



**LAKEVIEW MEDICAL/GENERAL OFFICE BLDG FOR LEASE**

214.378.1212

7713 LAKEVIEW PKWY  
ROWLETT, TX

IAN PETERMAN  
IPETERMAN@VENTUREDFW.COM



LOCATION

7713 LAKEVIEW PKWY

SIZE

**BUILDING**  
2,800 SF

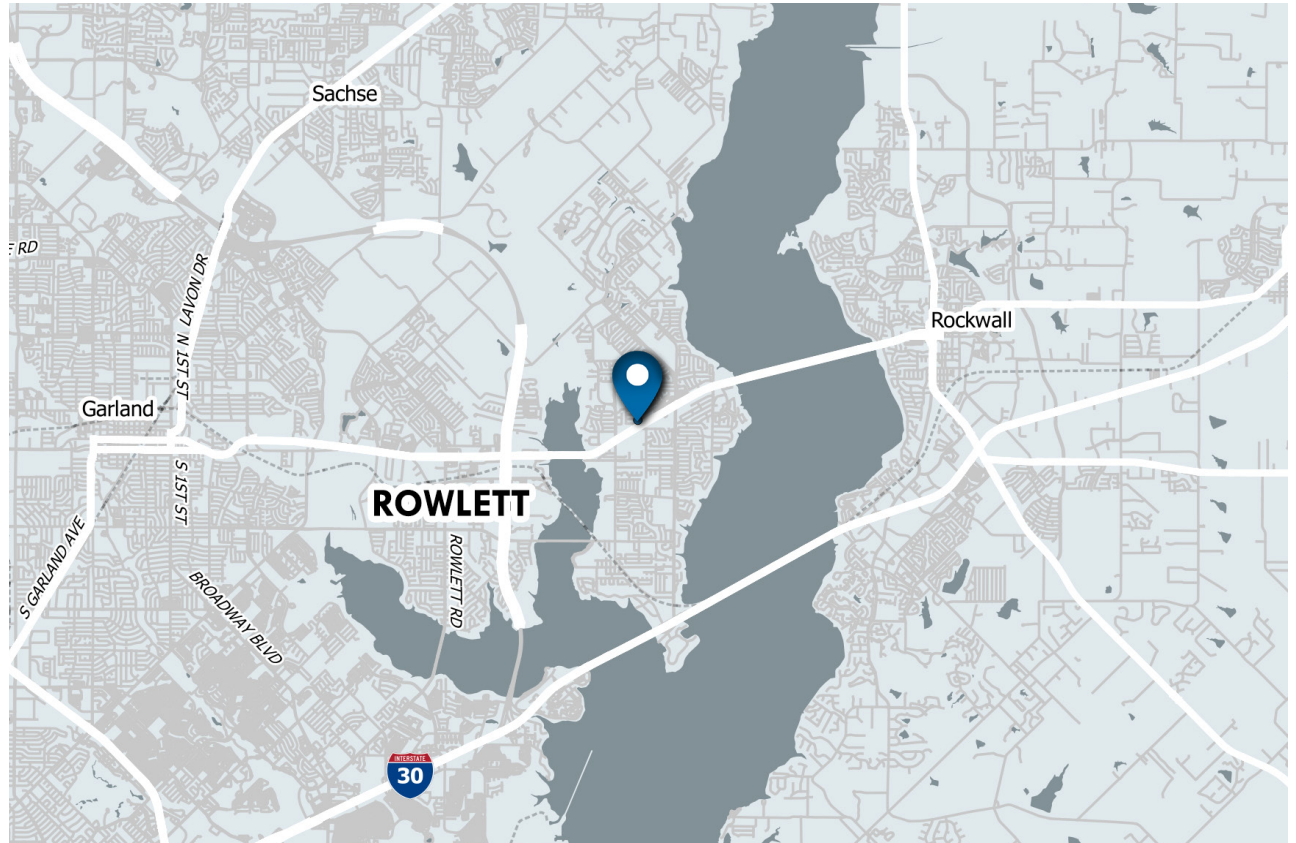
**GARAGE**  
3,400 SF

TRAFFIC COUNTS

**LAKEVIEW PKWY**  
30,361 VPD

PROPERTY HIGHLIGHTS

- ★ 4.6 ACRES NEAR LAKE RAY HUBBARD AND ROWLETT TOWN CENTER
- ★ LANDLORD WILL WHITEBOX TO USER NEED
- ★ ZONING - RESTRICTED RETAIL & MEDICAL/GENERAL OFFICE



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	16,768	55,485	147,530
EST. DAYTIME POPULATION	6,438	22,862	74,235
EST. AVG. HH INCOME	\$85,962	\$107,351	\$104,741

AREA ATTRACTIONS





**SATELLITE & VICINITY MAP**

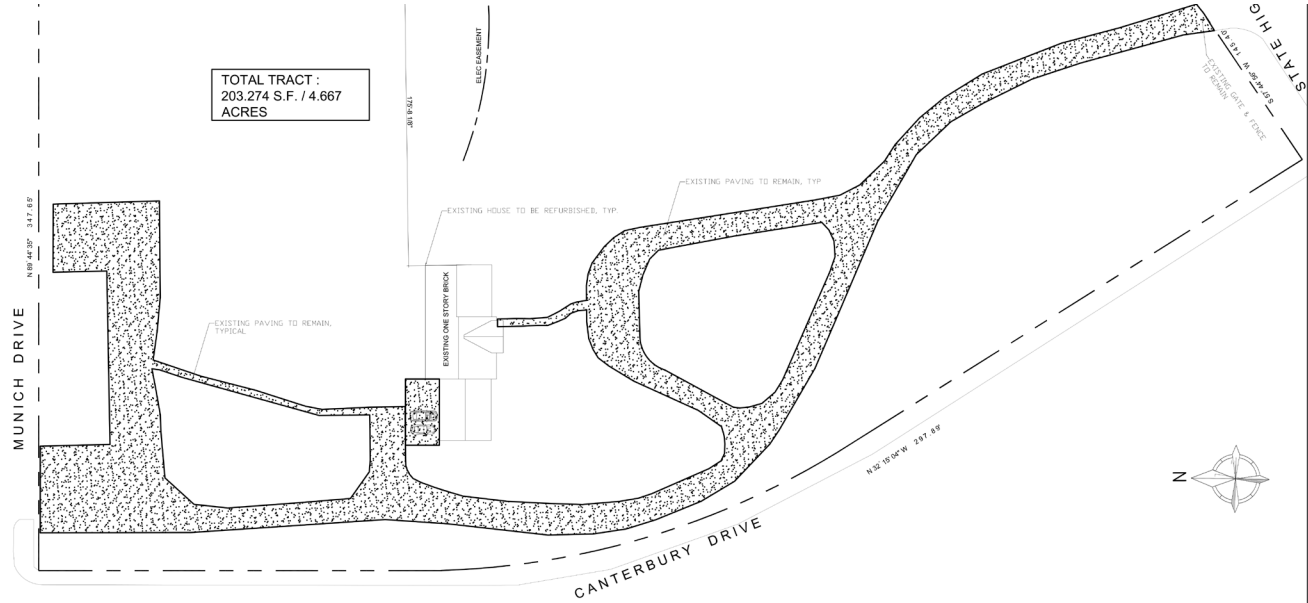
**EXISTING PROPERTY INFORMATION**

PROPERTY ADDRESS: 7713 LAKEVIEW PARKWAY  
ROWLETT, TEXAS 75088

EXISTING AREA: 2880 SQUARE FEET  
NEW AREA : 125 SQUARE FEET

TOTAL AREA: 3005 SQUARE FEET

CONSTRUCTION: WOOD FRAME W/ BRICK VENEER



TOTAL TRACT :  
203.274 S.F. / 4.667  
ACRES

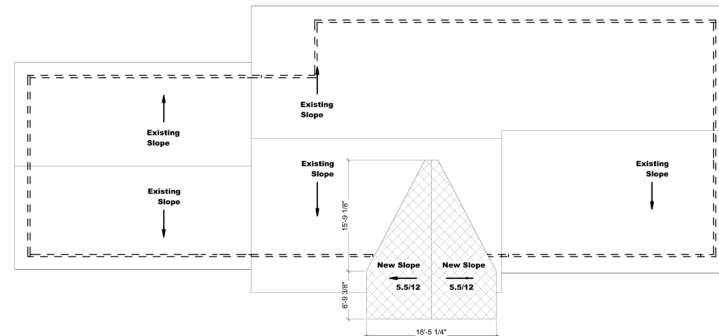
**01 SITE PLAN**  
SCALE: 1/32" = 1'-0"

**FOUNDATION NOTES**

1. A MINIMUM OF 6-MIL POLYETHYLENE VAPOR BARRIER (PVB) SHOULD BE PLACED ON TOP OF THE PREPARED SUITABLE SUBGRADE TO MITIGATE MOISTURE MIGRATION THROUGH THE SLABS. THE INTEGRITY OF THE PVB MUST BE MAINTAINED DURING SLAB CONSTRUCTION. A 2-INCH TO 4-INCH THICK CUSHION LAYER CONSISTING OF FINE SAND CAN BE PLACED BELOW THE PVB FOR LEVING PURPOSES.
2. BUILDER TO USE SATISFACTORY SELECT FILL OR TRENCH BACKFILL MATERIALS IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION.
3. ALL FILL SHALL BE SPREAD IN LAYERS NOT EXCEEDING EIGHT INCHES, WATERED AS NECESSARY, AND COMPACTED, MOISTURE CONTENT AT THE TIME OF COMPACTION SHALL BE WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACTION OF THE FILL SHALL BE ACCOMPLISHED TO OBTAIN A DENSITY OF NOT LESS THAN 98 PERCENT OF MAX DRY DENSITY.
4. BOTTOM OF ALL BEAMS SHALL EXTEND 12" INTO UNDISTURBED SOIL OR BEAR ON ENGINEERED FILL

**ROOF NOTES**

1. PROVIDE ADEQUATE VENTING FOR ATTIC USING SOFFIT VENTING OR CONTINUOUS RIDGE VENTING, MATCHING ROOF MATERIAL AS SCHEDULED.
2. ROOF PITCH TO BE AS NOTED ON THE ELEVATIONS
3. RAFTERS TO BE SUPPORTED BY CONT BRACING FOR HORIZONTAL SPANS OF 15'-0" OR GREATER
4. SUPPORT ALL RIDGES @ 8'-0" O.C. MAX
5. ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE.
6. RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS
7. RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES.



**DESIGN GROUP**

**7713 LAKEVIEW PARKWAY  
ROWLETT, TX 75088**

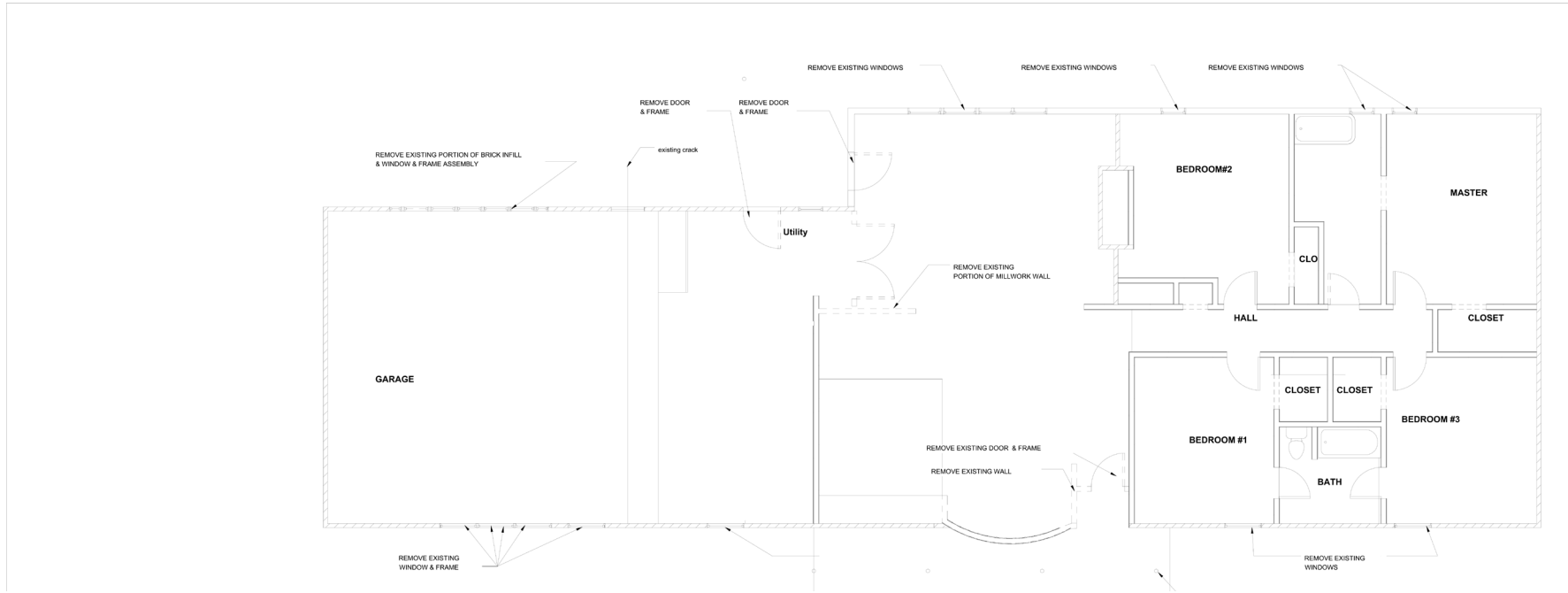
HO DESIGN GROUP, LLC  
2800 W. PARKWAY SUITE 200  
DALLAS, TEXAS 75241  
www.ho-designgroup.com



CONSULTANTS:

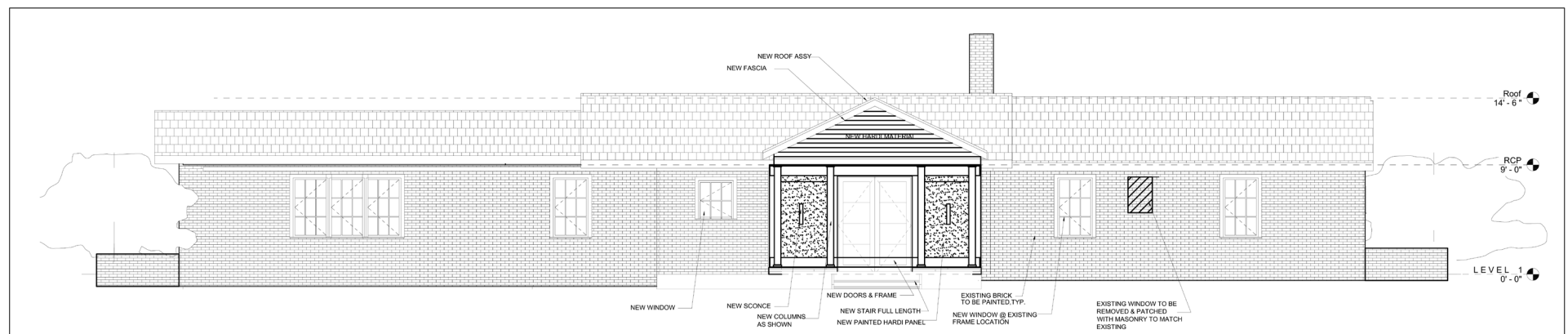
ISSUE LOG:	NO.	DATE	ITEM

PROJECT:  
**Rowlett Residence**  
PROJECT NO:  
SHEET TITLE:  
**SITE PLAN**  
SHEET NUMBER:



**7713 LAKEVIEW PARKWAY  
ROWLETT, TX 75088**

HD DESIGN GROUP, LLC  
5000 Lyndon B. Johnson  
Freeway, Suite 1000  
Dallas, Texas 75243  
www.hddesigngroup.com



**01 EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"













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SUITE 720  
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Ian Peterman</b>	<b>707364</b>	<b>ipeterman@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date