

An aerial photograph of an industrial property. A large, long, white metal building with a corrugated roof is the central focus. A blue outline highlights a section of the building and the adjacent parking lot. The parking lot is filled with various vehicles, including cars, trucks, and a large cement mixer truck. To the left of the main building is another long, dark-colored building. In the background, there are more industrial buildings, a green field, and some trees. The overall scene is a busy industrial area.

For Lease

4910 Gordon Smith Dr | Rowlett, TX 75088

Industrial Leasing Opportunity

Offering Memorandum

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EXCLUSIVELY LISTED BY



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HIGHLIGHTS

Property Highlights

Strategic Infill Location With Excellent Connectivity

- Direct access to PGBT (SH-190) and I-30 allows for efficient movement across DFW, reducing drive times for deliveries, vendors, and employees. Convenient access to both DFW Airport (± 35 min) and Love Field (± 25 min) supports regional and national operations.

Functional Space That Fits Your Operation + (Auto Typically Allowed)

- $\pm 4,626$ SF layout ideal for light industrial, service, distribution, contractor, and auto-related users typically permitted under M-2 zoning. Limited availability of this size in the area allows tenants to secure right-sized space without overpaying for excess space. Shape

Access To A Strong Local Customer & Labor Base

- Located in a dense East Dallas submarket with continued population growth, allowing businesses to hire locally and stay close to their customer base. Ideal for users needing quick response times and strong local coverage.



4910 Gordon Smith Dr
Rowlett, TX 75088

Property Details

Total SF Available	±4,626 SF
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Office SF	±135 SF
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Asking Rent	\$11 PSF + Utilities
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Lease Type	NNN
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Clear Height	± 11'9' Ft
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Overhead Doors	2
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Restrooms	2
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Year Built	1984
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\$11 PSF + Utilities

Asking Rent





Rowlett Rd ± 22,000 VPD

Lakeview Pkwy ± 34,400 VPD



President George Bush Tpkw ± 91,200 VPD

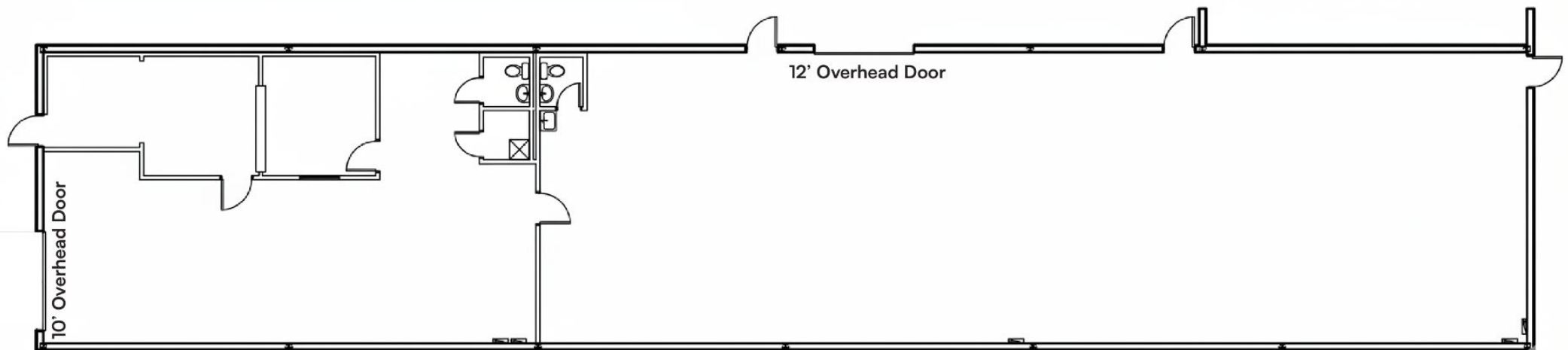
Driving Distance From
Subject Property

Dallas..... ±20 Miles.
Fort Worth..... ±51.5 Miles



Site Plan

±4,626 SF
Total SF Available



PROPERTY PHOTOS



4910-4930 Gordon Smith Dr
Rowlett, TX 75088



Market Overview

Rowlett, TX

Rowlett is strategically located along the *eastern shore of Lake Ray Hubbard within the Dallas–Fort Worth Metroplex*, offering a unique blend of waterfront living and convenient access to major urban centers. Situated just northeast of Dallas, Rowlett provides residents and businesses with direct connectivity via Interstate 30 and the President George Bush Turnpike, as well as DART Blue Line service, linking the city to downtown Dallas and surrounding employment hubs. Its *location within one of the nation's fastest-growing regions positions Rowlett as an increasingly attractive destination for both commuters and employers.*

The city has experienced consistent population growth driven by new residential development, strong schools, and its desirable lakeside setting. Rowlett's economy is supported by a *diverse employment base, with easy access to major corporate centers in Dallas, Plano, and Richardson, as well as nearby logistics and industrial corridors.* The community offers a high quality of life, highlighted by lakefront parks, trails, and recreational amenities, alongside a growing mix of retail, dining, and entertainment options. With its combination of accessibility, natural amenities, and ongoing development, Rowlett continues to emerge as a sought-after place to live and work in North Texas.

77,000+
Estimated Population
In Euless

\$105,347
Avg Household
Income In Euless

18%
Job Growth In The
Next Decade

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,897	80,298	254,112
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,756	26,216	85,005
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$133,465	\$122,067	\$117,127



DFW TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metropolplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population

8.3 million+

Median HH Income

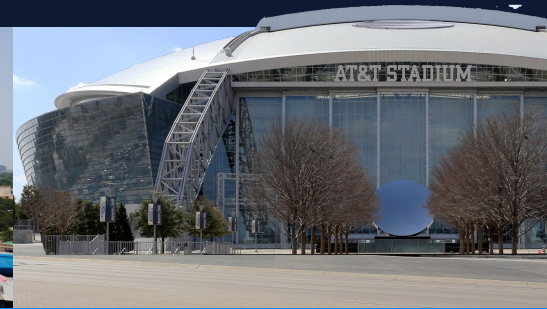
\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion





Transportation

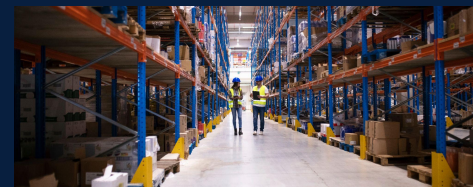
The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas DART light rail and Fort Worth's Trinity Metro. The region's strategic location drives growth in logistics and distribution, with companies like Amazon and FedEx expanding operations, ensuring strong connectivity and supporting ongoing economic growth.



Air Cargo Volume
±11.16 Million Tons



Airport Economic Impact
\$67 Billion Annually



Logistics Employment
634,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
81.8 Million Passengers

Tourism & Cultural Events

Dallas-Fort Worth hosts major annual events that drive tourism and boost the economy. The State Fair of Texas draws millions, while the Fort Worth Stock Show & Rodeo attracts over 1.2 million visitors and generates hundreds of millions in economic impact. Dallas Arts Week, along with food and music festivals

like Taste of Dallas and the Fort Worth Music Festival, bring tens of thousands of visitors each year. These seasonal events create predictable surges in demand, benefiting the hospitality, retail, and transportation sectors and making tourism a key part of the region's economic vitality.



The Fort Worth Stock Show & Rodeo
±1.2 Million Annual Attendees



State Fair of Texas
±1 Million Annual Attendees



Dallas Art Fair
±358,000 Attendees



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4910 Gordon Smith Dr, Rowlett, TX, 75088 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date