

5150 BOYD BLVD

5150 Boyd Blvd | Rowlett, TX

FOR LEASE



Oren Stephen

ISL Commercial

Principal

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HIGHLIGHTS

- Easy Access into Property
- Large Outside Storage in the Back of Site
- Large Wood Fence Installed With Cameras
- Split in Two Buildings 8,000 & 3,300

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
1	Unit 1	8,000	\$16.00	NNN
2	Unit 2	3,300	\$16.00	NNN

PROPERTY FEATURES

NUMBER OF UNITS	2
NET RENTABLE AREA (SF)	11,300
LAND SF	33,542
LAND ACRES	0.77
YEAR BUILT	1986
ZONING TYPE	Special Use
BUILDING CLASS	C
LOCATION CLASS	B
SUPER FLAT FLOORS	No
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	Square
NUMBER OF PARKING SPACES	5 Exterior
CEILING HEIGHT	16 Feet
GRADE LEVEL DOORS	5
FENCED YARD	Yes

NEIGHBORING PROPERTIES

NORTH	Minutes From State Road 66
SOUTH	15 Minutes From I-30
EAST	5 Minutes From PGB Turnpike
WEST	15 Minutes From State Road 78

MECHANICAL

HVAC	No
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Good

CONSTRUCTION

FOUNDATION	Good
FRAMING	Tilt Wall
EXTERIOR	Metal
ROOF	Good
LANDSCAPING	None

TENANT INFORMATION

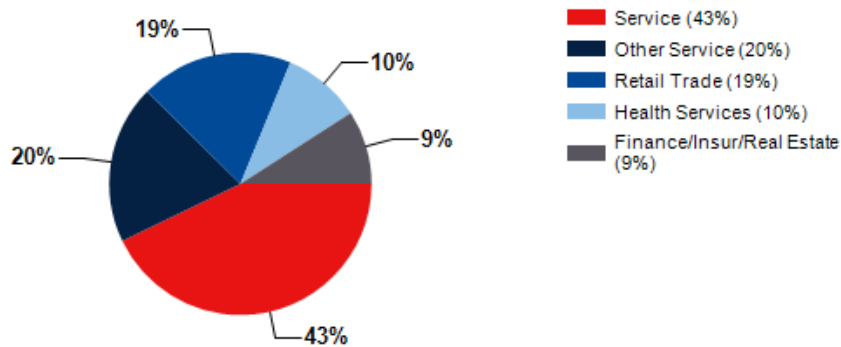
LEASE TYPE	NNN
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Location Summary:

- Location Overview

Address: 5150 Boyd Blvd, Rowlett, TX (Dallas County). Single-story industrial/service property split into two buildings (8,000 SF & 3,300 SF; total 11,300 SF) on 0.77 acres with a fenced yard and large rear outdoor storage. Five grade-level doors, ~16' clear, Class C building in a B location. Zoning noted as Special Use.

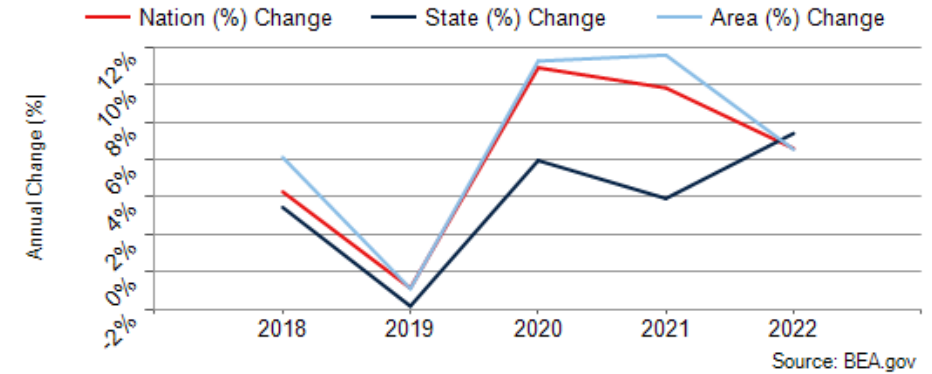
Major Industries by Employee Count

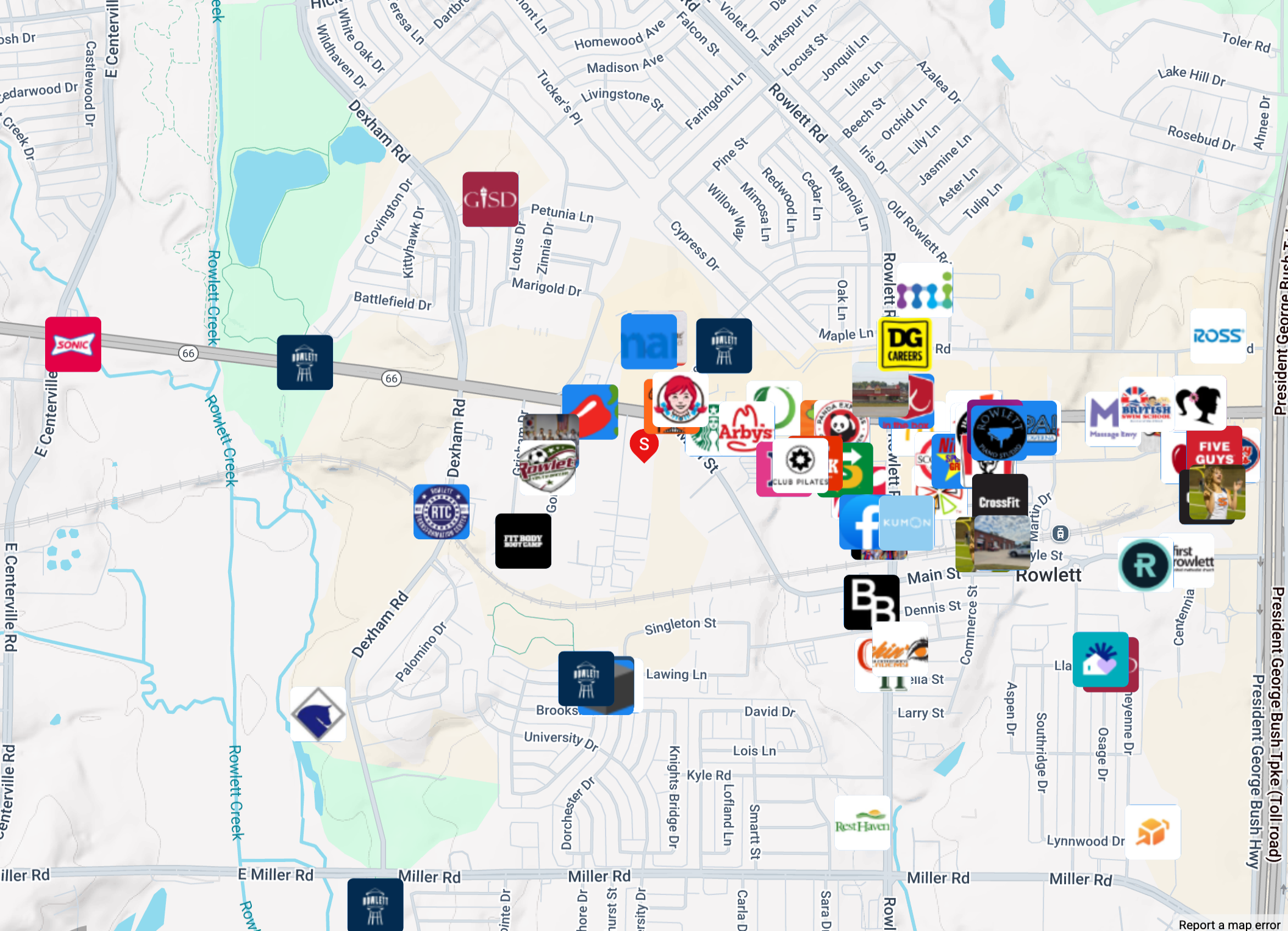


Largest Employers

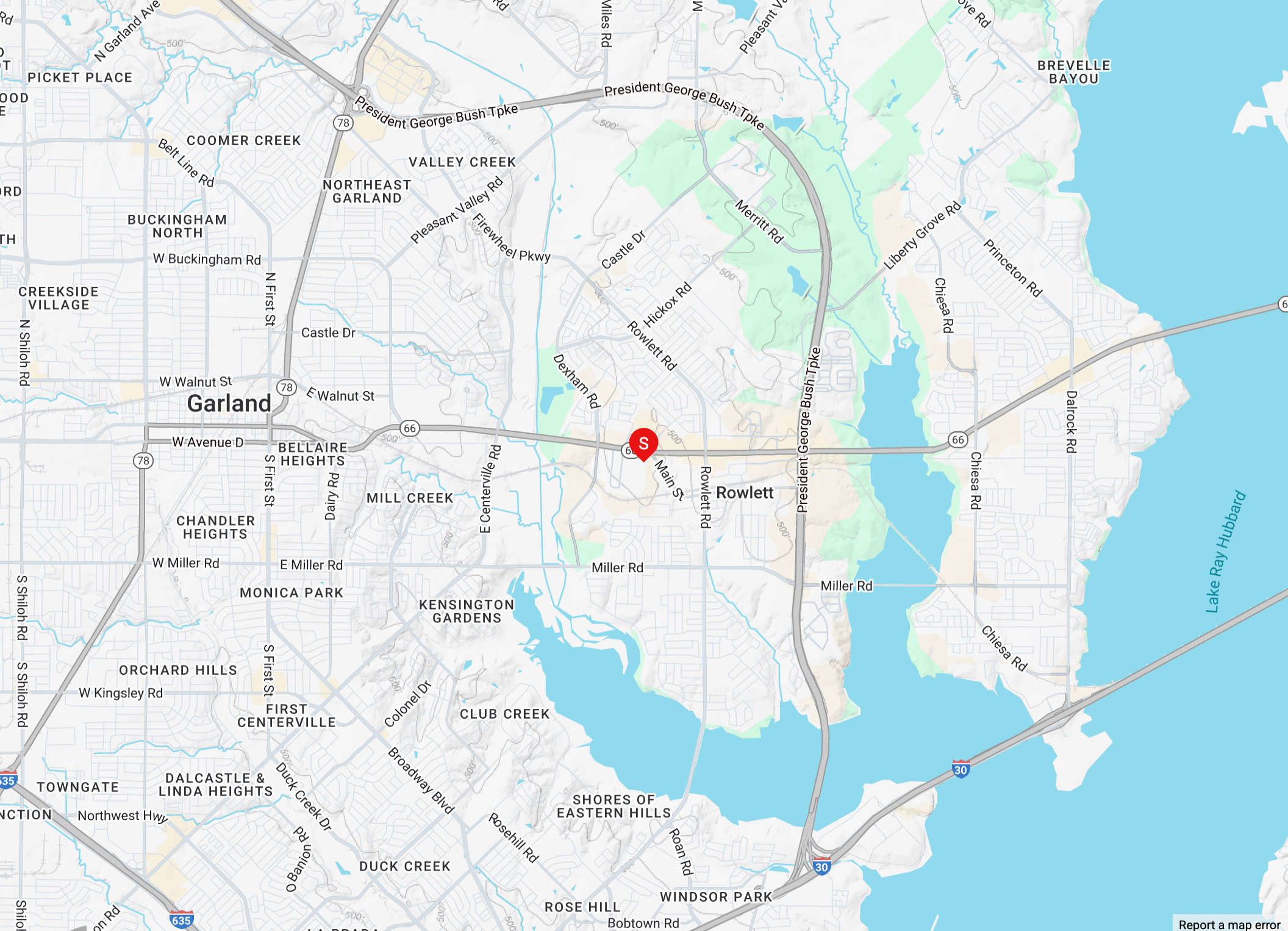
Baylor Scott & White Medical Center – Lake Pointe	1,000
City of Rowlett	1,000
Rowlett Health and Rehabilitation Center	500
D.R. Horton	400
Whataburger	300
Sonic Drive-In	250
Jason's Deli	200
Little Caesars Pizza	150

Dallas County GDP Trend

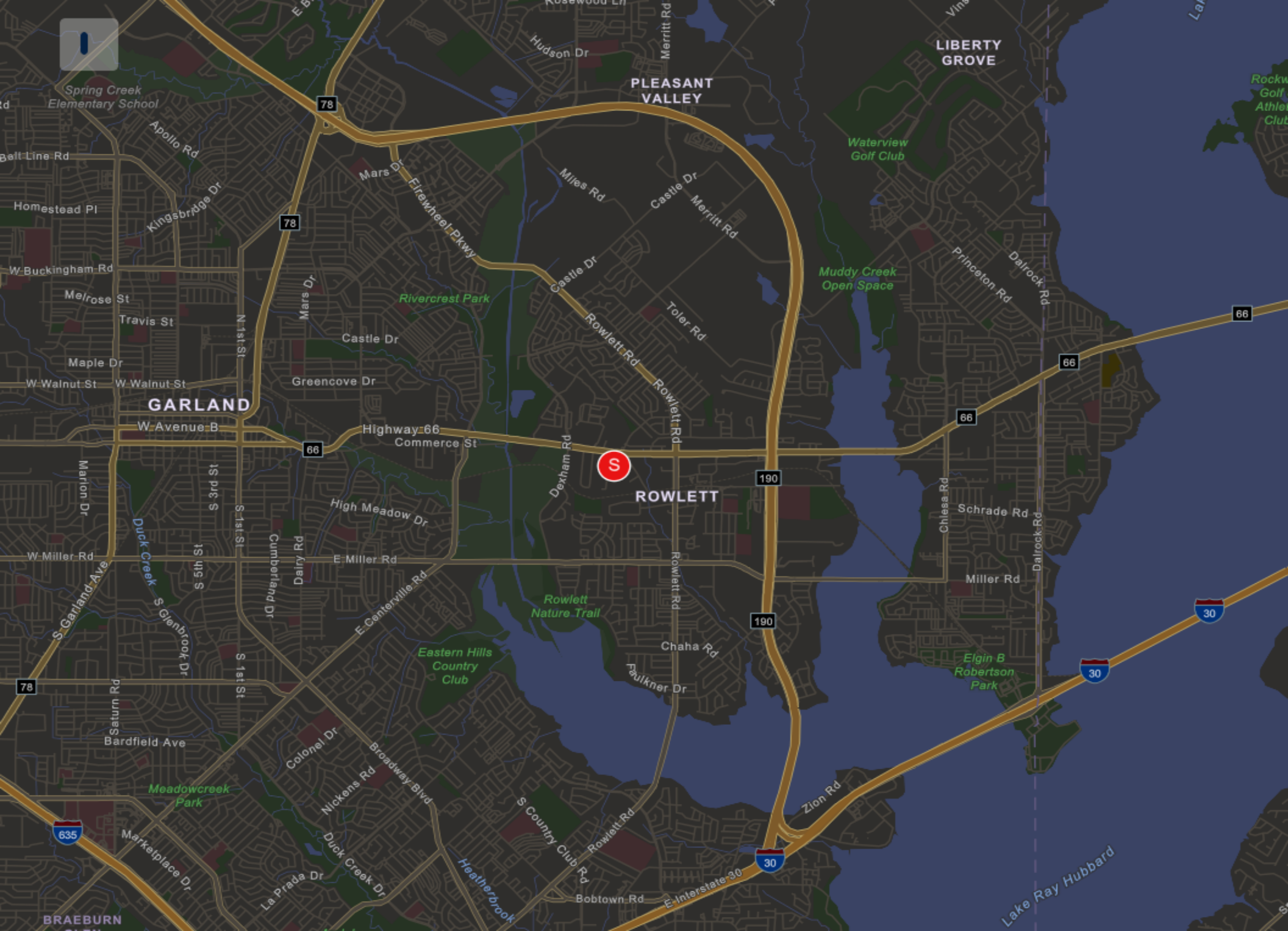




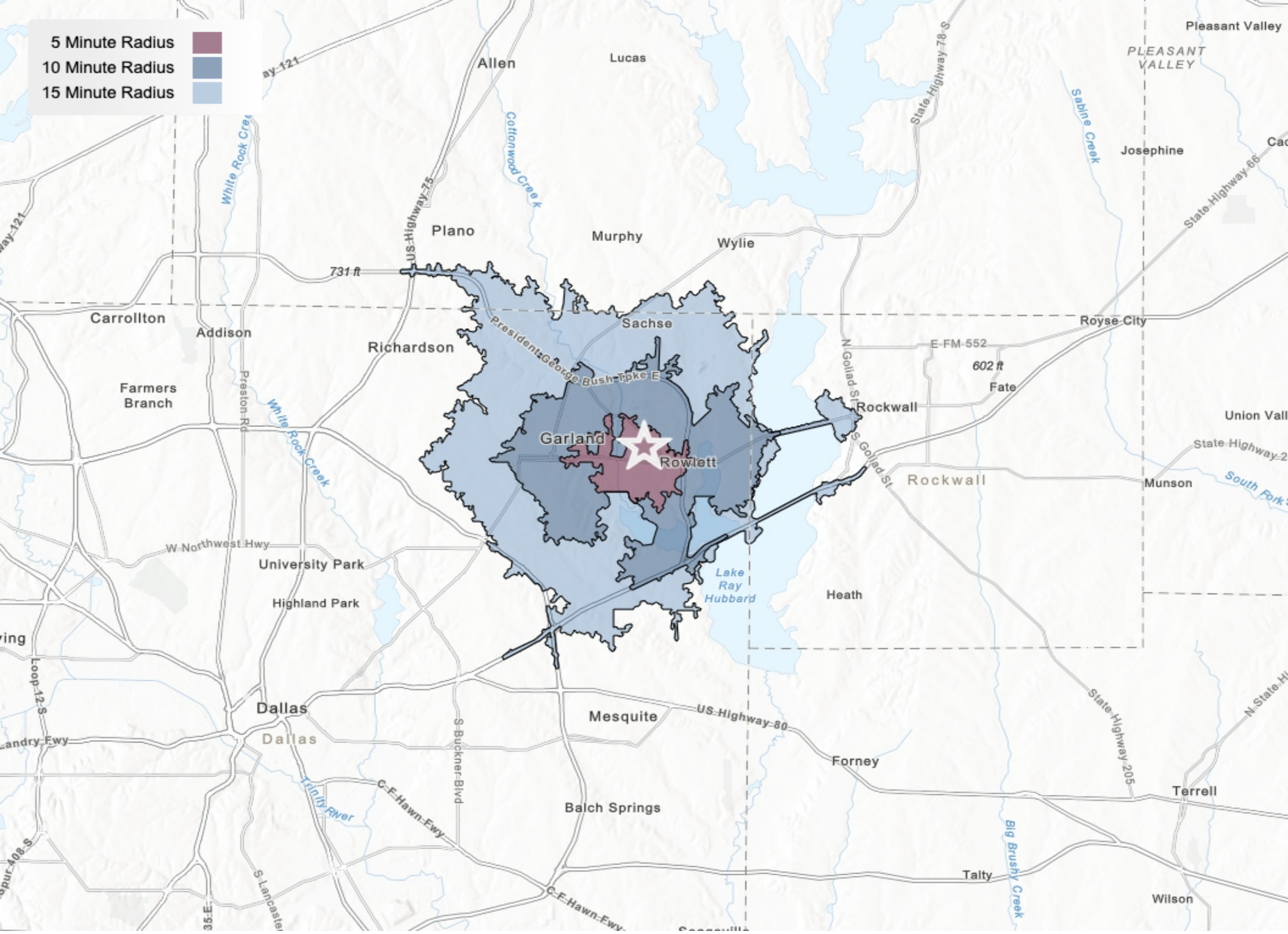
Report a map error



Report a map error



- 5 Minute Radius
- 10 Minute Radius
- 15 Minute Radius





Bay Space



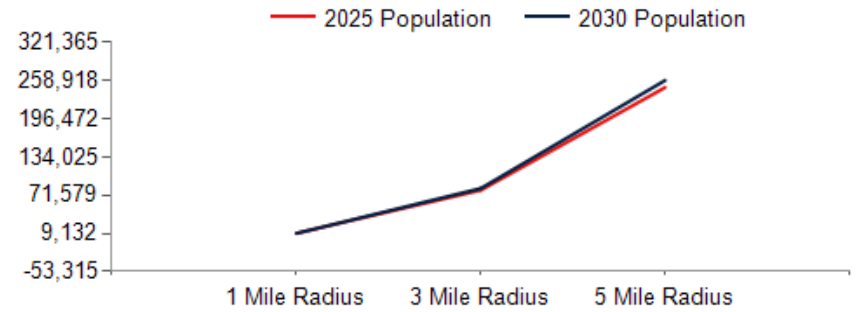
TOTAL: 1478 sq. ft

Floor Plan

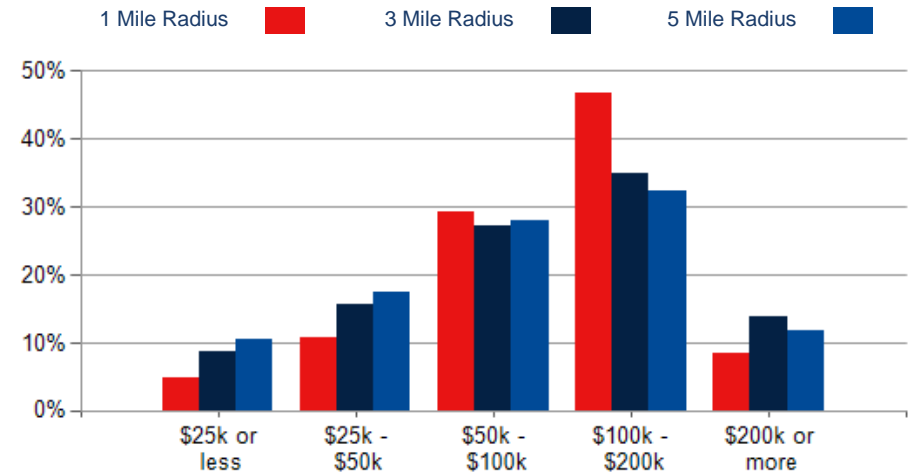
EXCLUDED AREAS: STORAGE: 103 sq. ft, GARAGE: 5863 sq. ft, WALLS: 245 sq. ft

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,089	63,681	193,748
2010 Population	7,665	71,226	220,182
2025 Population	9,266	79,621	247,488
2030 Population	9,132	82,549	258,918
2025 African American	1,449	13,200	40,361
2025 American Indian	90	981	3,058
2025 Asian	839	8,669	25,314
2025 Hispanic	2,518	29,491	95,714
2025 Other Race	828	11,873	40,687
2025 White	4,499	31,025	95,392
2025 Multiracial	1,553	13,824	42,504
2025-2030: Population: Growth Rate	-1.45%	3.60%	4.55%

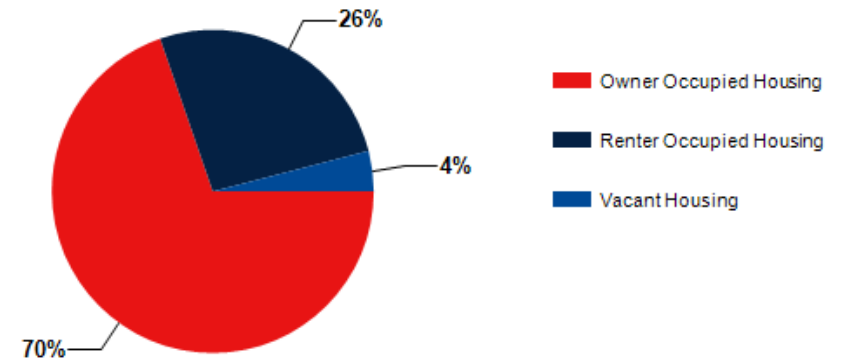
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	93	1,376	4,983
\$15,000-\$24,999	66	854	3,586
\$25,000-\$34,999	181	1,401	5,693
\$35,000-\$49,999	174	2,662	8,709
\$50,000-\$74,999	482	3,879	12,656
\$75,000-\$99,999	493	3,144	10,463
\$100,000-\$149,999	1,001	5,660	17,043
\$150,000-\$199,999	556	3,381	9,679
\$200,000 or greater	283	3,597	9,765
Median HH Income	\$105,312	\$96,630	\$86,844
Average HH Income	\$120,016	\$122,869	\$114,230



2025 Household Income



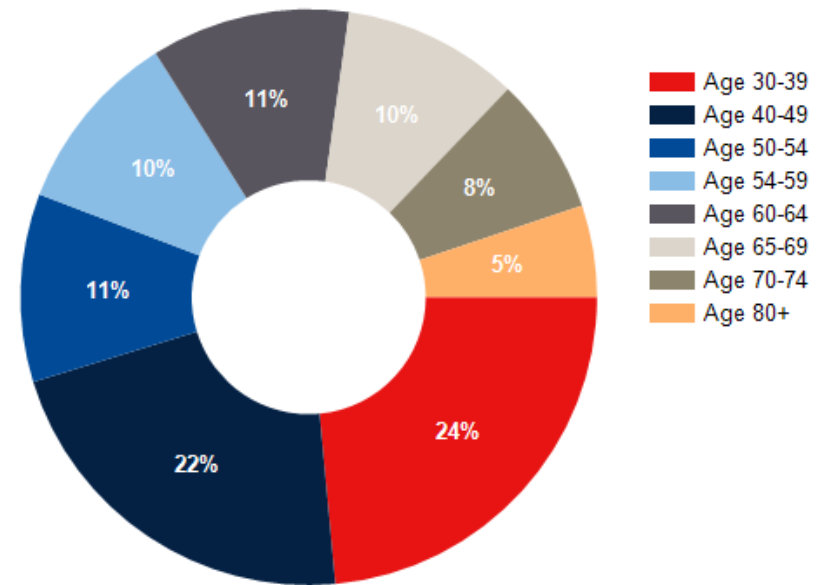
2025 Own vs. Rent - 1 Mile Radius



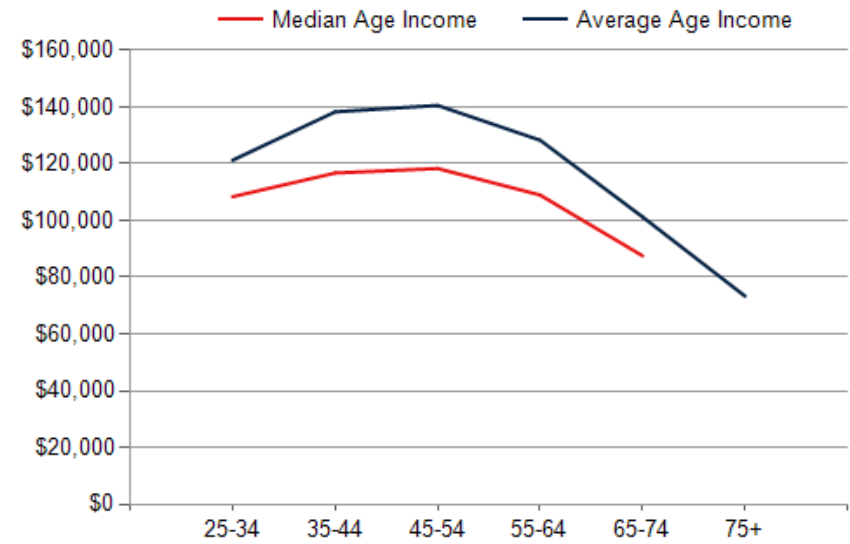
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	645	5,240	17,110
2025 Population Age 35-39	669	5,178	16,705
2025 Population Age 40-44	640	5,159	16,593
2025 Population Age 45-49	573	4,941	15,475
2025 Population Age 50-54	590	5,433	16,675
2025 Population Age 55-59	574	5,252	15,341
2025 Population Age 60-64	623	5,373	15,274
2025 Population Age 65-69	553	4,378	12,482
2025 Population Age 70-74	430	3,216	9,275
2025 Population Age 75-79	288	2,229	6,648
2025 Population Age 80-84	146	1,247	3,700
2025 Population Age 85+	124	1,073	3,063
2025 Population Age 18+	7,249	61,887	190,517
2025 Median Age	39	39	37
2030 Median Age	41	39	38

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$108,364	\$96,536	\$86,375
Average Household Income 25-34	\$121,216	\$118,876	\$109,142
Median Household Income 35-44	\$116,692	\$111,330	\$104,243
Average Household Income 35-44	\$138,253	\$138,663	\$131,235
Median Household Income 45-54	\$118,300	\$112,850	\$106,273
Average Household Income 45-54	\$140,531	\$142,524	\$134,153
Median Household Income 55-64	\$108,957	\$107,658	\$97,070
Average Household Income 55-64	\$128,285	\$135,250	\$122,609
Median Household Income 65-74	\$87,528	\$75,088	\$68,294
Average Household Income 65-74	\$101,236	\$104,919	\$97,107
Average Household Income 75+	\$73,312	\$70,426	\$68,899



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Go to DEMOGRAPHICS > GENERAL page and click on the "Reload Demographic Data" to update this data.

Uncheck "Race" under Demographics in the Publisher Tree to remove this page from the PDF.



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AGENTS

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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.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

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.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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Exclusively Marketed by:

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