



# NWQ - PGBT & MILLER RD.

ROWLETT, TX | DALLAS COUNTY | GARLAND I.S.D | COMMERCIAL LAND FOR SALE

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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023





# PROPERTY INFORMATION



SIZE:  
± 3.12 AC  
± 2.26 AC



TRAFFIC COUNTS:  
PGBT: 72,392 VPD  
Miller Rd.: 16,594 VPD



ZONING:  
Urban Village  
Form Based Code District



UTILITIES:  
Available To Site

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	6,919	69,947	190,202
% Proj Growth 2023-2028	0.7%	0.4%	0.7%
2023 Average HH Income	\$145,701	\$119,482	\$109,147
2023 Median HH Income	\$101,085	\$94,307	\$81,488

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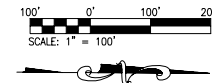


ROWLETT HIGH SCHOOL  
2,934 STUDENTS

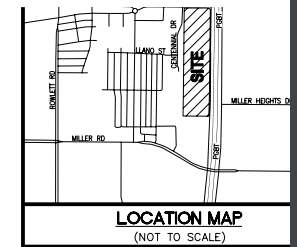








- LEGEND**
- FORM BASED URBAN VILLAGE
  - FIRE LANE
  - OPEN SPACE
  - OPEN SPACE WITHIN 100YR WISE
  - PROPOSED GRAVEL NATURE TRAIL
  - LANDMARK FEATURE
  - TERMINATED VISTA AREA
  - DESIGNATED FLEX SPACE
  - PROPOSED EASEMENT



GLOBAL INVESTMENTS GROUP LLC  
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DALLAS, TX 75230  
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**cole**  
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Ft. Worth, TX 76134  
972-254-0000  
CITY ENGINEERING & SURVEYING, L.P. MEMBER, L.A. BOARD OF PROFESSIONAL ENGINEERS

DRAWN BY: MK  
CHECKED BY: RJS  
Job Number: 17-013  
Sheet Number:

STEPHENS ELEMENTARY  
SCHOOL  
GARLAND ISD

**FUTURE CENTENNIAL DRIVE**

HERFURTH PARK  
CITY OF ROWLETT

**MAIN STREET**

**PRESIDENT GEORGE BUSH TURNPIKE**

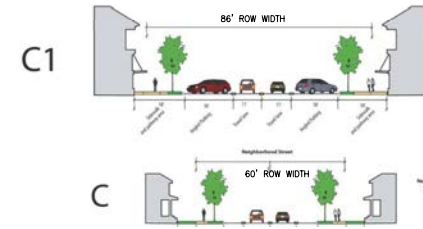
**PHASED MASTER PLAN NOTES**

1. AMOR DESIGNATED FUTURE PHASES, LOTS, AND ROADS SOUTH OF ROAD 4 ARE NOT FINALIZED AND ARE FOR ILLUSTRATION PURPOSES ONLY.
2. ALL LANE WIDTHS ARE 24' UNLESS OTHERWISE SPECIFIED.
3. NO 100-YEAR FIRM FLOODPLAIN EXISTS ON-SITE.
4. PROPOSED 100-YEAR WATER SURFACE ELEVATION IS DERIVED FROM KHA PRELIMINARY DRAINAGE ANALYSIS DATED FEBRUARY 2017.
5. THE 18 DISTRICT BOUNDARIES AND THOROUGHFARE ALLOCATIONS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE BOUNDARY. THE BOUNDARY IS DETERMINED AT TIME OF FINAL PLAN.
6. MAJOR BARRIERS FROM CURRENT DEVELOPMENT INTENT STATEMENTS AND REGULATIONS NOT SPECIFICALLY LISTED FOR APPROVAL AS PART OF THIS PHASED MASTER PLAN MAY REQUIRE A HEARING BY THE PLANNING AND ZONING COMMISSION AND APPROVAL BY CITY COUNCIL DURING DEVELOPMENT PLAN REVIEW.
7. THIS PHASED MASTER PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS PHASED MASTER PLAN, ALONG WITH DEVELOPMENT REGULATIONS MEETS THE INTENT OF THE CITY OF ROWLETT FORM-BASED ZONE, DEVIATION FROM SPECIFIC STANDARDS HAVE BEEN LISTED AND REQUESTED AS VARIATIONS.
8. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.
9. ON BLOCK C, LOT 1, VEHICULAR AND PEDESTRIAN CIRCULATION ADJACENT TO CREEK SHALL BE CONFIGURED WITH CONSIDERATION TO OPTIMIZING THE AESTHETIC BENEFITS OF THE OPEN SPACE.

**PARKING & ROAD CROSS SECTION NOTES**

1. CROSS SECTIONS WERE DERIVED FROM DOWNTOWN ROWLETT REGULATING PLAN.
2. DECELERATION AND ACCELERATION LANES ALONG PHASE 1 SHALL BE COORDINATED WITH AND PERMITTED THROUGH RIGHT-OF-WAY.
3. INTERNAL TURN LANES AND TRAFFIC CIRCULATION AND MITIGATION MEASURES SHALL BE ESTABLISHED WITH RESPECT TO FORMAL TRAFFIC STUDIES TO BE PREPARED WITH SPECIFIC DEVELOPMENT PLAN APPROVALS AS REQUIRED.
4. FOR NON-RESIDENTIAL USES, SHARED PARKING SHALL BE ALLOWED THROUGHOUT THE DEVELOPMENT.
5. COMPACT SPACES, UP TO 30% OF REQUIRED PARKING, SHALL BE ALLOWED.
6. USES SHOWN ON THIS PLAN ARE CONCEPTUAL. IN NATURE, ACTUAL USES AND BUILDING SIZES ARE EXPECTED TO DIFFER FROM WHAT IS SHOWN AND WILL BE DETERMINED WITH INDIVIDUAL DEVELOPMENT PLANS.
7. DRIVEWAY CONNECTIONS TO INTERIOR ROADS AND TRAFFIC CIRCULATION WITHIN BLOCKS SHALL BE ESTABLISHED DURING SITE PLAN APPROVAL.

**PROPOSED ROAD CROSS SECTIONS**



**EXHIBIT D**  
**PHASED MASTER PLAN**  
**DOWNTOWN EAST ROWLETT**  
**PHASED MASTER PLAN**

SITE AREA: 8.56 AC.

1	BEDROOM:	207	UNITS (60.88%)
2	BEDROOM:	116	UNITS (34.12%)
3	BEDROOM:	17	UNITS (5.00%)

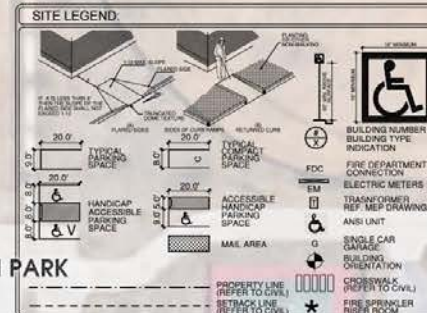
@ 39.72 UNITS/ACRE

TH GARAGE PARKING:	40
TUCK UNDER GARAGE:	79
SURFACE PARKING:	151
PARKING DECK:	217
ON STREET:	89

@ 1.69 PARKING/UNIT

@ 1.18 PARKING/BED

(1.5P/1BD + 1.75P/2BD + 2.5P/3BD+1P/300 SF FLEX)



Rowlett, Texas

21249 / 07.13.2022

SCALE 1"=100'-0"

## CONCEPT PLAN

DAVIDSON BOGEL • LAND IS OUR BUSINESS®

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# ROWLETT'S BILLION-DOLLAR SAPPHIRE BAY

## DALLAS BUSINESS JOURNAL



More details have come to light for the new chapter of Rowlett's 116-acre peninsula now dubbed Sapphire Bay.

The billion-dollar project's latest updates are slated to include 633 multifamily units, a 130-key hotel and a restaurant.

Floridays Development Co., which is based in Sarasota, Florida, and is behind the new addition to the bayside acreage, has a track record of building multifamily, condos and hospitality projects in similar waterfront districts.

According to the company's website, the multifamily units at the site will come from two projects, Surfside and Harborside at Sapphire Bay. Each project is expected to be a five-story wrap, which had an original estimated start date of Q2 2022 and a completion date set for Q3 2024.

According to a LinkedIn post, Colliers' Dallas Multifamily Advisory Team of Jorg Mast, Chris Paul, Daniel Miller, O'Neal Galbraith and Grace Larsen have been retained as an exclusive agent to arrange the JV equity capitalization and senior construction debt for Surfside and Harborside at Sapphire Bay.

Recent filings with the Texas Department of Licensing and Registration show Floridays Sapphire Bay Compass Hotel, located at 1070 Katie Drive, has an estimated cost of \$16.5 million, with a projected start date of late Q1 2023.

The architect on record is Florida-based Miles Architecture Group.

The filings also show Floridays Sapphire Bay Landshark Restaurant, located at 1050 Katie Drive, has an estimated cost of \$1.75 million, with a projected start date of late Q1 2023 and completion date of Q1 2024. The architect on record is also Florida-based Miles Architecture Group.





# Herfurth Park

Design and construct Phase 2 and 3 of the Herfurth Park renovations. The Herfurth Park design expands event space, enhances downtown transit-oriented development opportunities, and includes:

- Main Plaza
- Bandstand and Food Truck Space
- All-ages Agility Course
- Walking Trail

If approved, this funding will complete the renovation of Herfurth Park. Location: 4601 Centennial in Downtown Rowlett

Herfurth Park was established in the 1970's and expanded during the 80's. Herfurth Park served as the baseball complex until 2011, when all ball sports were moved to Community Park. In 2018, Scentral Bark Dog Park was constructed and pickleball lines were added to the existing tennis courts.

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WIDE AERIAL





# PGBT & MILLER RD.

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### 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; buyer: and
- (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.

**DAVIDSON BOGEL REAL ESTATE, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**CHRISTOPHER RYAN TURNER**  
SALES AGENT/ASSOCIATE  
**COLLINS MEIER**  
SALES AGENT/ASSOCIATE  
**SAM JOHNS**  
SALES AGENT/ASSOCIATE  
**ELLIOTT NEWSOM**  
SALES AGENT/ASSOCIATE

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## Information About Brokerage Services

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

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
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Designated Broker of Firm	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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