

New Construction for Lease-3,450 SF

Office building/Medical/Light Manufacturing



- Available immediately
- Nice new office/warehouse 1200 SF Office area
- Easy access to HWY 66, Rowlett Rd and Future HWY 190
- City expanded Rowlett Rd to 6 lane divided
- Brand New Construction

3221 Main Street, Rowlett, TX 75088

• **Total Space Available: 3450 SF**

• **Rental rate : 8.50 SF/Year NNN**

- **Building size: 3450 SF**
- **Year Built: 2007**

- **Lot Size: 20,700 SF**
- **Zoning Description: Light industrial**

- **Property Type : Industrial**
Property Sub-Type: Flex Space

- **Additional Sub-Type: office building, medical office, light manufacturing**



NEW CONSTRUCTION ! NEW OFFICE FINISH 1,200/SF INCLUDING RECEPTION, 2-PRIVATE OFFICES,COPY, CONFERENCE, KITCHEN AND R/R . VERY ATTRACTIVE BUILDING WITH MAIN ST. FRONTAGE. USES INCLUDE OFFICE/MEDICAL/OFFICE SHOWROOM/LIGHT MANUFACTURING. 19 SHARED PARKING PLACES. GREAT LOCATION WITH EASY ACCESS TO HWY 66, ROWLETT RD, AND FUTURE GEORGE BUSH TOLLWAY (UNDER CONSTRUCTION)

Azad Akm azad@judgefite.com 805-218-9349



1140 Empire Central, Suite 520, Dallas, Texas 75247
www.C21JFcommercial.com

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PROPERTY SUMMARY

SUBJECT PROPERTY:

Property Name	Main Street Office Park
Property Address	3221 Main Street Rowlett, Texas 75088
DCAD Tax I.D. Number	44022850010090000
Zoning	M-1 Light Industrial

SITE DESCRIPTION:

Year Built	2007
Number of Stories	1
Rentable SF	3,450
Lot Size	.2375 (75' x 137.91')
Parking	19 Shared Car Parks

Construction:

Foundation	Engineered Post Tensioned Slab
Exterior	Concrete Tilt-Wall
Roof	Metal
Parking	Surface Concrete
Landscaping	Professional
Topography	Gently Sloping West

Mechanical:

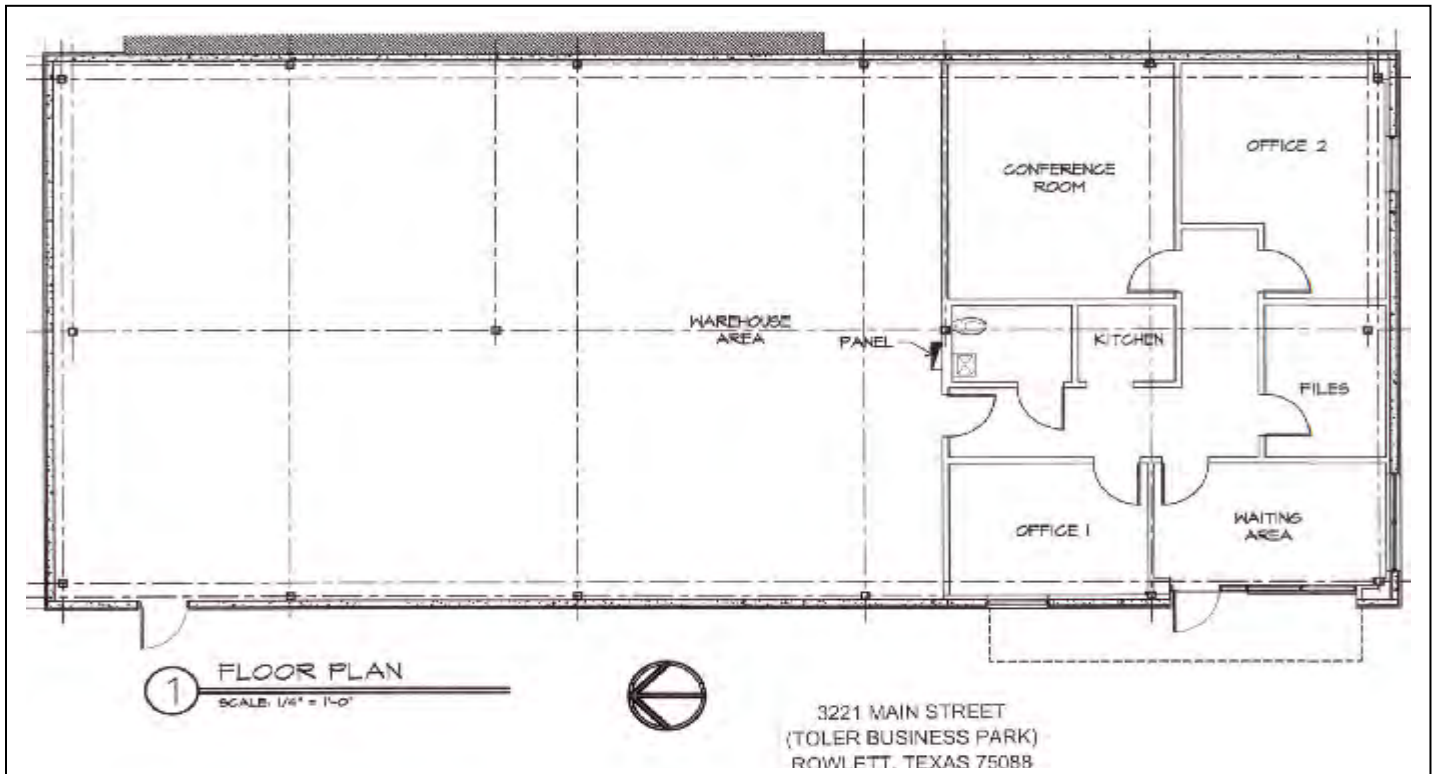
HVAC	Yes
Fire Protection	None
Utilities	All to the Site
Ceilings	Yes
Floor Coverings	Yes
Rest Rooms	ADA Compliant

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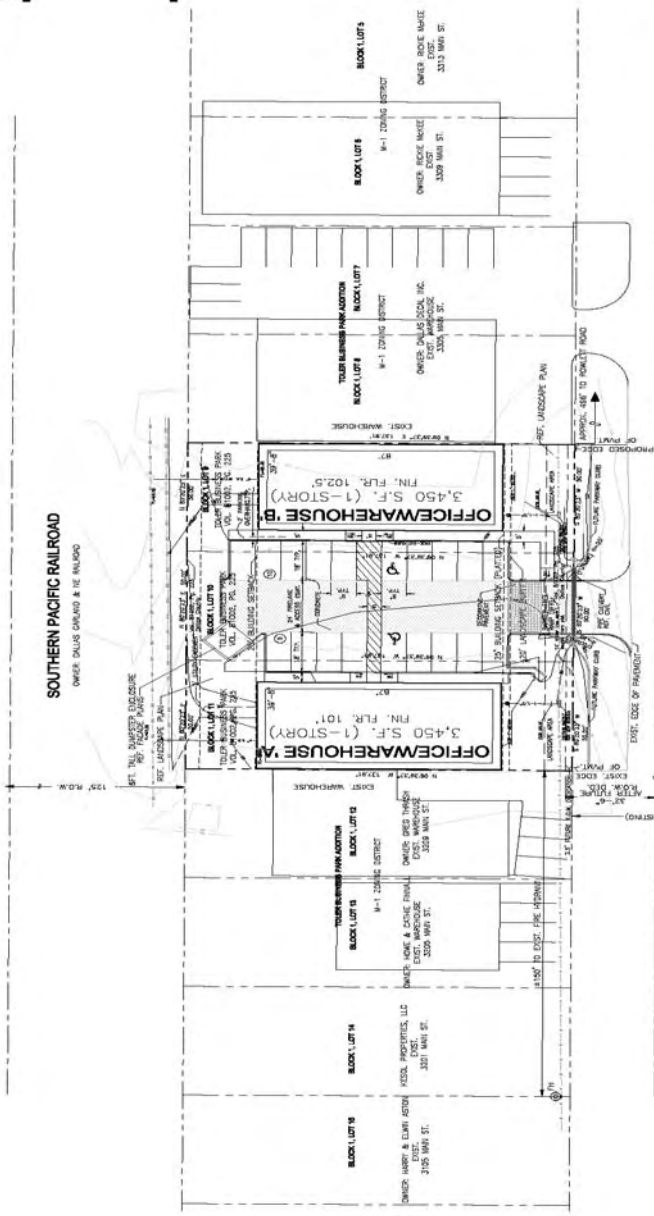


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REVISIONS

01	DATE	DESCRIPTION
01	07/27/20	FINAL SUBMITTAL
02	08/27/20	4th SUBMITTAL
03	09/07/20	4th SUBMITTAL



OWNER:
RUSSELL CARROLL

ARCHITECT:
CARROLL ARCHITECTS

17770 Preston Road
Suite 200
Dallas, TX 75240
Phone: 972-752-3302
Fax: 972-752-3308

EXHIBIT 'A'
SITE PLAN

OWNER: THE BOUSQUET GROUP

17770 Preston Road, Suite 200
Dallas, TX 75240
Phone: 972-752-3302
Fax: 972-752-3308



SITE PLAN
TOLER BUSINESS PARK
BLOCK 1 LOTS 9, 10 & 11

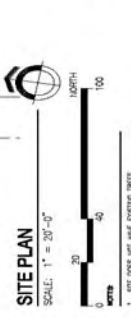
4th SUBMITTAL - 9/8/20

Owner: Russell L. Carroll
Architect: Carroll Architects

17770 Preston Road, Suite 200
Dallas, TX 75240
Phone: 972-752-3302
Fax: 972-752-3308

Engineer: The Bousquet Group

17770 Preston Road, Suite 200
Dallas, TX 75240
Phone: 972-752-3302
Fax: 972-752-3308



1. SET BACKS ARE AS SHOWN.
2. WALKER REQUEST TO GET TOGETHER TO MAKE SIGNAGE.
3. SIGNAGE REQUESTOR REQUESTED SET BACKS TO BE 10 FEET.
4. OWNER SHALL PROVIDE A SHARED PRIVATE DRIVEWAY.
5. OWNER SHALL PROVIDE A SHARED DRIVEWAY INTERSECTION.
6. THE USE OF SIDE DRIVEWAY INTERSECTION AND SIDE DRIVEWAY INTERSECTION IS NOT PERMITTED AT ANY POINT.



VALUATION

LOT 9 - OFFICE WAREHOUSE "B" (101')	3,450 S.F.	1.18 AC
LOT 10 - OFFICE WAREHOUSE "A" (102.5')	3,450 S.F.	1.18 AC
LOT 11 - OFFICE WAREHOUSE "B" (101')	3,450 S.F.	1.18 AC
TOTAL, ALL LOTS	10,350 S.F.	3.54 AC

PROPOSED USE: OFFICE WAREHOUSE

BUILDING AREA: 10,350 S.F. (101' x 102.5')

PAVING AREA: 10,350 S.F. (101' x 102.5')

LOT COVERAGES: LOT 9: 78.97%, LOT 10: 78.97%, LOT 11: 78.97%

APPROXIMATE REQUIRED: LOT 9: 19,000 S.F. = 8.17 AC, LOT 10: 19,000 S.F. = 8.17 AC, LOT 11: 19,000 S.F. = 8.17 AC



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Century 21 Judge Fite Commercial
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Century 21 Judge Fite Commercial

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.

1996 NTCAR form 15 (1/96)

Single page

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Larry Harbour

mcd

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