

FOR INFO



PAD & LEASE SPACE AVAILABLE

SE CORNER OF ROWLETT ROAD AND CASTLE DRIVE

ROWLETT, TEXAS

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DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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PAD & LEASE SPACE AVAILABLE | SEC of Rowlett Rd & Castle Dr, Rowlett, Texas

OVERVIEW

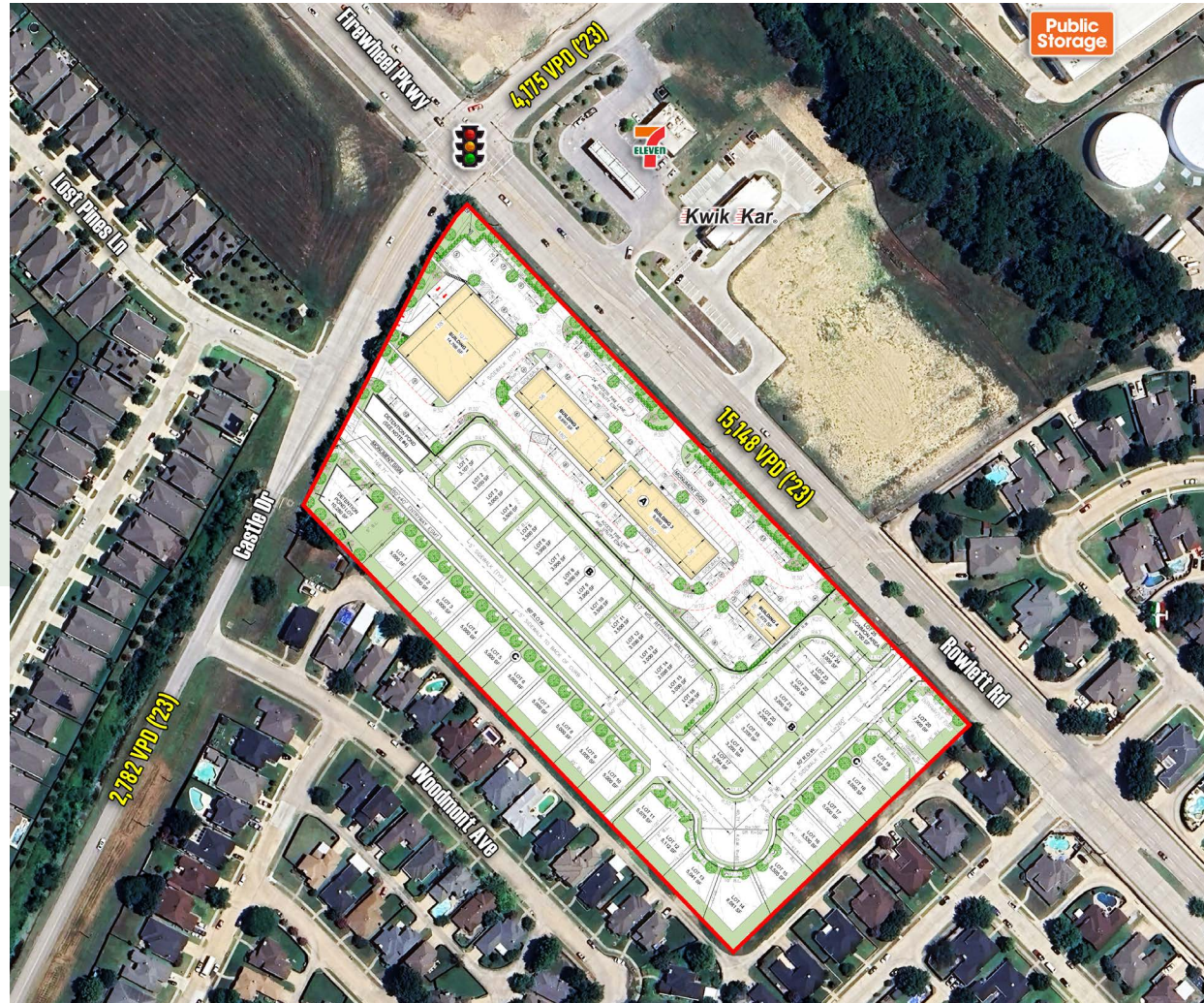
- Now Pre-Leasing
- Located at the southeast corner of Rowlett Rd & Castle Dr in Rowlett, Texas
- Hard Corner, Signalized Intersection
- Easy access to President George Bush Turnpike
- Close proximity to Firewheel Mall
- Excellent visibility and access
- Call for Info & Price

TRAFFIC COUNTS

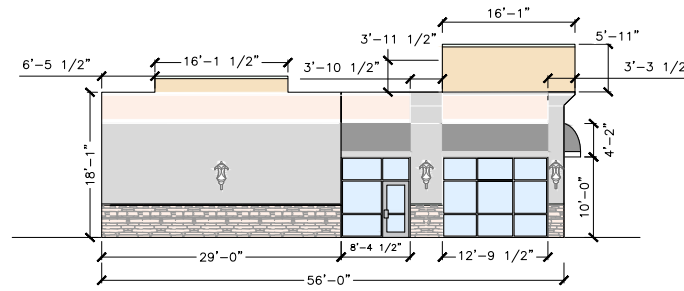
Rowlett Rd: 15,148 VPD
 Castle Dr: 4,175 VPD
 (Kalibrate 2023)

DEMOGRAPHICS

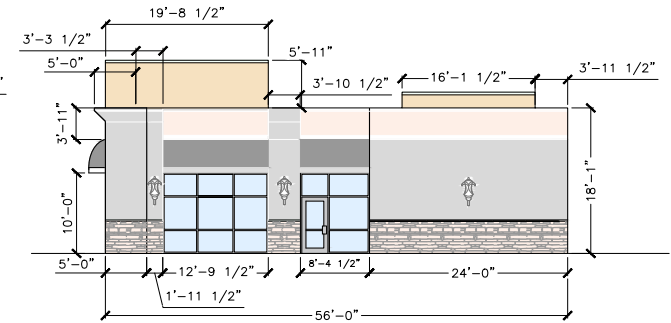
	1-mile	3-mile	5-mile
2023 Population	10,026	81,262	254,736
2028 Projected Pop.	10,117	86,469	261,532
Daytime Pop.	5,719	66,262	197,658
Avg HH Income	\$112,695	\$110,151	\$114,187



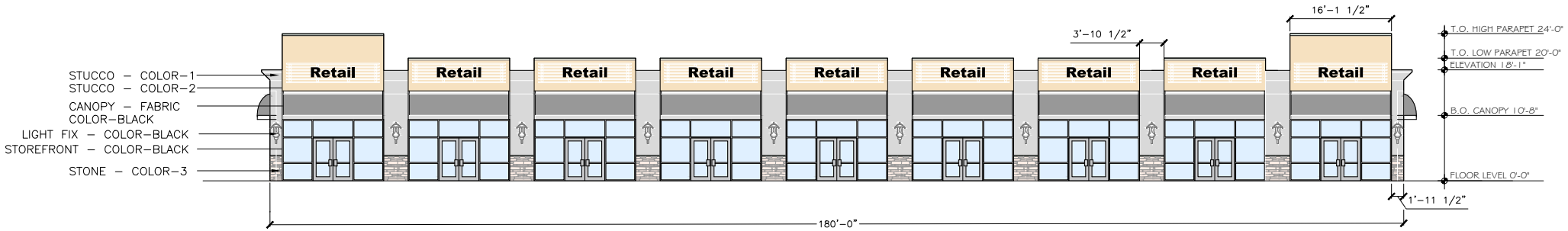
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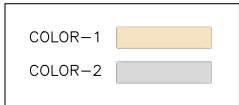
NORTHWEST VIEW
SCALE: 1/8" = 1'-0"



SOUTHEAST VIEW
SCALE: 1/8" = 1'-0"

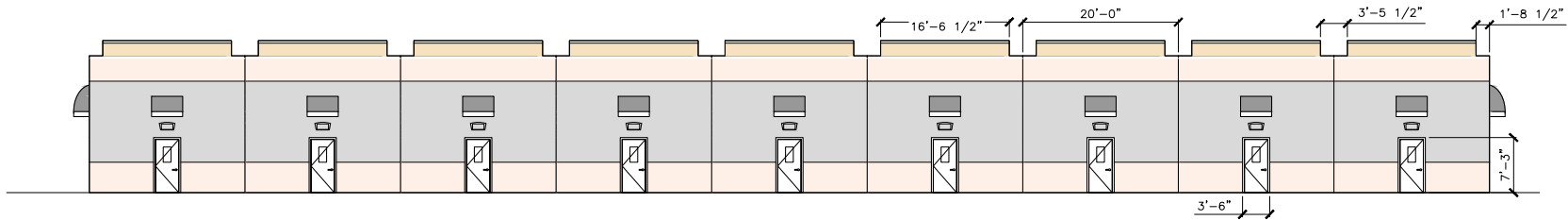


FRONT VIEW
SCALE: 1/8" = 1'-0"



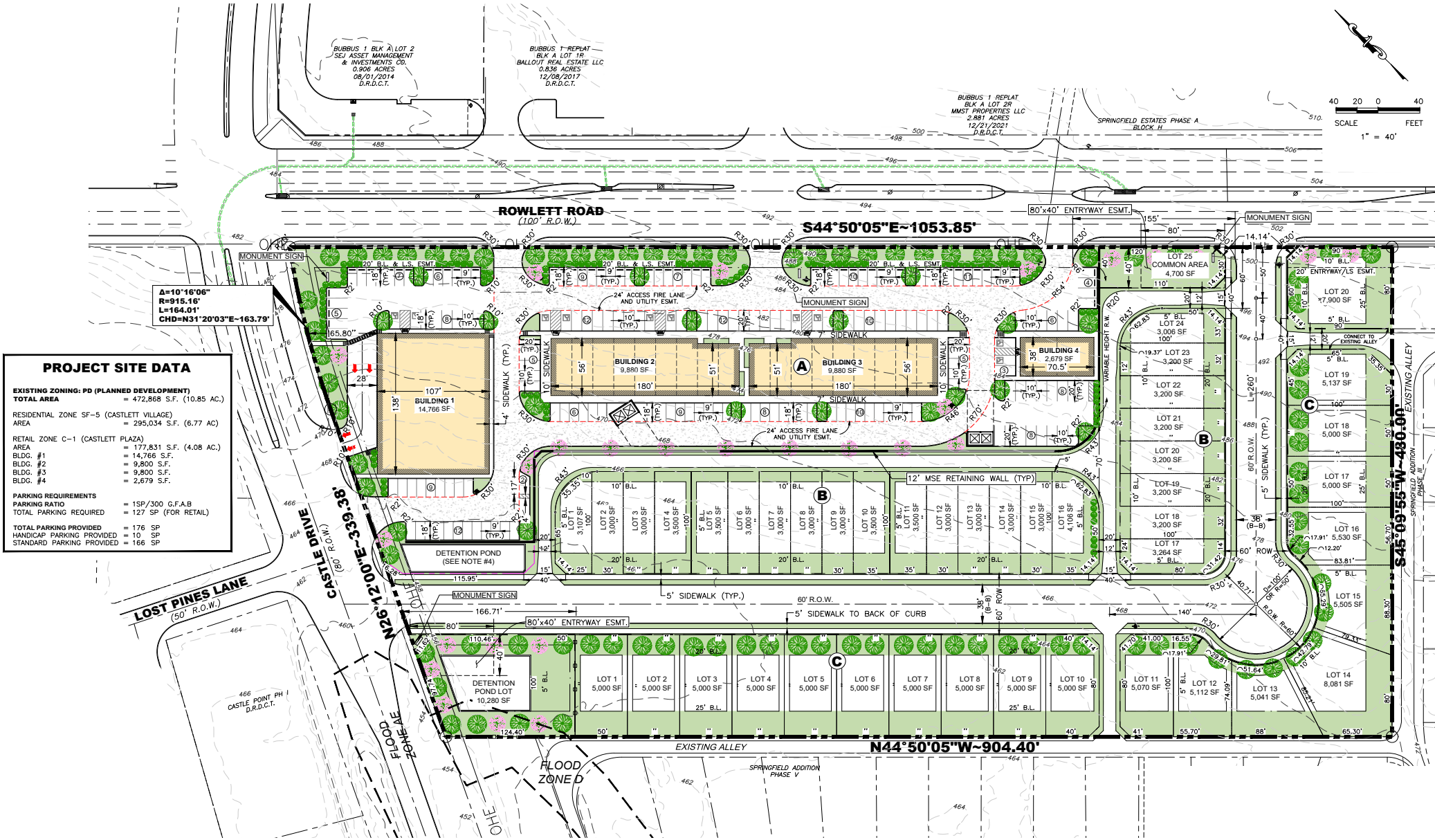
FACADE FACE	AREA	EIFS	STONE	GLASS	METAL DOOR
FRONT ELEV.	3,660	2,138	140	1,395	0
NW ELEV.	1,139	274	139	198	0
SE ELEV.	1,139	364	137	198	0
REAR ELEV.	3,538	0	0	0	225

ALL UNITS ARE IN SQUARE FEET.



REAR VIEW
SCALE: 1/8" = 1'-0"

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