

2202 LAKEVIEW BLVD, ROWLETT, TEXAS 75088

2202 Lakeview Blvd | Rowlett, TX
FOR LEASE



Oren Stephen
ISL Commercial
Principal
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HIGHLIGHTS

- High Visibility
- Centrally Located
- ADA Compliant
- Past Tenant Media Group
- Hvaced Bay Space

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
7,783	82,134	260,928

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$124,984	\$118,449	\$114,933

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
2,672	26,835	88,033

Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
105	Unit 105	1	1,450 SF	\$12.00 PSF (Yearly)	NNN	Op-ex cost \$5.38; Total Monthly Cost \$2,100
108	Unit 108	1	1,400 SF	\$12.00 PSF (Yearly)	NNN	Op-ex costs \$5.83; Total Monthly Cost: \$2,050
1091	Unit 109	1	4,250 SF	\$12.00 PSF (Yearly)	NNN	Op-Ex costs \$5.83; Total Monthly Cost: \$6,155.42

PROPERTY FEATURES

NUMBER OF UNITS	7
BUILDING SF	15,808
LAND SF	24,786
LAND ACRES	.57
YEAR BUILT	1955
YEAR RENOVATED	2015
ZONING TYPE	Mixed Use
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	25
CEILING HEIGHT	10
GRADE LEVEL DOORS	4
FENCED YARD	No

NEIGHBORING PROPERTIES

NORTH	Lakeview Parkway
SOUTH	N/A
EAST	Grisham Drive
WEST	Dexham Road

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Wet

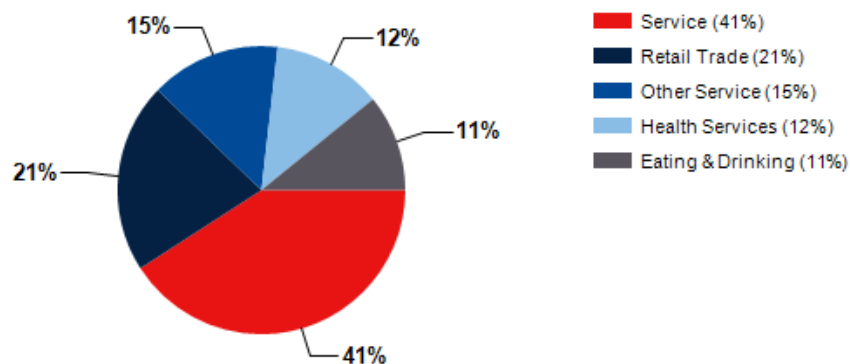
TENANT INFORMATION

LEASE TYPE	NNN
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Location Summary:

- 2202 Lakeview Pkwy is located in Rowlett, TX, fronting Hwy 66, across from Home Depot — one of the city's primary retail corridors connecting Rowlett to Garland and the broader I-30/Lake Ray Hubbard trade area. The center sits within an established, high-visibility retail strip with a strong existing tenant mix including AT&T, TitleMax, and other national and regional service-based retailers, supporting consistent daily traffic from surrounding residential neighborhoods.
- The site benefits from convenient access to George Bush Turnpike and I-30, providing tenants with strong connectivity throughout the eastern Dallas Metroplex and Lake Ray Hubbard submarket.

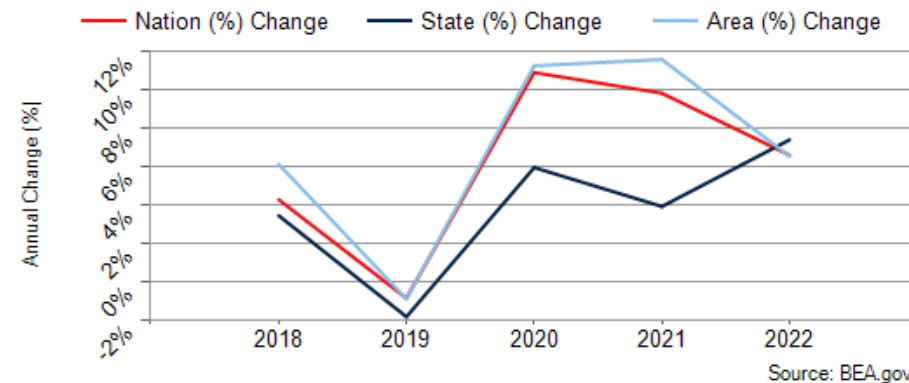
Major Industries by Employee Count

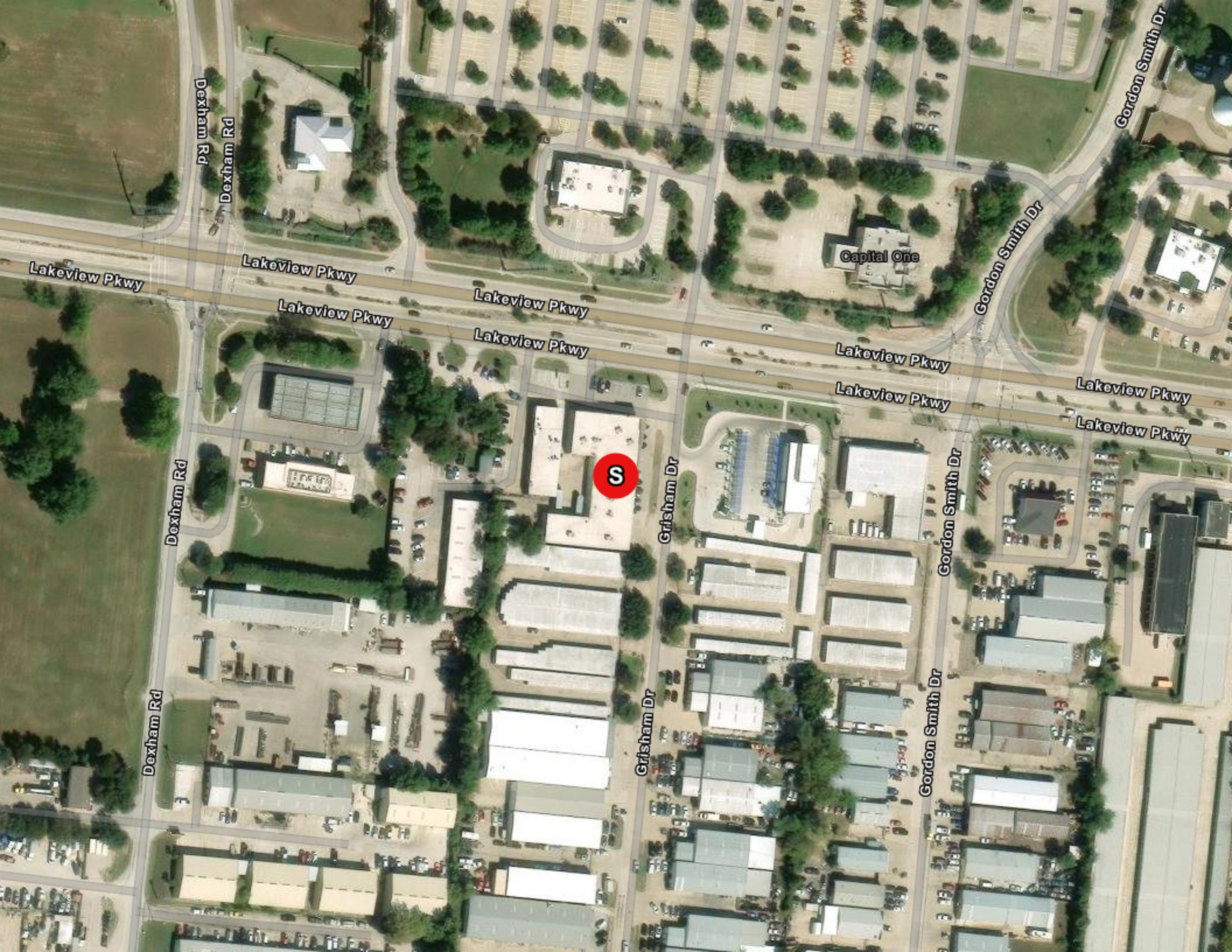


Largest Employers

Garland Independent School District	1,092
Lake Pointe Medical Center	686
City of Rowlett	371
Target Corporation	275
Wal-Mart	250
Senior Care at Lake Pointe	190
Albertson's	120
Rowlett Nursing Home	119

Dallas County GDP Trend





Lakeview Pkwy

Dexham Rd

Lakeview Pkwy

Lakeview Pkwy

Lakeview Pkwy

Lakeview Pkwy

Capital One

Gordon Smith Dr

Gordon Smith Dr

Lakeview Pkwy

Lakeview Pkwy

Lakeview Pkwy

Lakeview Pkwy

Dexham Rd

Dexham Rd

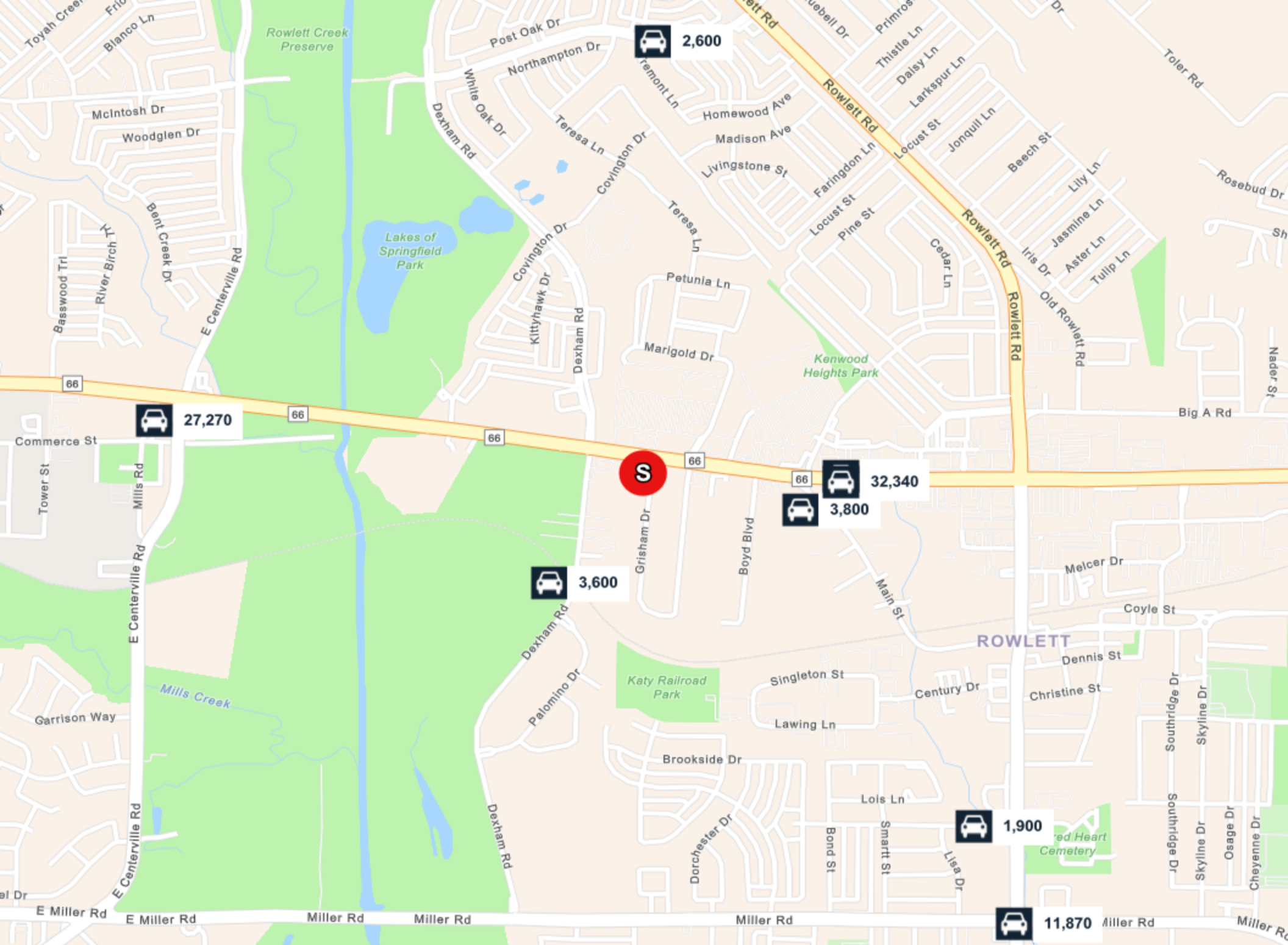
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Grisham Dr

Grisham Dr

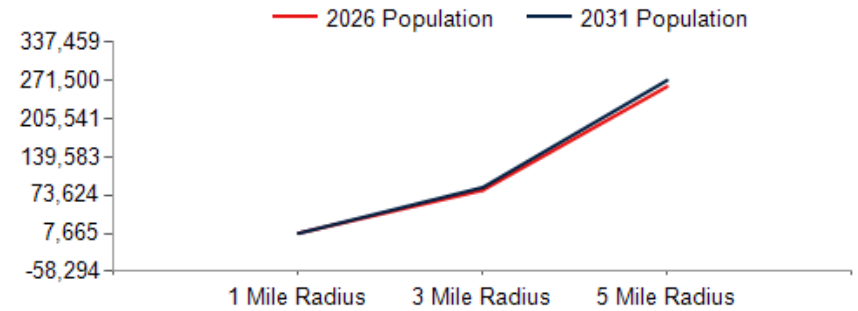
Gordon Smith Dr

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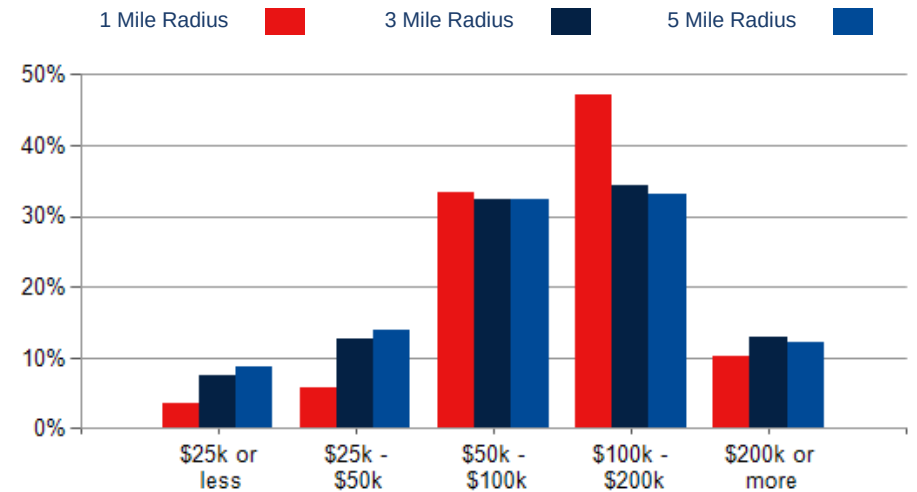


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,726	67,401	204,773
2010 Population	6,320	74,533	229,025
2026 Population	7,783	82,134	260,928
2031 Population	7,665	86,746	271,500
2026 African American	1,281	12,939	42,422
2026 American Indian	66	1,052	3,188
2026 Asian	856	8,703	27,363
2026 Hispanic	2,116	32,984	101,437
2026 Other Race	703	13,562	43,351
2026 White	3,560	30,922	99,464
2026 Multiracial	1,312	14,907	44,956
2026-2031: Population: Growth Rate	-1.55%	5.50%	4.00%

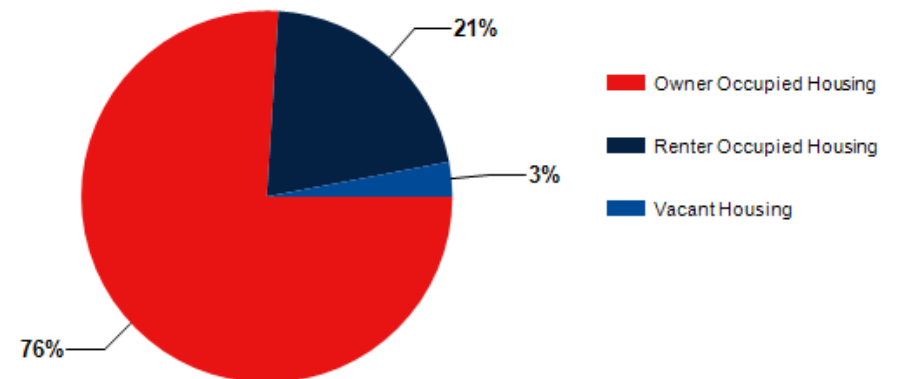
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	60	1,189	4,406
\$15,000-\$24,999	37	845	3,183
\$25,000-\$34,999	73	1,079	4,173
\$35,000-\$49,999	81	2,342	8,003
\$50,000-\$74,999	433	5,002	16,299
\$75,000-\$99,999	457	3,700	12,217
\$100,000-\$149,999	745	5,761	19,106
\$150,000-\$199,999	513	3,436	9,979
\$200,000 or greater	273	3,481	10,668
Median HH Income	\$112,050	\$93,834	\$89,640
Average HH Income	\$124,984	\$118,449	\$114,933



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

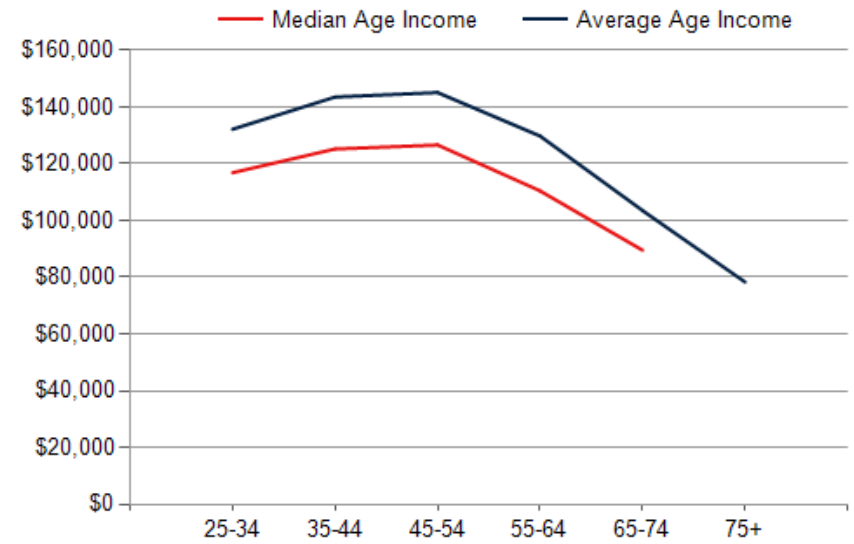
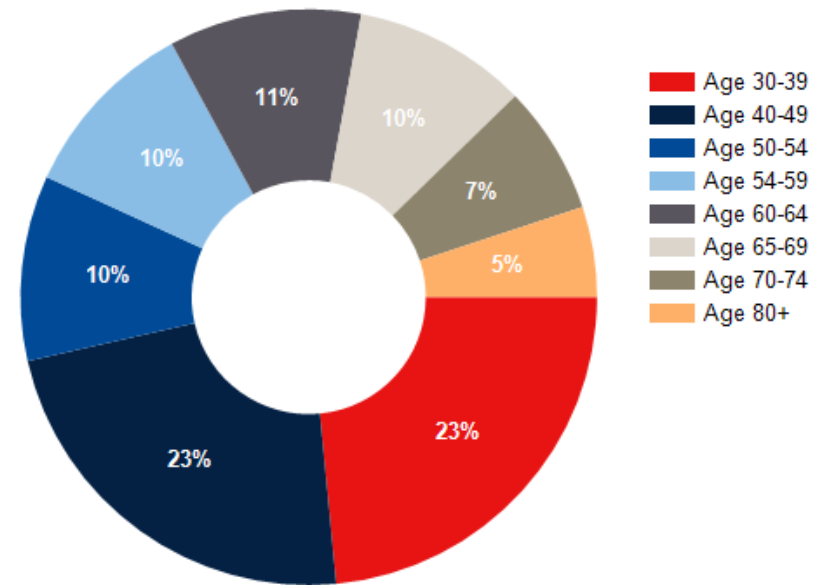


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	525	5,500	18,176
2026 Population Age 35-39	567	5,208	17,427
2026 Population Age 40-44	554	5,166	17,085
2026 Population Age 45-49	514	5,031	16,050
2026 Population Age 50-54	484	5,369	16,901
2026 Population Age 55-59	478	5,307	16,016
2026 Population Age 60-64	502	5,439	15,930
2026 Population Age 65-69	455	4,616	13,588
2026 Population Age 70-74	336	3,418	10,255
2026 Population Age 75-79	236	2,426	7,419
2026 Population Age 80-84	119	1,386	4,265
2026 Population Age 85+	87	1,063	3,101
2026 Population Age 18+	6,039	64,319	202,176
2026 Median Age	39	38	37
2031 Median Age	40	39	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$116,817	\$95,788	\$91,832
Average Household Income 25-34	\$132,135	\$115,520	\$111,549
Median Household Income 35-44	\$125,172	\$108,287	\$104,604
Average Household Income 35-44	\$143,480	\$132,789	\$130,546
Median Household Income 45-54	\$126,588	\$110,810	\$107,164
Average Household Income 45-54	\$145,056	\$137,321	\$134,542
Median Household Income 55-64	\$110,417	\$106,705	\$101,448
Average Household Income 55-64	\$129,735	\$131,322	\$125,033
Median Household Income 65-74	\$89,504	\$75,714	\$72,694
Average Household Income 65-74	\$103,477	\$101,635	\$97,778
Average Household Income 75+	\$78,302	\$70,960	\$71,526

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	88	88
Diversity Index (current year)	83	88	87
Diversity Index (2020)	81	87	87
Diversity Index (2010)	63	77	76

POPULATION BY RACE



1 MILE



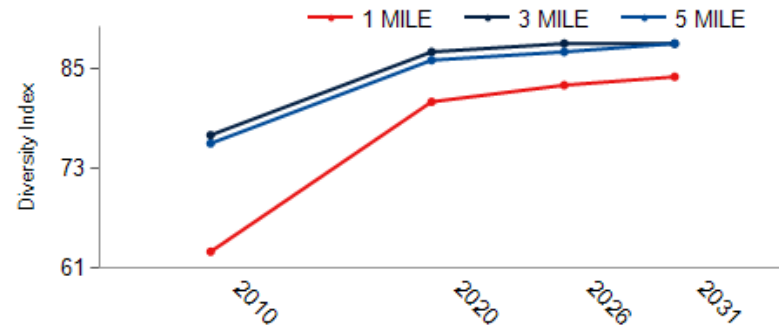
3 MILE



5 MILE

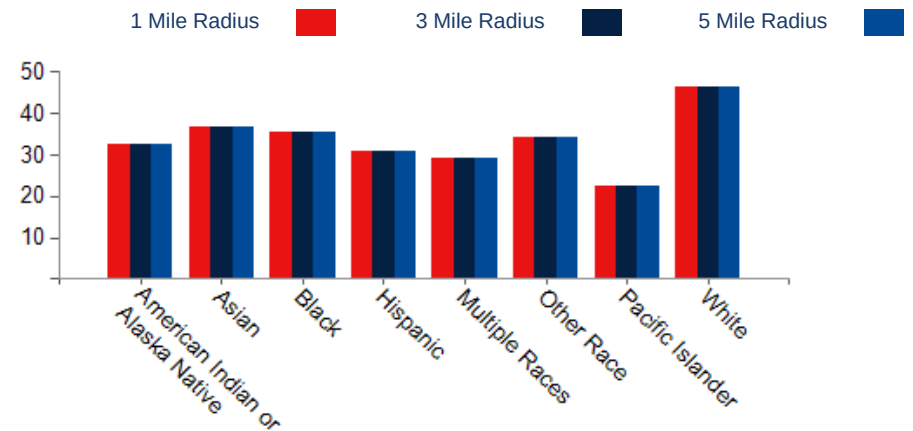
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	13%	11%	12%
American Indian	1%	1%	1%
Asian	9%	8%	8%
Hispanic	21%	29%	28%
Multiracial	13%	13%	12%
Other Race	7%	12%	12%
White	36%	27%	27%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	34	36
Median Asian Age	37	39	39
Median Black Age	35	38	35
Median Hispanic Age	31	30	29
Median Multiple Races Age	29	31	30
Median Other Race Age	34	31	30
Median Pacific Islander Age	23	32	34
Median White Age	46	47	45

2026 MEDIAN AGE BY RACE





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Agent

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.