



INVESTMENT SALES & LEASING

7200 Lakeview Parkway, Rowlett, Texas 75088  
**For Sale | For Lease**  
Commercial Land | ±0.17 Acres



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# PROPERTY OVERVIEW

LOT SIZE:  $\pm 0.17$  ACRES ( $\pm 7,405$  SF)

ZONING: COMMERCIAL

FRONTAGE: HIGH VISIBILITY ALONG LAKEVIEW PARKWAY (SH-66)

TRAFFIC COUNT: 40,000+ VPD

IDEAL USES: RETAIL, OFFICE, OR MEDICAL DEVELOPMENT



INVESTMENT SALES & LEASING

# 1-MILE MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW

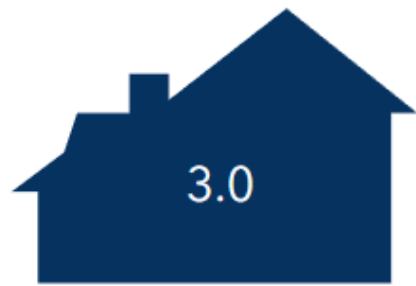
9,335

Population



38.1

Median Age

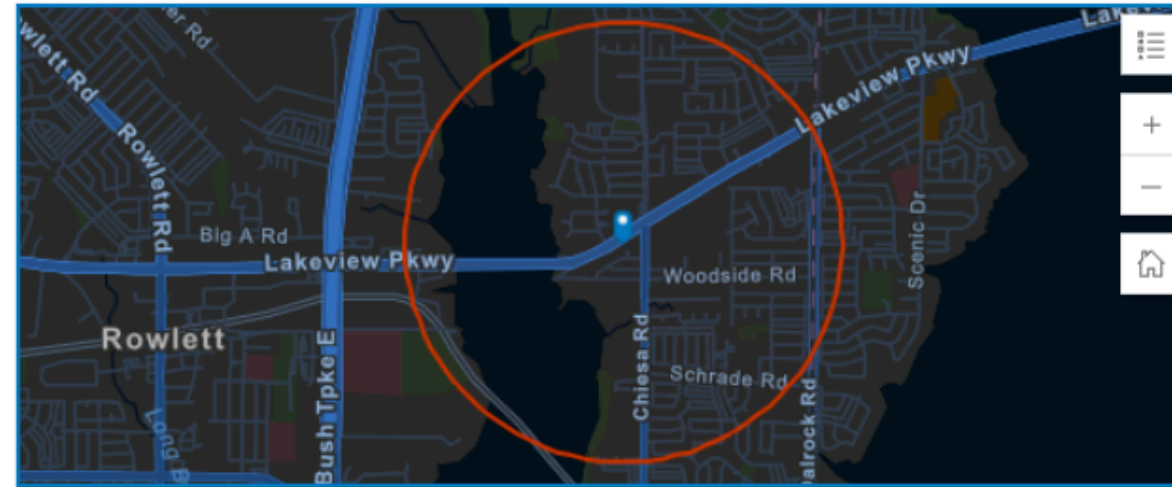


3.0

Average Household Size

US\$115,002

Median Household Income



Interesting Behaviors facts

120

2025 HH Owns 55-69 in Screen TV (XXL): Index  
Which is more than 95% of all ZIP Codes

35

2025 Read 2+ Daily Newspapers (Paper Version): Index  
Which is less than 95% of all ZIP Codes

ANNUAL LIFESTYLE SPENDING

US\$4,200  
Travel

US\$125  
Theatre/Operas/  
Concerts

US\$92  
Movies/Museums/  
Parks

US\$124  
Sports Events

US\$11  
Online Games

EMPLOYMENT

76%

White Collar

16%

Blue Collar

8%

Services



3.8%

Unemployment Rate

EDUCATION



8%

No High School Diploma



26%

High School Graduate



30%

Some College



36%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

US\$2,779  
Apparel &  
Services

US\$258  
Computers &  
Hardware

US\$4,651  
Eating Out

US\$8,012  
Groceries

US\$8,638  
Health Care

BUSINESS



264

Total Businesses



2,130

Total Employees



INVESTMENT SALES & LEASING

# 5-MILE MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW

159,740

Population



39.0

Median Age



2.8

Average Household Size

US\$106,280

Median Household Income

## BUSINESS



4,590

Total Businesses

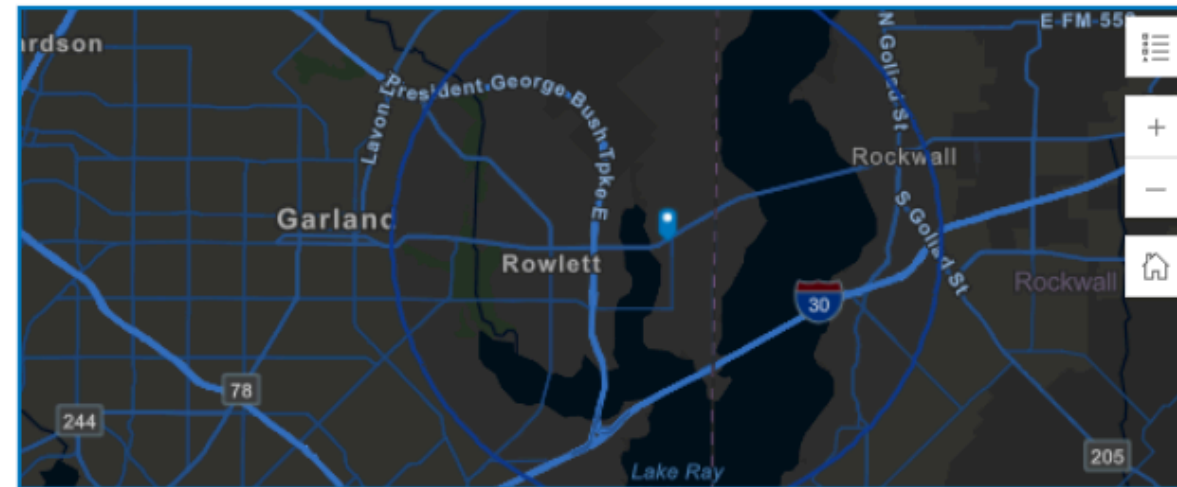


43,396

Total Employees



INVESTMENT SALES & LEASING



## Interesting Behaviors facts

133

2025 HH Owns `SmartHome` Video Doorbell Cnct to Hub: Index

Which is more than 95% of all ZIP Codes

76

2025 HH Owns Air Conditioner (Separate Room): Index

Which is less than 95% of all ZIP Codes

## ANNUAL LIFESTYLE SPENDING



US\$4,108

Travel



US\$126

Theatre/Operas/Concerts



US\$92

Movies/Museums/Parks



US\$116

Sports Events



US\$11

Online Games

## EMPLOYMENT



White Collar

72%



Blue Collar

17%



Services

11%



3.2%

Unemployment Rate

## EDUCATION



No High School Diploma

7%



22%  
High School Graduate



30%  
Some College



41%  
Bachelor's/Grad/Prof Degree

## ANNUAL HOUSEHOLD SPENDING



US\$2,814

Apparel & Services



US\$263

Computers & Hardware



US\$4,731

Eating Out



US\$8,260

Groceries



US\$8,721

Health Care

# Dallas–Fort Worth Market Overview

THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP.



INVESTMENT SALES & LEASING

# DALLAS COUNTY OVERVIEW

AS COMMERCIAL BROKERS ACTIVE THROUGHOUT THE DALLAS–FORT WORTH METROPLEX, WE RECOGNIZE DALLAS COUNTY AS THE ECONOMIC CENTERPIECE OF NORTH TEXAS, A MARKET THAT CONTINUES TO DRIVE REGIONAL GROWTH, INVESTMENT, AND DEVELOPMENT. STRATEGICALLY POSITIONED WITHIN THE NATION’S FOURTH-LARGEST METROPOLITAN AREA, DALLAS COUNTY OFFERS UNMATCHED CONNECTIVITY THROUGH MAJOR HIGHWAYS INCLUDING I-20, I-30, I-35E, I-45, US-75, US-175, AND LOOP 12, PROVIDING DIRECT ACCESS TO BOTH REGIONAL AND NATIONAL DISTRIBUTION CHANNELS.

THE COUNTY’S BUSINESS INFRASTRUCTURE IS SUPPORTED BY TWO MAJOR AIRPORTS, DFW INTERNATIONAL AND DALLAS LOVE FIELD, MAKING IT A PRIME HUB FOR CORPORATE HEADQUARTERS, LOGISTICS OPERATIONS, AND LIGHT INDUSTRIAL USERS. MAJOR EMPLOYMENT DISTRICTS SUCH AS THE DOWNTOWN DALLAS CORE, LAS COLINAS, THE DESIGN DISTRICT, AND THE I-20 INDUSTRIAL CORRIDOR CONTINUE TO ATTRACT A DIVERSE RANGE OF USERS. DALLAS COUNTY IS HOME TO MANY GLOBAL AND FORTUNE 500 COMPANIES INCLUDING AT&T, SOUTHWEST AIRLINES, TEXAS INSTRUMENTS, COMERICA, AND TENET HEALTHCARE, REFLECTING THE DEPTH AND STABILITY OF THE LOCAL ECONOMY.

FOR INVESTORS AND OWNER-USERS ALIKE, DALLAS COUNTY OFFERS A COMPETITIVE ADVANTAGE WITH STRONG DEMOGRAPHICS, A CENTRAL LOCATION WITHIN THE UNITED STATES, AND A PRO-BUSINESS REGULATORY ENVIRONMENT. ACTIVE REDEVELOPMENT CORRIDORS ALONG I-35, LOOP 12, AND US-175 CONTINUE TO CREATE OPPORTUNITIES FOR INDUSTRIAL, RETAIL, AND FLEX ASSETS. WITH CONSISTENT DEMAND FROM BOTH LOCAL AND NATIONAL TENANTS, DALLAS COUNTY REMAINS ONE OF THE MOST ATTRACTIVE MARKETS FOR LONG-TERM COMMERCIAL REAL ESTATE INVESTMENT.



## GROUND LEASE DETAILS

LEASE TYPE: GROUND LEASE (NNN)

MONTHLY RENT: \$1,500 / MONTH

ANNUAL RENT: \$18,000 / YEAR

TENANT RESPONSIBLE FOR: TAXES, INSURANCE, AND MAINTENANCE (NNN)

TERM: NEGOTIABLE



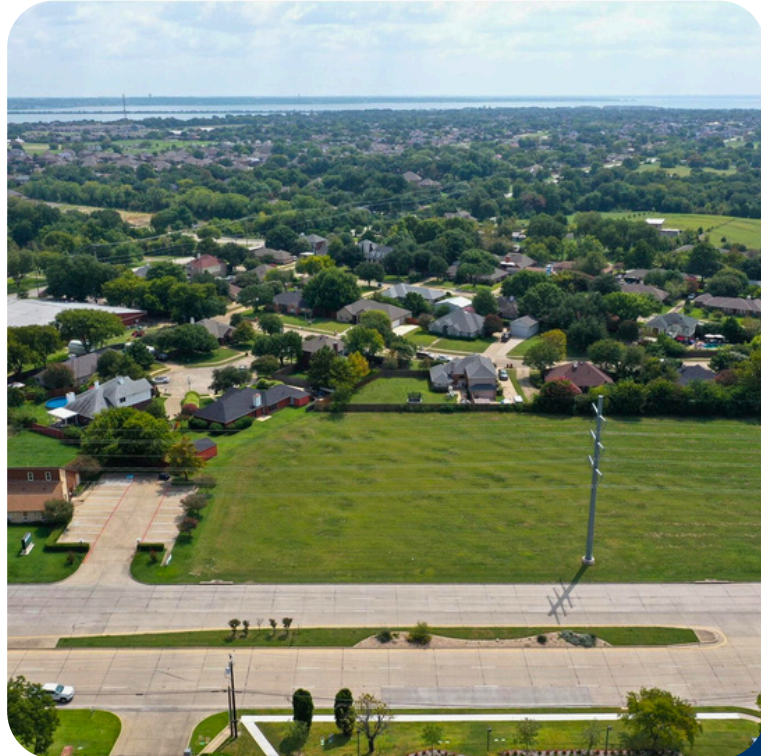
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# INVESTMENT HIGHLIGHTS

- Offering Price: \$115,000
- Lease Type: Triple Net (NNN) Ground Lease
- Monthly Rent: \$1,500 / month
- Annual Rent: \$18,000 / year
- High-Growth Submarket: Located in Rowlett, TX, surrounded by new multifamily, retail, and medical developments.
- Accessible Location: Excellent connectivity to President George Bush Turnpike and major Dallas corridors.
- Flexible Structure: Ownership open to customized lease terms and renewal options based on tenant profile.
- Strong Visibility: Prime frontage along Lakeview Parkway (SH-66) with 40,000+ vehicles per day.



# INVESTMENT HIGHLIGHTS





RENAL CARE

PARKWAY  
CAR CARE

Lakeview Pointe  
Independent Senior Living Community



Cotton Mill  
LEARNING CENTER  
GROW  
STAY  
DISCOVER  
PLAY

RaceTrac

ADVANTAGE  
STORAGE

ROWLETT  
Family Podiatry  
and Orthodontics



KARE



THE BLUE LAGOONS  
WATER SPAS



LIBERTY  
DERMATOLOGY

INVESTMENT SALES & LEASING



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Disclaimer

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