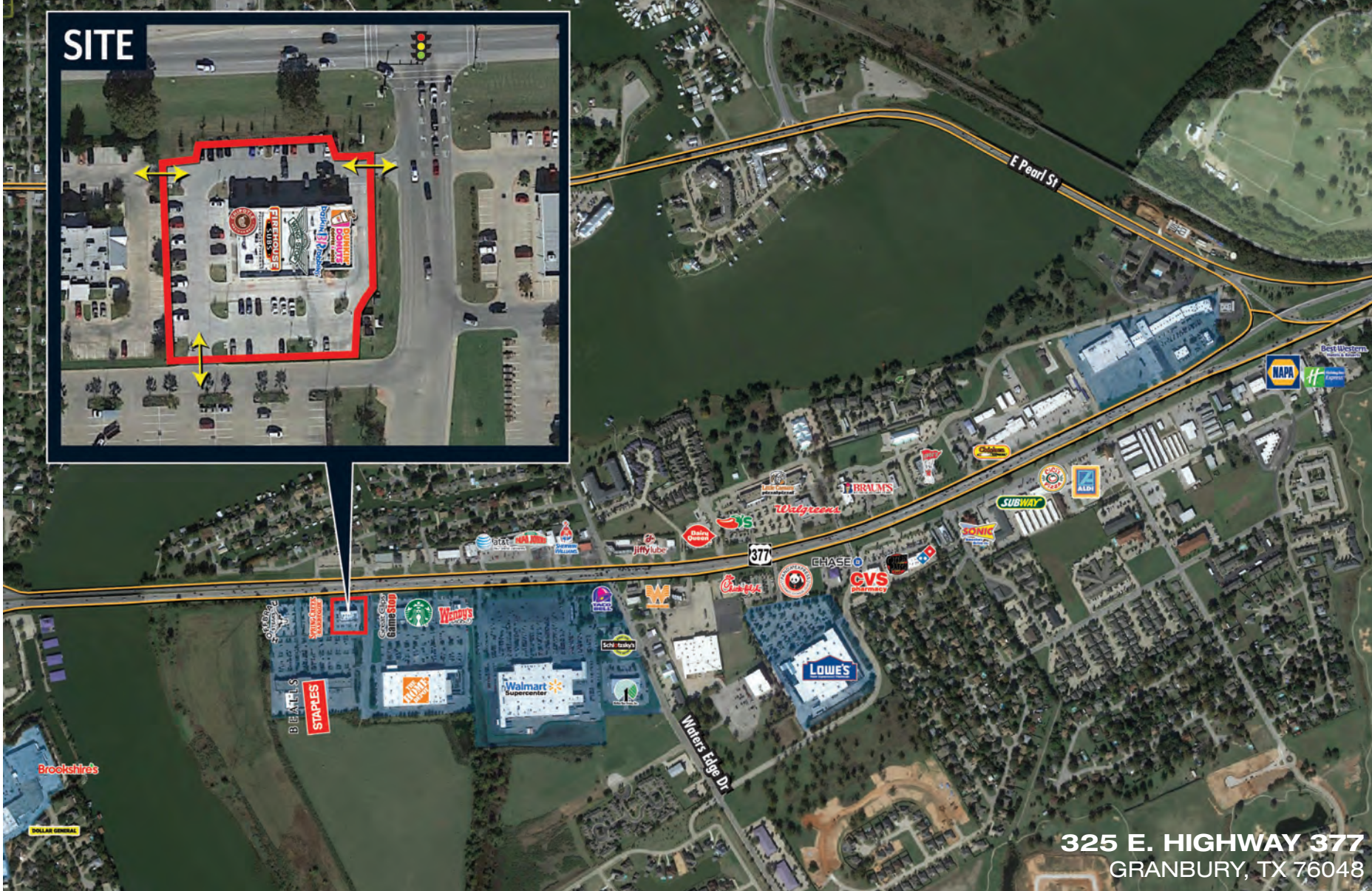


Property Addresses

-  325 E Highway 377
Granbury
-  3035 Ridge Rd
Rockwall
-  2101 Lakeview Pkwy
Rowlett

PROPERTY OVERVIEW

325 E. HIGHWAY 377, GRANBURY, TX | PROPERTY AERIAL



325 E. HIGHWAY 377
GRANBURY, TX 76048

PROPERTY OVERVIEW

325 E. HIGHWAY 377, GRANBURY, TX | PROPERTY PHOTO



PROPERTY OVERVIEW

3035 RIDGE ROAD, ROCKWALL, TX | PROPERTY AERIAL



PROPERTY OVERVIEW

3035 RIDGE ROAD, ROCKWALL, TX | PROPERTY PHOTO



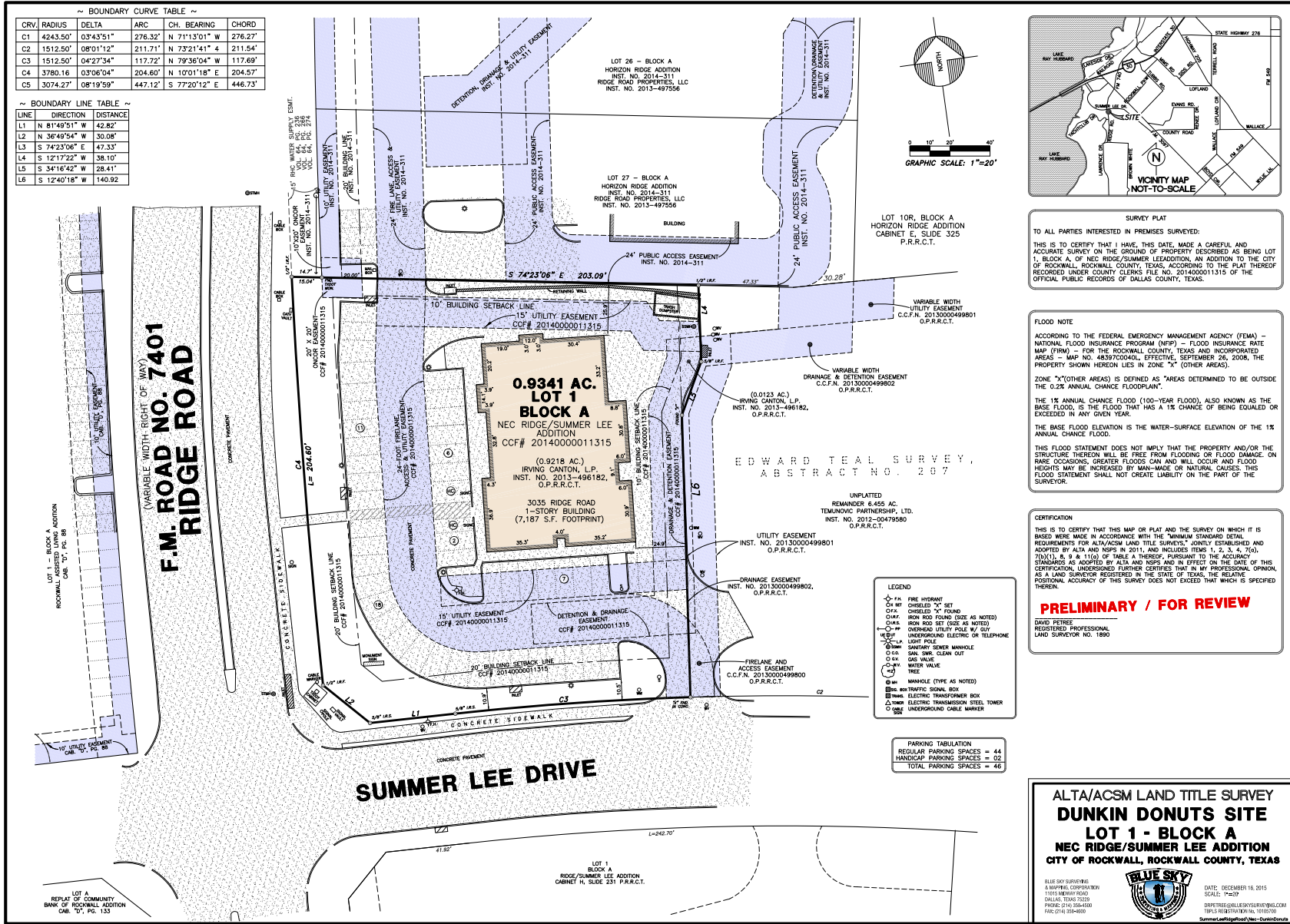
THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SQUIRE
210.536.2282
msquire@theretailconnection.net

PROPERTY OVERVIEW

3035 RIDGE ROAD, ROCKWALL, TX | PROPERTY SURVEY

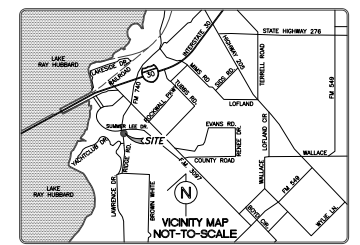
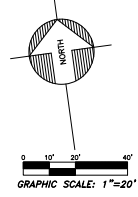


~ BOUNDARY CURVE TABLE ~

CRV	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	4243.50'	0°34'51" W	276.32'	N. 71°13'01" W	276.27'
C2	1512.50'	08°01'12" E	211.71'	N. 73°21'41" E	211.54'
C3	1512.50'	04°27'34" E	117.72'	N. 79°36'04" W	117.69'
C4	3780.16'	03°06'04" E	204.60'	N. 10°01'18" E	204.57'
C5	3074.27'	08°19'59" E	447.12'	S. 77°20'12" E	446.73'

~ BOUNDARY LINE TABLE ~

LINE	DIRECTION	DISTANCE
L1	N 81°49'51" W	42.82'
L2	N 36°49'54" W	30.08'
L3	S 74°23'06" E	47.33'
L4	S 12°17'22" W	38.10'
L5	S 34°16'42" W	28.41'
L6	S 12°40'18" W	140.92'



SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED AS BEING LOT 1, BLOCK A, OF NEC RIDGE/SUMMER LEE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2014000011315 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 483070040M, EFFECTIVE, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR.
THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATION
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9 & 11(b) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

PRELIMINARY / FOR REVIEW
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1980

- LEGEND**
- ⊕ FH FIRE HYDRANT
 - ⊙ CH CHISELED "X" SET
 - ⊙ CHL CHISELED "Y" FOUND
 - ⊙ IZP IRON ROD FOUND (SIZE AS NOTED)
 - ⊙ IZS IRON ROD SET (SIZE AS NOTED)
 - ⊙ OUP OVERHEAD UTILITY POLE #/ GUY
 - ⊙ UEE UNDERGROUND ELECTRIC OR TELEPHONE
 - ⊙ LFP LIGHT POLE
 - ⊙ SSM SANITARY SEWER MANHOLE
 - ⊙ SMC SAN. SWR. CLEAN OUT
 - ⊙ SW WATER VALVE
 - ⊙ TW TREE
 - ⊙ M MANHOLE (TYPE AS NOTED)
 - ⊙ MTR METEORITIC SIGNAL BOX
 - ⊙ ETR ELECTRIC TRANSFORMER BOX
 - ⊙ ETRW ELECTRIC TRANSMISSION STEEL TOWER
 - ⊙ CMB UNDERGROUND CABLE MARKER

PARKING TABULATION
REGULAR PARKING SPACES = 44
HANDICAP PARKING SPACES = 02
TOTAL PARKING SPACES = 46

ALTA/ACSM LAND TITLE SURVEY
DUNKIN DONUTS SITE
LOT 1 - BLOCK A
NEC RIDGE/SUMMER LEE ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BLUE SKY SURVEYING
A MAPPING CORPORATION
11015 MEADOW ROAD
DALLAS, TEXAS 75229
PHONE: 214.358.4400
FAX: 214.358.4000

DATE: DECEMBER 16, 2015
SCALE: 1"=20'
DIPPER@BLUESKYSURVEYING.COM
TPLS-REGISTRATION NO. 19070700
Surveyed and plotted by: Dave Petree

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SQUIRE
210.536.2282
msquire@theretailconnection.net

PROPERTY OVERVIEW

2101 LAKEVIEW PARKWAY, ROWLETT, TX | PROPERTY AERIAL



SITE

2101 LAKEVIEW PARKWAY
ROWLETT, TX 75088

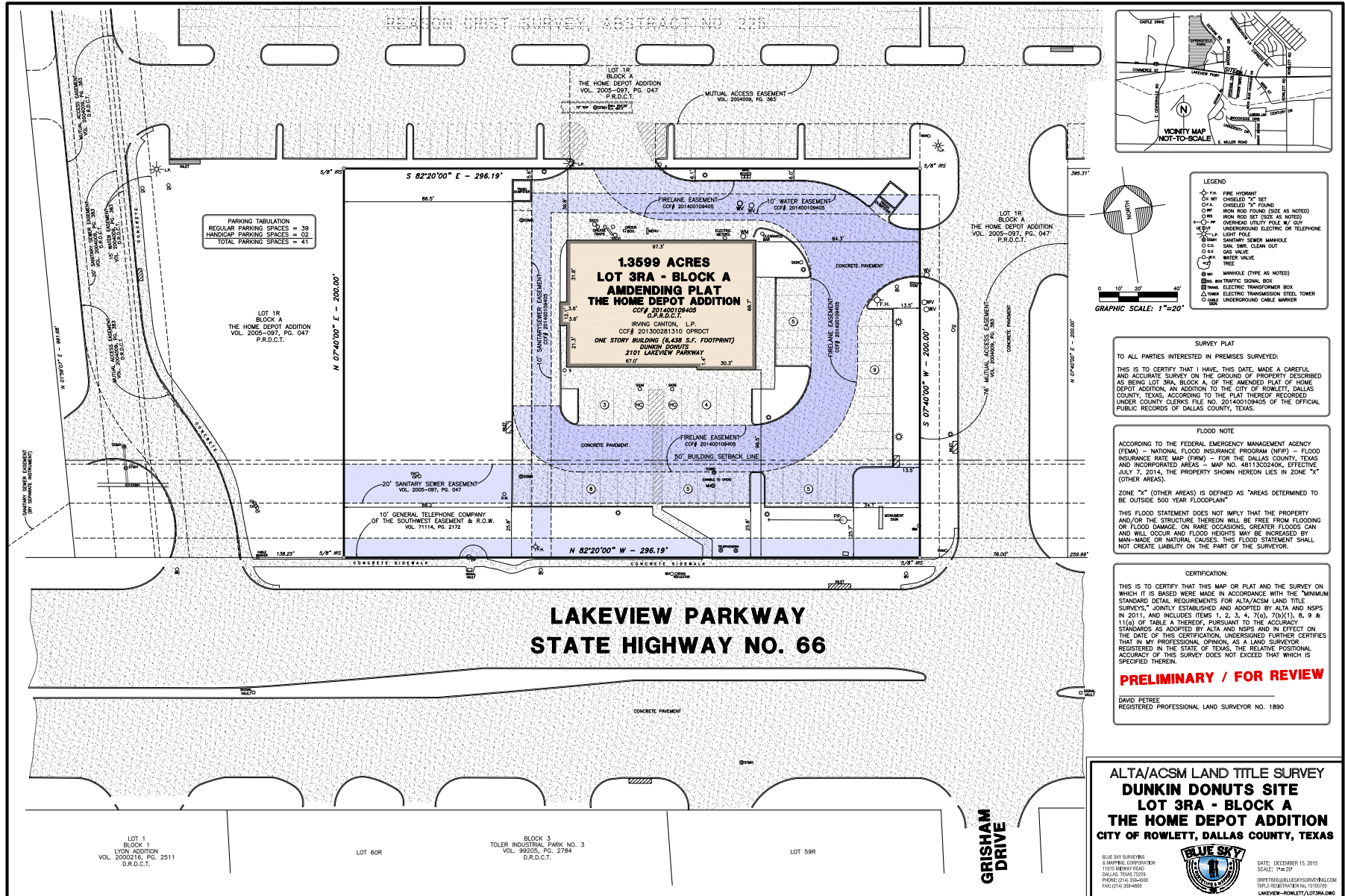
PROPERTY OVERVIEW

2101 LAKEVIEW PARKWAY, ROWLETT, TX | PROPERTY PHOTO



PROPERTY OVERVIEW

2101 LAKEVIEW PARKWAY, ROWLETT, TX | PROPERTY SURVEY



**LAKEVIEW PARKWAY
STATE HIGHWAY NO. 66**

GRISHAM DRIVE

SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED AS BEING LOT 3RA, BLOCK A, OF THE AMENDING PLAT OF HOME DEPOT ADDITION, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 201400109405 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 491130040K, EFFECTIVE JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN"
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

**ALTA/ACSM LAND TITLE SURVEY
DUNKIN DONUTS SITE
LOT 3RA - BLOCK A
THE HOME DEPOT ADDITION
CITY OF ROWLETT, DALLAS COUNTY, TEXAS**

BLUE SKY SURVEYING
A MAPPING CORPORATION
17015 SILVERPOND
DALLAS, TEXAS 75289
PHONE: (214) 356-6200
FAX: (214) 355-6800

DATE: OCTOBER 15, 2015
SCALE: 1"=20'
D:\PETREE\BLUE SKY SURVEYING\MS
TOLR INDUSTRIAL PARK NO. 3
LAKEVIEW - HOME DEPOT ADDITION

TRADE AREA OVERVIEW

DALLAS | FORT WORTH, TX



THE **retail** CONNECTION

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TRADE AREA OVERVIEW

DALLAS | FORT WORTH, TX | OVERVIEW



DALLAS | FORT WORTH, TEXAS

The Dallas | Fort Worth MSA ["DFW", "Metroplex"] is the 4th largest Metropolitan Statistical Area in the United States and the largest in Texas. DFW is located in North Texas and is made up of a 12-county area with a population in excess of 6.7 million. DFW is the fastest growing MSA in the nation over the last decade with 25% population growth—1.3 million people. DFW has a projected population growth of 37% by 2030 to over 9.2 million people.

With 18 Fortune 500 companies including 4 Global 500 companies and 40 Fortune 1000 companies, DFW has the 4th largest number of corporate headquarters in the nation. The region's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research, and transportation and logistics. DFW's central location within the U.S., strong transportation infrastructure, cost of living below the national average, pro-business government, and mild climate have made the Metroplex one of the most desirable places to live and work.

TRADE AREA OVERVIEW

DALLAS | FORT WORTH, TX | CBSA DEMOGRAPHICS

Population	% Pop Growth 2000 - 2010	23.5%
	2018 Total Population	7,431,424
	2023 Total Population	7,984,318
	% Pop Growth 2018-2023	7.4%
	2018 Total Daytime Population	8,115,737
Households	% Household Growth 2000-2010	22.2%
	2018 Total Households	2,694,462
	2023 Total Households	2,899,479
	% Household Growth 2018-2023	7.6%
	2018 Average Household Size	2.73
	% Family Households	69.6%
Income	2018 Average Household Income	\$88,781
	2018 Median Household Income	\$64,455
	2018 Per Capita Income	\$32,400
Age	2018 Median Age Total Population	35
Home Value	2018 Median Home Value	\$234,230
Education	2018 Total Educated	4,675,329
	% 2018 Education Less than 9th Grade	7.6%
	% 2018 Education Some High School	7.9%
	% 2018 Education High School Graduate	22.6%
	% 2018 Education Some College	22.6%
	% 2018 Education Associates Degree	6.7%
	% 2018 Education Bachelor's Degree	21.8%
	% 2018 Education Master's Degree	8.5%
	% 2018 Education Professional Degree	1.7%
% 2018 Education Doctorate Degree	1.0%	
Employment	% 2018 White Collar Occupations	65.3%
	% 2018 Blue Collar Occupations	34.7%
Housing	% 2018 Total Owner Occupied Housing Units	62.0%
	% 2018 Total Renter Occupied Housing Units	38.0%

TRADE AREA OVERVIEW

GRANBURY, TX



THE **retail** CONNECTION

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TRADE AREA OVERVIEW

GRANBURY, TX | OVERVIEW



GRANBURY, TEXAS

Granbury is located 35 miles southwest of Fort Worth, Texas, and is the county seat of Hood County. As of the 2010 census, the city population was 7,978.

Founded in 1887, Granbury started as a square and log cabin courthouse. Many of the buildings on the square are now registered historic landmarks, including the Granbury Opera House, which still hosts Broadway productions.

The town of Granbury and the surrounding area offer numerous outdoor activities, live theater, fine dining establishments, local wineries, and romantic excursions. Some of the various offerings include: an opera house, several golf courses, excellent medical facilities, Revolver Brewing Co., Lake Granbury Marina, Fossil Rim Wildlife Center, Brazon Drive-In, D Vine Wine of Texas, Barking Rocks Winery, Local Goat Distillery, Granbury Doll House Inc., and antique shopping in Historic Downtown Granbury. This historic downtown was named "the best town square in Texas" by the readers of Texas Highways magazine.

Granbury is served by Granbury Regional Airport [GDJ]. The neighborhood of Pecan Plantation has municipal airport [PCP].

TRADE AREA OVERVIEW

GRANBURY, TX | DEMOGRAPHICS

		1 mile	3 mile	5 mile	10 mile
Population	% Pop Growth 2000 - 2010	10.9%	18.0%	24.6%	24.8%
	2018 Total Population	4,445	16,989	32,832	56,190
	2023 Total Population	4,612	17,566	34,029	58,613
	% Pop Growth 2018-2023	3.8%	3.4%	3.6%	4.3%
	2018 Total Daytime Population	9,621	23,232	33,544	48,585
Households	% Household Growth 2000-2010	21.4%	23.0%	28.5%	29.0%
	2018 Total Households	2,079	7,259	13,383	22,831
	2023 Total Households	2,161	7,513	13,878	23,820
	% Household Growth 2018-2023	4.0%	3.5%	3.7%	4.3%
	2018 Average Household Size	2.03	2.26	2.41	2.43
	% Family Households	58.3%	63.2%	68.2%	71.1%
Income	2018 Average Household Income	\$74,629	\$77,016	\$76,886	\$78,961
	2018 Median Household Income	\$54,446	\$58,946	\$59,537	\$60,015
	2018 Per Capita Income	\$36,070	\$33,752	\$31,812	\$32,402
Age	2018 Median Age Total Population	47	45	44	46
Home Value	2018 Median Home Value	\$229,844	\$223,790	\$221,910	\$231,979
Education	2018 Total Educated	3,297	12,143	23,002	39,843
	% 2018 Education Less than 9th Grade	2.8%	4.6%	6.9%	5.3%
	% 2018 Education Some High School	5.8%	6.0%	6.6%	7.1%
	% 2018 Education High School Graduate	33.1%	33.1%	31.6%	29.9%
	% 2018 Education Some College	33.1%	33.1%	31.6%	29.9%
	% 2018 Education Associates Degree	3.4%	5.0%	5.5%	6.0%
	% 2018 Education Bachelor's Degree	21.7%	18.5%	17.7%	17.7%
	% 2018 Education Master's Degree	6.7%	6.6%	5.9%	6.0%
	% 2018 Education Professional Degree	1.5%	0.8%	1.0%	1.1%
% 2018 Education Doctorate Degree	0.9%	0.5%	0.5%	0.6%	
Employment	% 2018 White Collar Occupations	65.6%	60.2%	56.4%	57.6%
	% 2018 Blue Collar Occupations	34.4%	39.8%	43.6%	42.4%
Housing	% 2018 Total Owner Occupied Housing Units	58.1%	67.7%	73.3%	77.7%
	% 2018 Total Renter Occupied Housing Units	41.9%	32.3%	26.7%	22.3%

TRADE AREA OVERVIEW

ROCKWALL, TX



THE **retail** CONNECTION

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TRADE AREA OVERVIEW

ROCKWALL, TX | OVERVIEW



ROCKWALL, TEXAS

Rockwall is the county seat of Rockwall County, Texas, and is a suburb 23 miles East of Dallas. The population was 37,490 at the 2010 census. Rockwall County is the second wealthiest county in the state of Texas in terms of median income.

One of the fastest growing communities in Texas, Rockwall's healthy economy and strong infrastructures support exceptional community and extraordinary quality of life. Thanks to affordable housing, amazing neighborhoods, green spaces, and public schools that are among the best in the state, you will have a hard time finding a reason not to move your business and family to Rockwall.

Rockwall's largest employers include: Bimbo Bakeries, USA, City of Rockwall, Col-Met Engineered, Finishing Solutions, Channel Commercial Corporation, L-3 Concept, Rockwall County, Baylor Scott & White Medical Center, Lake Pointe, Rockwall ISD, Special Products & Mfg., Texas Health Presbyterian Hospital, Texas Star Express, and Whitmore Manufacturing Co.

The Harbor at Rockwall is on the shore of beautiful Lake Ray Hubbard and is Rockwall's home for diverse shopping, five-star dining, corporate headquarters, a 12-screen Cineplex, and an amphitheater, which hosts popular events such as Rockwall's Concert on the Lake series, lakeside weddings, and national entertainment.

The Historic Downtown Square is the heart of Rockwall with a thriving commercial district that offers unique shops, eateries, and fine dining. Downtown is a destination the whole family can enjoy, from special events and celebrations to art and culture. During the summer months, visit San Jacinto Plaza for live family entertainment on weekends while also experiencing Rockwall's local Farmers' Market.

From 5Ks to hometown parades, Rockwall truly is a place where you can stay and play. Rockwall is known for majestic lakefront and golf course homes and well-established neighborhoods with tree-lined streets, sidewalks, and parks. There are many condos / townhomes with shopping and restaurants within walking distance, and homes for families with children as well as options for urban sophisticates and retirees.

PROPERTY OVERVIEW

ROCKWALL, TX | DEMOGRAPHICS

		1 mile	3 mile	5 mile	10 mile
Population	% Pop Growth 2000 - 2010	49.3%	44.1%	47.9%	35.5%
	2018 Total Population	10,167	37,616	92,229	389,999
	2023 Total Population	10,958	40,552	99,186	420,548
	% Pop Growth 2018-2023	7.8%	7.8%	7.5%	7.8%
	2018 Total Daytime Population	13,188	43,632	83,242	308,528
Households	% Household Growth 2000-2010	50.3%	45.0%	46.3%	34.8%
	2018 Total Households	3,980	13,286	31,690	130,281
	2023 Total Households	4,291	14,325	34,054	140,226
	% Household Growth 2018-2023	7.8%	7.8%	7.5%	7.6%
	2018 Average Household Size	2.55	2.80	2.89	2.98
	% Family Households	73.0%	76.9%	79.2%	79.0%
Income	2018 Average Household Income	\$120,442	\$106,385	\$107,126	\$88,807
	2018 Median Household Income	\$101,456	\$83,771	\$86,374	\$71,172
	2018 Per Capita Income	\$47,152	\$37,901	\$37,008	\$29,760
Age	2018 Median Age Total Population	43	39	38	36
Home Value	2018 Median Home Value	\$375,007	\$298,455	\$296,099	\$236,256
Education	2018 Total Educated	6,891	24,291	58,633	244,161
	% 2018 Education Less than 9th Grade	2.2%	4.7%	3.4%	6.4%
	% 2018 Education Some High School	3.4%	5.4%	4.3%	7.1%
	% 2018 Education High School Graduate	17.4%	18.4%	20.8%	24.4%
	% 2018 Education Some College	17.4%	18.4%	20.8%	24.4%
	% 2018 Education Associates Degree	8.9%	7.8%	8.3%	8.0%
	% 2018 Education Bachelor's Degree	28.7%	25.9%	25.2%	19.8%
	% 2018 Education Master's Degree	11.0%	8.8%	9.2%	7.4%
	% 2018 Education Professional Degree	4.2%	2.5%	1.8%	1.1%
% 2018 Education Doctorate Degree	1.6%	1.5%	1.4%	0.9%	
Employment	% 2018 White Collar Occupations	75.5%	69.9%	72.8%	66.4%
	% 2018 Blue Collar Occupations	24.5%	30.1%	27.2%	33.6%
Housing	% 2018 Total Owner Occupied Housing Units	79.1%	76.8%	78.4%	74.7%
	% 2018 Total Renter Occupied Housing Units	20.9%	23.2%	21.6%	25.3%

TRADE AREA OVERVIEW

ROWETT, TX



THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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210.536.2282
msquire@theretailconnection.net

TRADE AREA OVERVIEW

ROWLETT, TX | OVERVIEW



ROWLETT, TEXAS

Situated on Lake Ray Hubbard is the vibrant community of Rowlett, Texas. With a growing population of nearly 63,000, Rowlett offers a small town feel within one of the fastest growing metropolitan areas in the United States. In 2011, city leaders developed a vision called Realize Rowlett 2020 that provided a road map to quality developments that create a sense of place and encourage healthy living. Since then, Rowlett has announced over \$1.5 Billion of unique projects and investments that will rival any development in the U.S.

Rowlett lies on Interstate 30 and the President Bush Turnpike, providing easy access to Downtown Dallas and other parts of the DFW Metroplex. The city is located within 20 minutes of the Telecom Corridor and the Plano / Frisco area.

From preschool through college, Rowlett offers access to excellent educational opportunities. For primary and secondary students, Rowlett is served by two independent school districts, Rockwall and Garland. Garland ISD covers most of Rowlett and is a "Choice of School" District where parents can select the campus they want their children to attend. There are also numerous Community College and Four-Year College options within a short commute of Rowlett. Four-Year colleges and universities nearby include the University of Dallas, UT Dallas, SMU, TCU, Texas Wesleyan University, University of Texas-Arlington, Texas Woman's University, University of North Texas, and UNT Dallas.

The city has garnered a number of awards in recent times, including named by ValuePenguin as one of the Safest Plaes in Texas. NerdWallet named Rowlett as one of the top 50 Best Cities for Families, and Movoto recognized Rowlett as one of the Best Cities to move to in America.

PROPERTY OVERVIEW

ROWLETT, TX | DEMOGRAPHICS

	1 mile	3 mile	5 mile	10 mile	
Population	% Pop Growth 2000 - 2010	-3.7%	10.2%	12.9%	15.8%
	2018 Total Population	8,199	77,678	247,751	853,178
	2023 Total Population	8,419	80,219	257,223	892,892
	% Pop Growth 2018-2023	2.7%	3.3%	3.8%	4.7%
	2018 Total Daytime Population	10,358	64,113	206,938	888,811
Households	% Household Growth 2000-2010	1.5%	11.7%	11.3%	11.7%
	2018 Total Households	2,807	24,185	81,589	302,889
	2023 Total Households	2,884	24,973	84,667	316,574
	% Household Growth 2018-2023	2.7%	3.3%	3.8%	4.5%
	2018 Average Household Size	2.92	3.21	3.03	2.81
	% Family Households	80.8%	82.0%	78.3%	72.2%
Income	2018 Average Household Income	\$84,109	\$79,276	\$76,273	\$81,383
	2018 Median Household Income	\$73,873	\$65,154	\$61,506	\$61,078
	2018 Per Capita Income	\$28,801	\$24,701	\$25,215	\$28,998
Age	2018 Median Age Total Population	38	36	36	36
Home Value	2018 Median Home Value	\$212,492	\$211,301	\$205,647	\$235,042
Education	2018 Total Educated	4	299	1,094	5,108
	% 2018 Education Less than 9th Grade	3.9%	11.4%	9.8%	8.5%
	% 2018 Education Some High School	9.5%	9.8%	9.4%	8.3%
	% 2018 Education High School Graduate	26.7%	26.0%	25.0%	22.6%
	% 2018 Education Some College	26.7%	26.0%	25.0%	22.6%
	% 2018 Education Associates Degree	9.2%	7.1%	7.5%	6.9%
	% 2018 Education Bachelor's Degree	17.5%	16.8%	16.8%	20.9%
	% 2018 Education Master's Degree	6.7%	5.6%	5.9%	7.9%
	% 2018 Education Professional Degree	1.1%	0.8%	0.8%	1.5%
% 2018 Education Doctorate Degree	0.1%	0.6%	0.7%	0.9%	
Employment	% 2018 White Collar Occupations	63.3%	57.5%	60.3%	64.2%
	% 2018 Blue Collar Occupations	36.7%	42.5%	39.7%	35.8%
Housing	% 2018 Total Owner Occupied Housing Units	84.6%	77.9%	71.4%	63.0%
	% 2018 Total Renter Occupied Housing Units	15.4%	22.1%	28.6%	37.0%

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date