



SWC - HWY. 66 (LAKEVIEW PKWY.) & CHIESA RD.

ROWLETT, TX | DALLAS COUNTY | GARLAND I.S.D | HARD CORNER 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:
± 2.917 AC



TRAFFIC COUNTS:

Hwy. 66: 43,350 VPD
Chiesa Rd.: 9,559 VPD



ZONING:
C-2 - General Commercial/Retail



UTILITIES:
Available To Site

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	9,628	32,745	57,231
% Proj Growth 2023-2028	0.0%	0.0%	0.3%
2023 Average HH Income	\$118,539	\$124,679	\$131,809
2023 Median HH Income	\$103,134	\$103,835	\$105,398

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Davidson & Bogel Real Estate, LLC 2023

UTILITY MAP

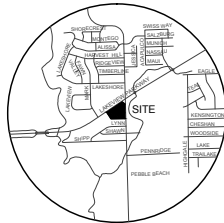
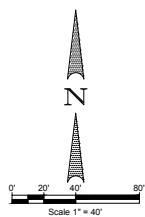


GIS
City of Rowlett

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ABBREVIATION LEGEND

ABBR	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CRFP	IRON ROD FOUND w/CAP
KCS	"K" CUT IN CONCRETE SET
KCF	"K" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
PP	POWER POLE
GW	GUY WIRE
MP	MANHOLE
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TF	TRANSFORMER
GM	GAS METER
GMK	GAS MARKER
TMK	TELEPHONE MARKER
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CCP	COUNTY CLERK'S INSTRUMENT NO.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
HC	HANDICAPPED
EM	ELECTRIC METER
MP	METAL POST
MB	MAIL BOX
BLLB	BILLBOARD

VICINITY MAP
NOT TO SCALE

FIELD NOTE DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING all that certain tract of land situated in the JAMES HOBBS SURVEY, ABSTRACT NO. 571, in the City of Rowlett, Dallas County, Texas, being all of a tract of land described in deed to Lakeview Chesa, LLC as recorded in County Clerk's Instrument No. 201000243167, and being a portion of a tract of land described in deed to Lakeview Chesa, LLC as recorded in County Clerk's Instrument No. 201100136912, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the Northwest corner of said Lakeview Chesa tract recorded in as recorded in County Clerk's Document No. 201100136912, said point being on the Southerly right-of-way line of Lakeview Parkway (Highway 66), a variable width right-of-way, THENCE North 56 deg 24 min 12 sec East, along said Southerly right-of-way line of Lakeview Parkway, a distance of 156.35 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for the POINT OF BEGINNING ;

THENCE North 56 deg 24 min 12 sec East, continuing along said Southerly right-of-way line of Lakeview Parkway, passing the most Northerly corner of said Lakeview Chesa tract as recorded in County Clerk's Document No. 201100136912 at a distance of 18.92 feet, continuing along said Southerly right-of-way line of Lakeview Parkway and the North line of said Lakeview Chesa tract as recorded in County Clerk's Document No. 201000243167, a total distance of 311.96 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner, said point being the Northwestern end of a corner clip at the intersection of said Southerly right-of-way line of Lakeview Parkway with the West right-of-way line of Chesa Road, a variable width right-of-way, as described in Right-of-Way deed to the City of Rowlett as recorded in Volume 2005178, Page 7357, Deed Records, Dallas County, Texas;

THENCE South 50 deg 50 min 13 sec East, along said corner clip, a distance of 73.89 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner at the Southerly end of said corner clip;

THENCE South 00 deg 38 min 52 sec East, along said West right-of-way line of Chesa Road as described in said Right-of-Way deed, a distance of 367.39 feet to a point for corner from with a 1/2-inch iron rod found for corner bears North 58 deg 44 min 36 sec East, 0.91 feet, said point being on the North line of Cotton Mill Learning Center, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 94180, Page 783, Deed Records, Dallas County, Texas, said point also being on the South line of said Johnson tract;

THENCE South 89 deg 08 min 13 sec West, along the Northerly line of said Cotton Mill Learning Center, a distance of 178.78 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;

THENCE over and across said Lakeview Chesa tract as recorded in County Clerk's Document No. 201100136912, the following courses and distances:

North 33 deg 35 min 47 sec West, a distance of 67.85 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;

North 11 deg 24 min 12 sec East, a distance of 23.12 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" set for corner;

THENCE North 33 deg 35 min 47 sec West, continuing over and across said Lakeview Chesa tract as recorded in County Clerk's Document No. 201100136912, a distance of 198.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 90.468 square feet or 2.077 acres of land. Bearings shown hereon are based upon an on the ground survey performed in the field on the 22nd day of July, 2010, utilizing the City of Rowlett Geodetic Control monument nos. C3 and C5, NAD83, grid bearing of S89°08'13"W along the Northerly line of Cotton Mill Learning Center as recorded in Volume 94180, Page 783, Deed Records, Dallas County, Texas.

SURVEYOR'S CERTIFICATION

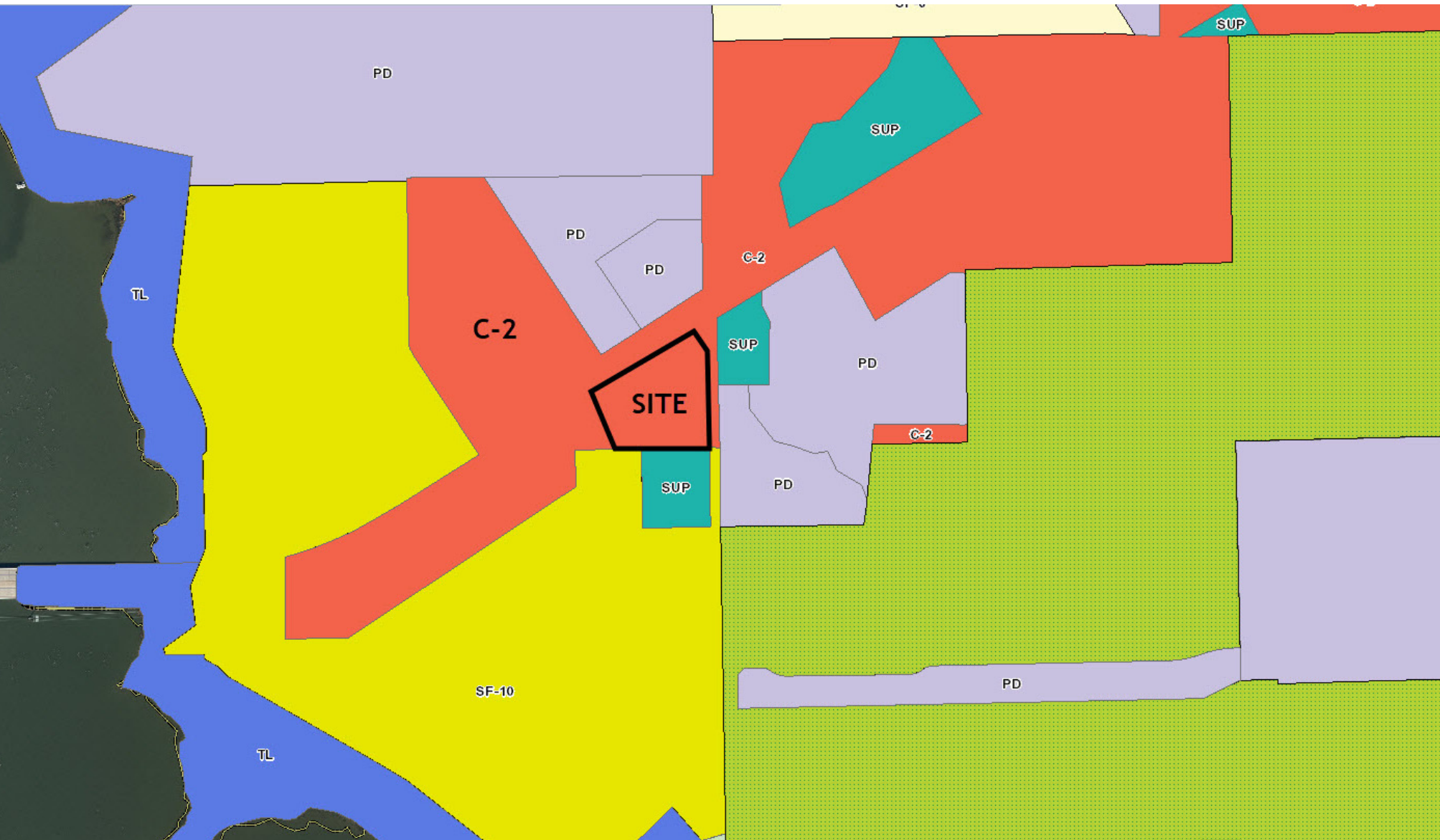
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on June 29, 2011.

PRELIMINARY - This Document Shall Not Be Recorded For Any Purpose.

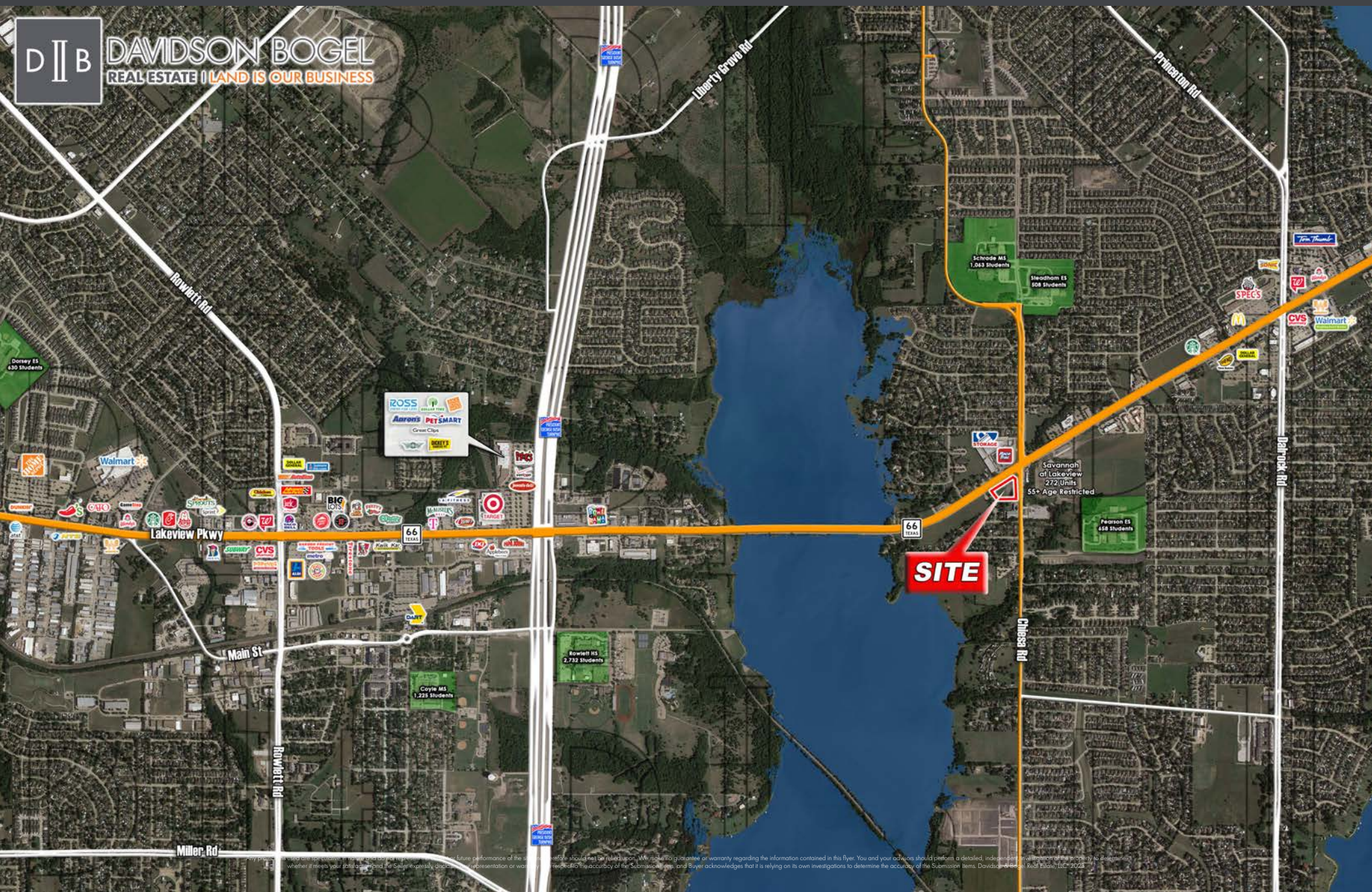
Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hilmore Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

REVISION	APPROVAL
NO.	DATE
Winkelmann & Associates, Inc. STATE LICENSE NO. 5714 COUNTY OF DALLAS CITY OF ROWLETT, TEXAS 222 W. LAS COLINAS BLVD., SUITE 1610 IRVING, TX 75039	
JAMES HOBBS SURVEY ABSTRACT NO. 571 CITY OF ROWLETT DALLAS COUNTY, TEXAS ARMSTRONG DEVELOPMENT PROPERTIES, INC. 222 W. LAS COLINAS BLVD., SUITE 1610 IRVING, TX 75039	
ALTA/ACSM LAND TITLE SURVEY CVS STORE #3135 2.077 ACRES	
Date: 06/29/11 Scale: 1" = 40' File: 85741-ALTA-NEW\BNDRY Project No.: 85741	SHEET 1 OF 2



WIDE AERIAL



DEVELOPER BREAKS GROUND ON LAGOON-ANCHORED \$1B DEVELOPMENT IN ROWLETT

DALLAS BUSINESS JOURNAL

Sapphire Bay Land Development broke ground on the first phase of its 117-acre, lagoon-anchored development in Rowlett on Monday.

The \$1 billion Sapphire Bay mixed-use project, located south of IH-30 at Dalrock Road, is expected eventually to attract conference goers, travelers and more to the North Texas city.

Phase 1 includes the development's Crystal Lagoon, which was first announced in 2015, in addition to a resort, conference center, marina and beach club. A synchronized video and water show will also accompany the development of the sprawling 6.5-acre lagoon.

The phase is expected to be delivered at the end of 2023.

The Crystal Lagoon in Balmoral is in Humble, just outside of Houston. It's the first lagoon of its type in Texas. The water in the Balmoral lagoon ranges from 18 inches to 18 feet deep.

Current plans for Sapphire Bay include 1.4 million square feet of commercial space and 1,600 residential units at buildout.

"The citizens of Rowlett, the Mayor, and the entire City Council can now clearly see on the ground what was long ago promised on paper. ... It will be a game-changer for Rowlett," said Marc S. English, president of Sapphire Bay Land Development, in a prepared statement.

Rowlett residents have been hearing about the possibility of a project involving a Crystal Lagoon since 2015 when Rowlett's development partner at the time purchased the land from the City of Dallas for more than \$30 million.

With Monday's groundbreaking, it looks like the development is actually coming this time.

After attempts to create the lagoon-anchored destination with Bayside Land Partners LLC and Bayside District Partners LLC, the City of Rowlett teamed up with Sapphire Bay Land Development in August.

The development is projected to add almost \$1 billion in taxable value, resulting in \$165 million in revenue from property, sales and hotel occupancy taxes within the next 17 years, according to a news release issued by the City of Rowlett.

HWY. 66 (LAKEVIEW PKWY.) & CHIESA 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	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Davidson Jr.	593731	ddavidson@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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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
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date