



VILLAGE OF ROWLETT | 3900 MAIN STREET, ROWLETT, TX 75088

Features

- End-cap space available in mixed-use development in historic downtown Rowlett
- Adjacent to 249 luxury apartments
- Great co-tenancy with the Rowlett Public Library & Book Club Café
- Adjacent to Bankhead Brewing Co., a very popular local brewpub and eatery
- Short two minute walk to the DART's Downtown Rowlett Station

FOR LEASE

TOTAL SF: 16,714

AVAILABLE SF: 2,514

CONTACT FOR MORE INFORMATION

Traffic Counts

Main Street	4,870 VPD
Rowlett Road	21,901 VPD
Lakeview Parkway (SH 66)	36,082 VPD

Demographics

	YEAR: 2018	1 MILE	3 MILE	5 MILE
Total Population		7,634	68,614	204,289
Total Households		2,574	22,195	65,861
Average Household Growth		\$93,851	\$101,386	\$84,133
5 Year Population Growth		6.73%	5.99%	6.12%

Area Retailers & Businesses



Corbin Tanenbaum

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Javier Menendez

Associate
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David Zoller

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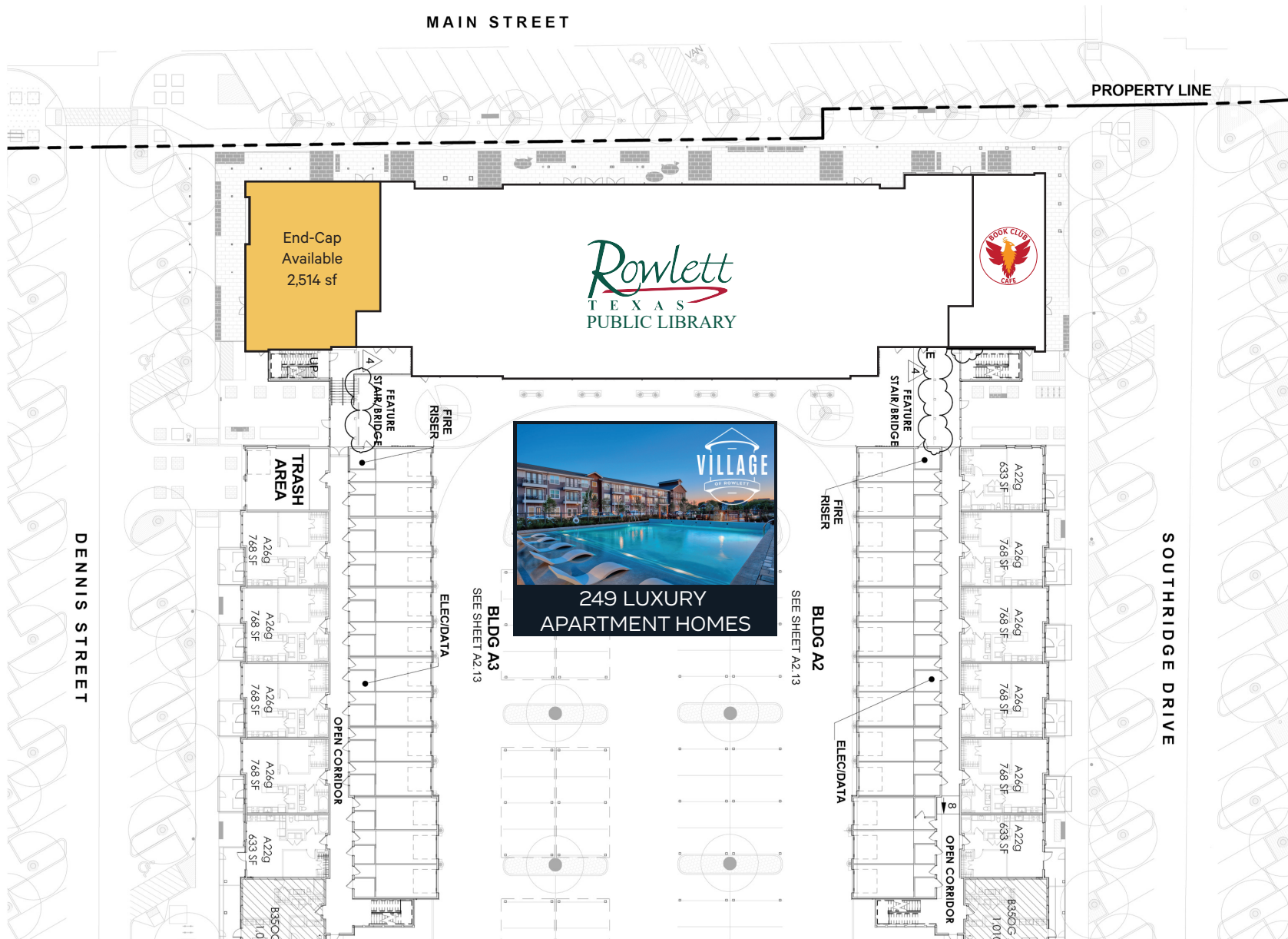
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weitzman®

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SITE



**Mixed-Use
Transit Oriented Development**
17,000 SF Restaurant/Retail
250 Multi-Family Units



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 on 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 listening 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.

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LICENSE HOLDER CONTACT INFORMATION:

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

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