

8409 Chiesa Rd, Rowlett TX +/- 5.5 Acres



Approximately 5.5 acres out of the original 8.3 acre tract is available.

Zoned C-1 (Commerical) And Approved for the Following Uses

- Kennel or Veterinarian Office
- Financial Institution
- Specialty Food Stores
- Restaurant (without drive-thru)
- Single Tenant Office
- General Retail
- General Personal Service Establishment
- Assisted Living, Nursing Home, Retirement Home, Continuing Care Facility

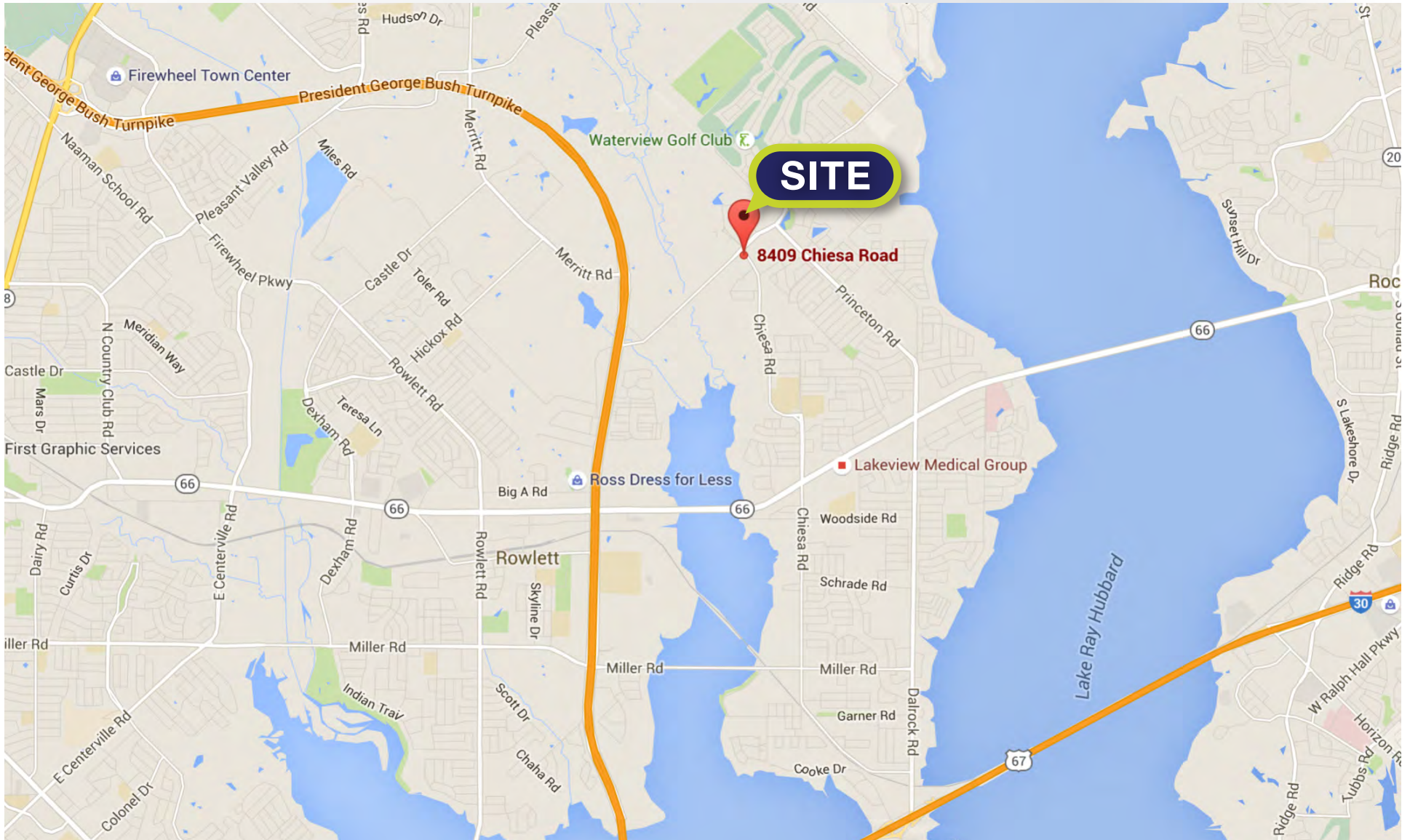
New Single Family Residential Subdivision Under Way Across the Street

Arcadia is developing a 650 home subdivision directly west of this subject property called *The Homestead*. Hard corner is located directly across the street from their main entrance.

- 16,000 Vehicles Per Day on Dalrock Rd
- 33.3 Is Medial Age
- 9,537 is Population Within 1 Mile
- \$88,587 Avg. Household Income

Located Between Waterview (1,750 Homes) and George Bush Tollway

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**Arcadia's
650 Home Subdivision
Under Way Here**

**Existing WaterView Subdivision
1,750 Homes**

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