



Lake Pointe Market

ROWLETT, TEXAS

Tom Thumb

Shadow Anchor



verizon

SUPERCUTS

Sylvan

OneMain Financial

petco

H&R BLOCK

DENTAL ONE PARTNERS

40,589
SQUARE FEET

97%
OCCUPIED

Tom Thumb
SHADOW ANCHORED

High-Growth
SUBURBAN AREA

The Opportunity

JLL Retail Capital Markets (“JLL”) is pleased to present the opportunity to acquire Lake Pointe Market (the “Property”), a 40,589 square foot shadow grocery-anchored retail center located within the growing community of Rowlett, TX.

The Property is shadow anchored by the #1 Tom Thumb in the district and located at one of the premier, high traffic intersections in Rowlett. The Property caters to a burgeoning consumer base, with the surrounding area boasting an average household income of \$126,096 (57% above the DFW average). Lake Pointe Market provides potential investors an opportunity to acquire a stabilized, neighborhood center within a high growth DFW suburb.

THE ASSET

Price	Market
Address	6702 Dalrock Road, Rowlett, TX 75089
Submarket	Sachse/Rowlett
Square Footage	40,589 SF
Occupancy	97%
Anchors	Tom Thumb (Shadow-Anchored)
National Tenancy	Bank of America, Petco, Verizon, H&R Block
Year Built	2002
Site Size	5.02 Acres
CAGR	2.11%





Investment Highlights

High-Performing Tom Thumb
#1 STORE IN THE DISTRICT

Diverse & Internet Proof
TENANT MIX

SIGNIFICANT IN-PLACE CASH FLOW WITH
Strong National Tenancy

SERVES A POPULATION WITH
29% Growth Since 2000
Within a 3-Mile Radius

ROBUST DEMOGRAPHICS
\$126,096 Avg. HH Income
Within a 3-Mile Radius

20 Schools
WITHIN A 5-MILE RADIUS

LOCATED AT THE
Premier Intersection
IN ROWLETT, BENEFITING FROM
\$2.1B in Spending Power
WITHIN A 3-MILE RADIUS



SHADOW-ANCHOR

#1 Tom Thumb

36% more visits than
the nearby Walmart
Neighborhood

Dense Trade Area

740,000

ANNUAL VISITS

HIGHLY VISIBLE

LOCATION BETWEEN I-30 & PGBT

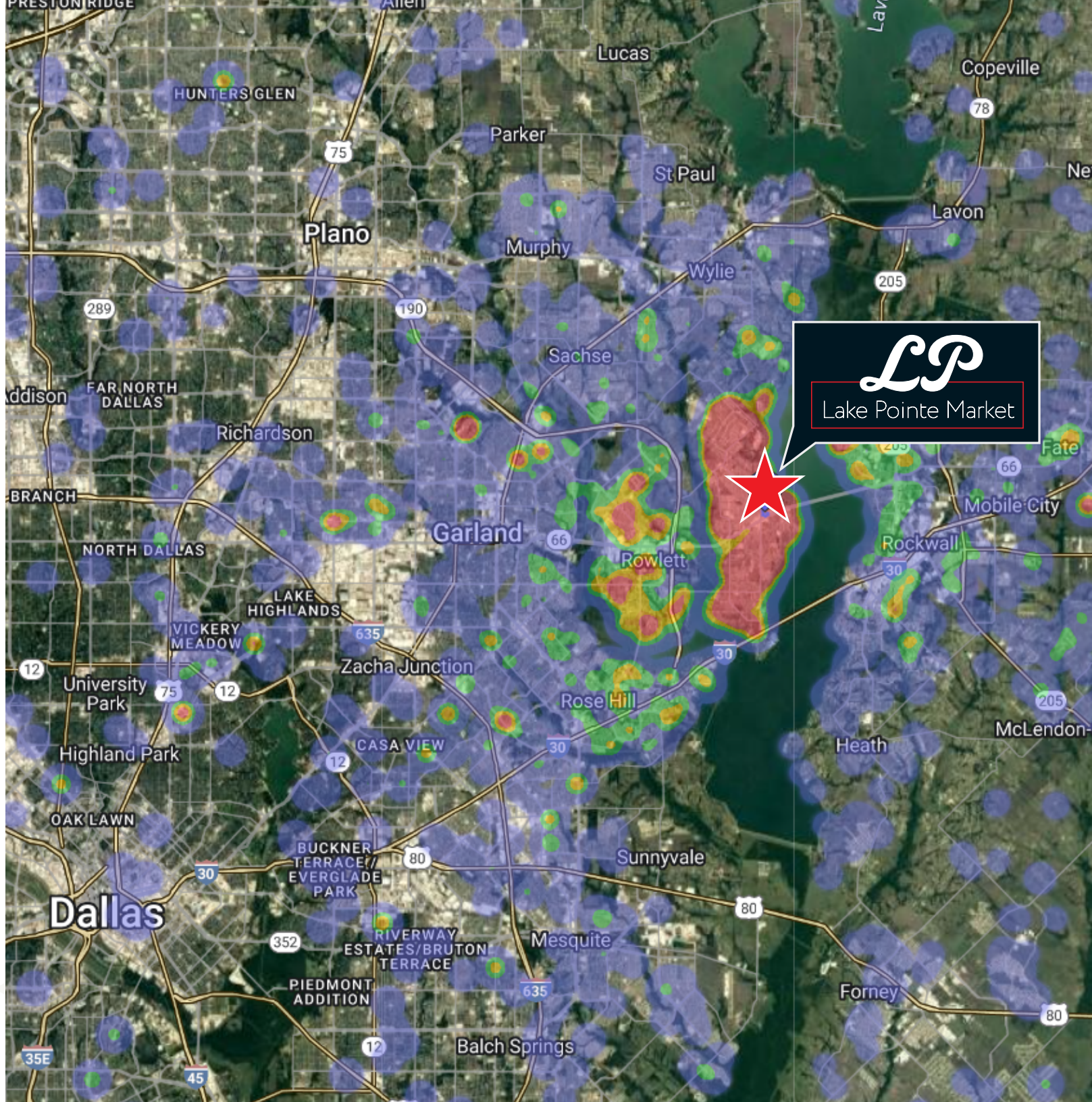
NATURAL BARRIER

TO NEARBY COMPETITION

130,000

UNIQUE CUSTOMERS ANNUALLY

Source: Placer.ai



Site Plan




Suite	Tenant Name	Area
100A & 104A	Modern Nail Bar	3,326
106A	DFW Vapor	1,168
108A	Panda Pho	1,235
112A	Southern Maid Donuts	1,400
116A	Sammy Lou's BBQ	1,125
120A	Bank of America	1,540
122A	Ephesus Mediterranean Grill	1,830
124A	Supercuts Inc	1,200
126A	Verizon	1,300
128A	The Vision Gallery	1,875
132A	Dalrock Nutrition	1,125
136A	Sylvan Learning Center	1,500
100B	Yawei Ma (Foot Spa)	1,615
104B	A+ Nails	1,300
108B	OneMain Financial	2,025
112B	Pretty Pup & More	1,125
120B	Unleashed by PETCO	4,900
124B	Sushi Go	1,500
126B	H&R Block Enterprises LLC	1,500
134B	Burger Island	2,700
100C	DCP Equity Partners (Outparcel)	4,000
	Tom Thumb (Shadow Anchor)	57,891

NAP
 VACANT



Strong Demographics Driving Traffic to Lake Pointe Market



#8
FASTEST-GROWING CITY IN THE COUNTRY
US Census Bureau 2019




134,836
TOTAL POPULATION
Within 5-Miles

Back Elementary School
#22
STANDOUT ELEMENTARY SCHOOL IN DFW AREA
Niche

Strong
NEARBY RESIDENTIAL MARKET
Within 5-Miles

45,656 HOUSEHOLDS **47,557** APARTMENT UNITS


45,656
TOTAL HOUSEHOLDS
Within 5-Miles



Rowlett High School
Top 20%
BEST COLLEGE PREP PUBLIC HIGH SCHOOLS IN TEXAS
Niche

69% OVERALL SCORE *US News*

#5 GARLAND ISD HIGH SCHOOLS *US News*




122,373
TOTAL DAYTIME POPULATION
Within 5-Miles

Premier Access
TO MAIN TRAFFICWAYS - CONVENIENTLY LOCATED BETWEEN I-30 AND PGBT

within 3 miles






\$2.1 Billion
ANNUAL CONSUMER SPENDING POWER
Within 3-Miles




\$271,104
MEDIAN HOME VALUE
Within 3-Miles



Top 10
CITY TO RETIRE
US News and World Report (2019)




40%
POPULATION GROWTH
Since 2000



\$126,096
AVERAGE HH INCOME
Within 3-Miles



#3 MOST POPULAR MID-SIZE CITIES FOR HOME BUYING OPPORTUNITY
moveBuddha.com

DOWNTOWN DALLAS
22 MILE DRIVE

ROWLETT ELEMENTARY SCHOOL

ROWLETT TOWER
36,000 SF

BACK ELEMENTARY SCHOOL

HARBORSIDE ESTATES
MEDIAN HOME VALUE
~\$525,000

COYLE MIDDLE SCHOOL

MARINER PARK
MEDIAN HOME VALUE
\$415,000



LINDSEY ESTATES
MEDIAN HOME VALUE
\$500,000

ROWLETT HIGH SCHOOL
3 MILE DRIVE

Lake Ray Hubbard

PEARSON ELEMENTARY SCHOOL

SHADY ACRES
MEDIAN HOME VALUE
\$410,000

VERNON SCHRADER MIDDLE SCHOOL

DALROCK
MEDIAN HOME VALUE
\$366,000

LAKEVIEW POINTE APARTMENT HOMES
(UNDER CONSTRUCTION)
272 UNITS

STEADHAM ELEMENTARY SCHOOL

Dalrock Road



LP
Lake Pointe Market

LAKEWOOD POINT
MEDIAN HOME VALUE
\$410,000



HIGHLAND MEADOWS
MEDIAN HOME VALUE
\$387,000



BAYVIEW ESTATES
MEDIAN HOME VALUE
\$359,000



MEDICAL OFFICE CENTER

BAYLOR SCOTT & WHITE
0.7 MILE DRIVE





Lake Pointe Market

ROWLETT, TEXAS

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