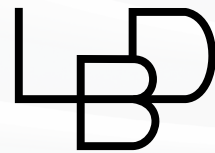


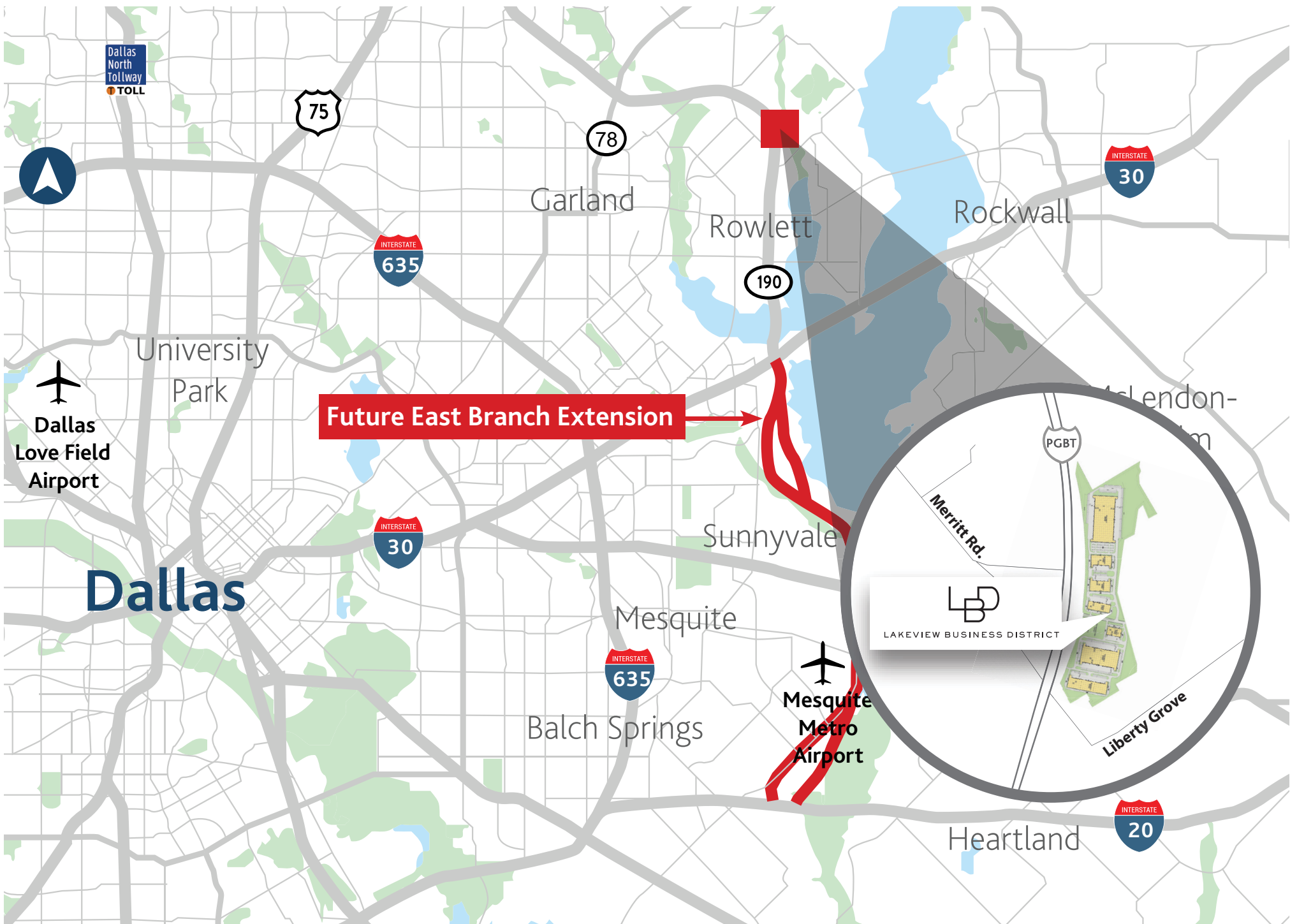
JACKSONSHAW



LAKEVIEW BUSINESS DISTRICT

---

Phase 2 // 2 Buildings // ±701,625 SF  
8220 Merritt Rd Rowlett, TX (PGBT & Merritt Rd)





## OVERVIEW

**Lakeview Business District** is a Class-A, master planned business park situated on **±165 acres** encompassing nearly **1.8 million square feet**. **Phase I** is **5-buildings totaling ±1,063,642 square feet** and **Phase II** is **2-buildings totaling ±701,625 SF**. This best-in-class development will meet the demand of today's tenant being strategically located in one of the best states in the country for economic and industrial market fundamentals. The site has great visibility with PGBT 190 frontage, easy access to Interstate 30, and great regional access to Dallas-Fort Worth.

# POPULATION GROWTH

## DALLAS / FORT WORTH

- Largest population increase in the country between 2022 and 2023.

## KAUFMAN COUNTY

- The fastest-growing county in the U.S. from 2022 to 2023.
- Population Growth: 7.6%

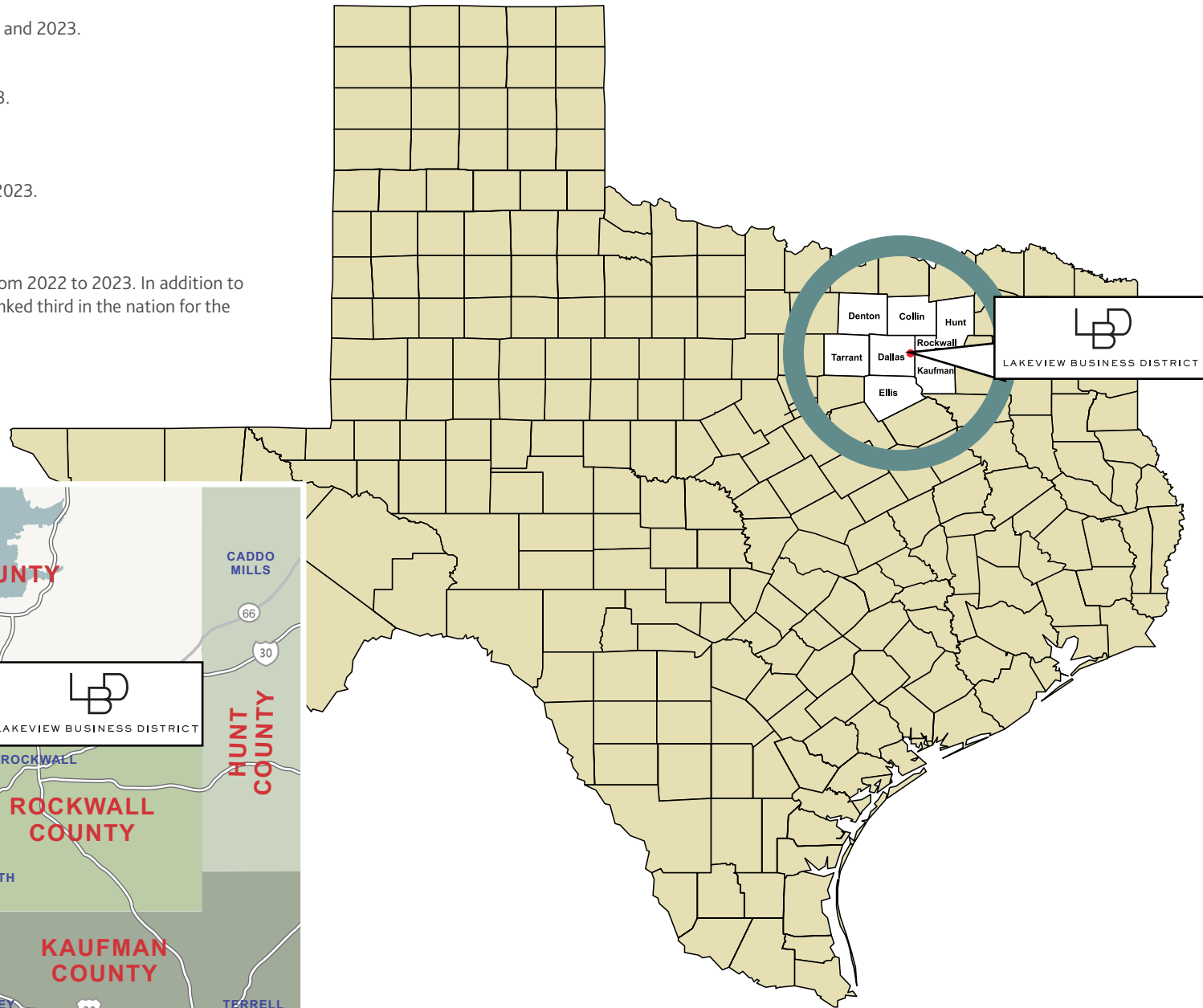
## ROCKWALL COUNTY

- Second fastest-growing county in the U.S. from 2022 to 2023.
- Population Growth: 6.5%

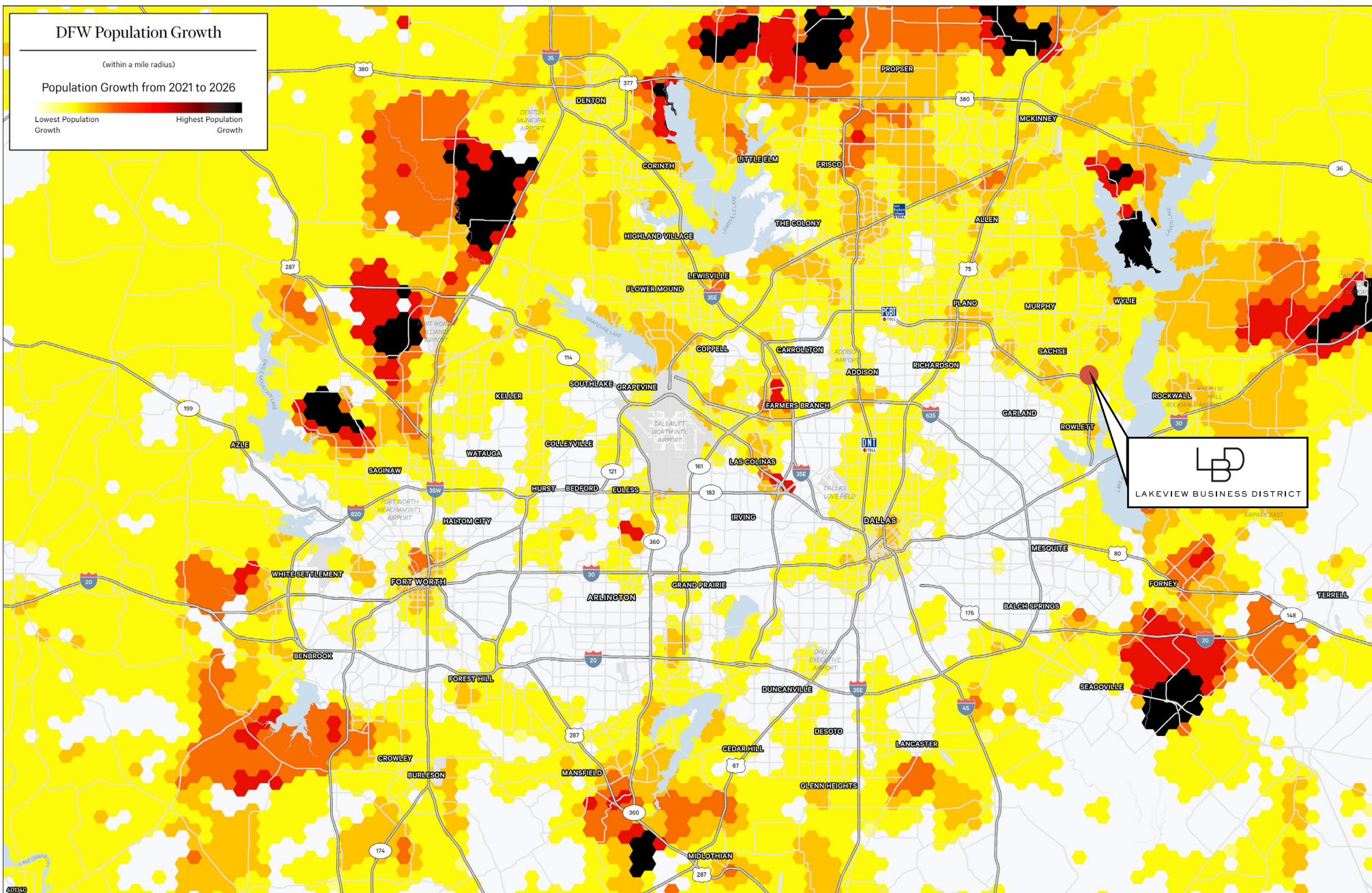
## COLLIN COUNTY

- Ranked second in the nation in total residential growth from 2022 to 2023. In addition to ranking second in numeric growth, Collin County is also ranked third in the nation for the most residents gained from domestic migration in 2022.

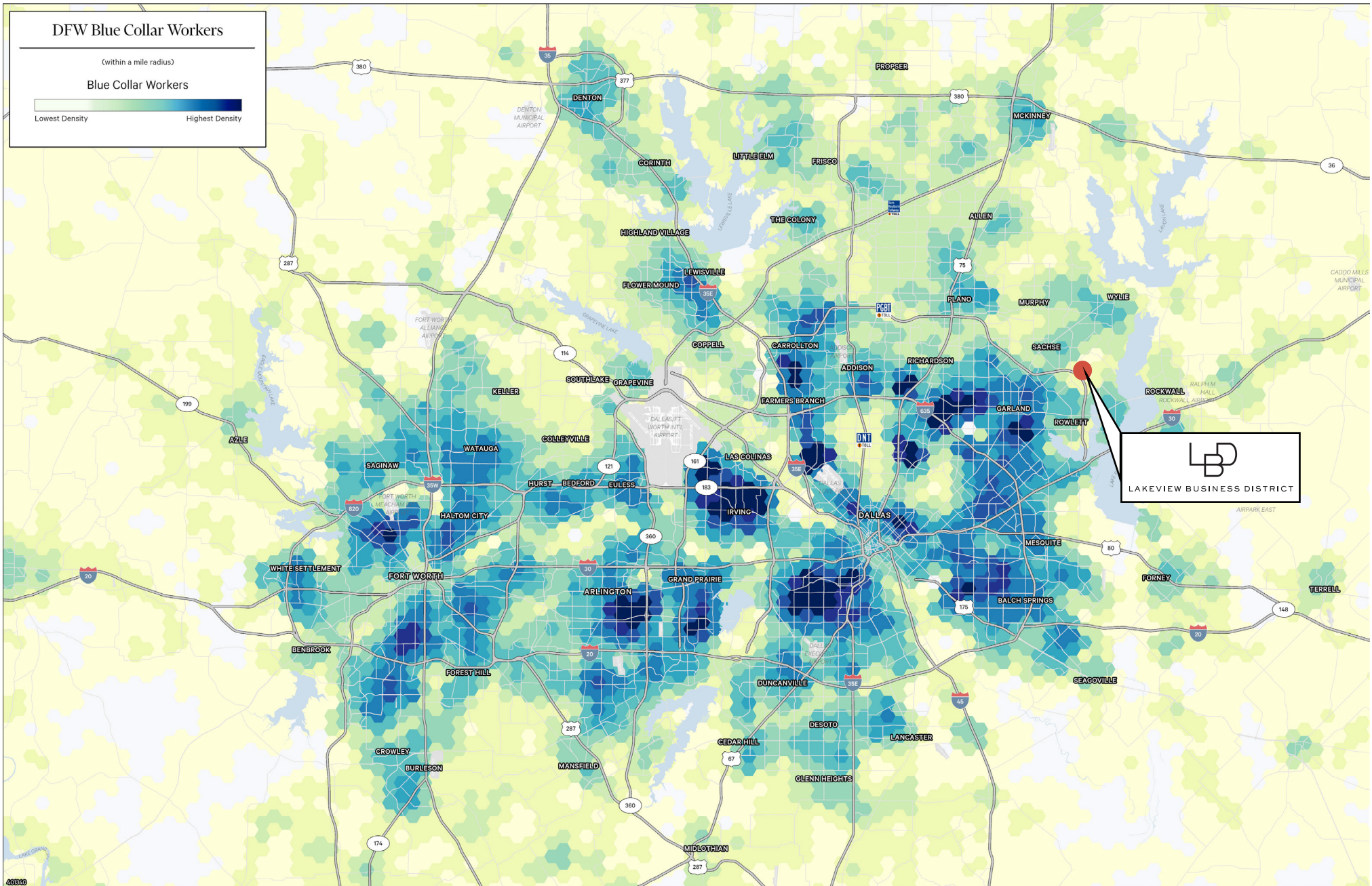
Source: U.S. Census Bureau



# POPULATION GROWTH

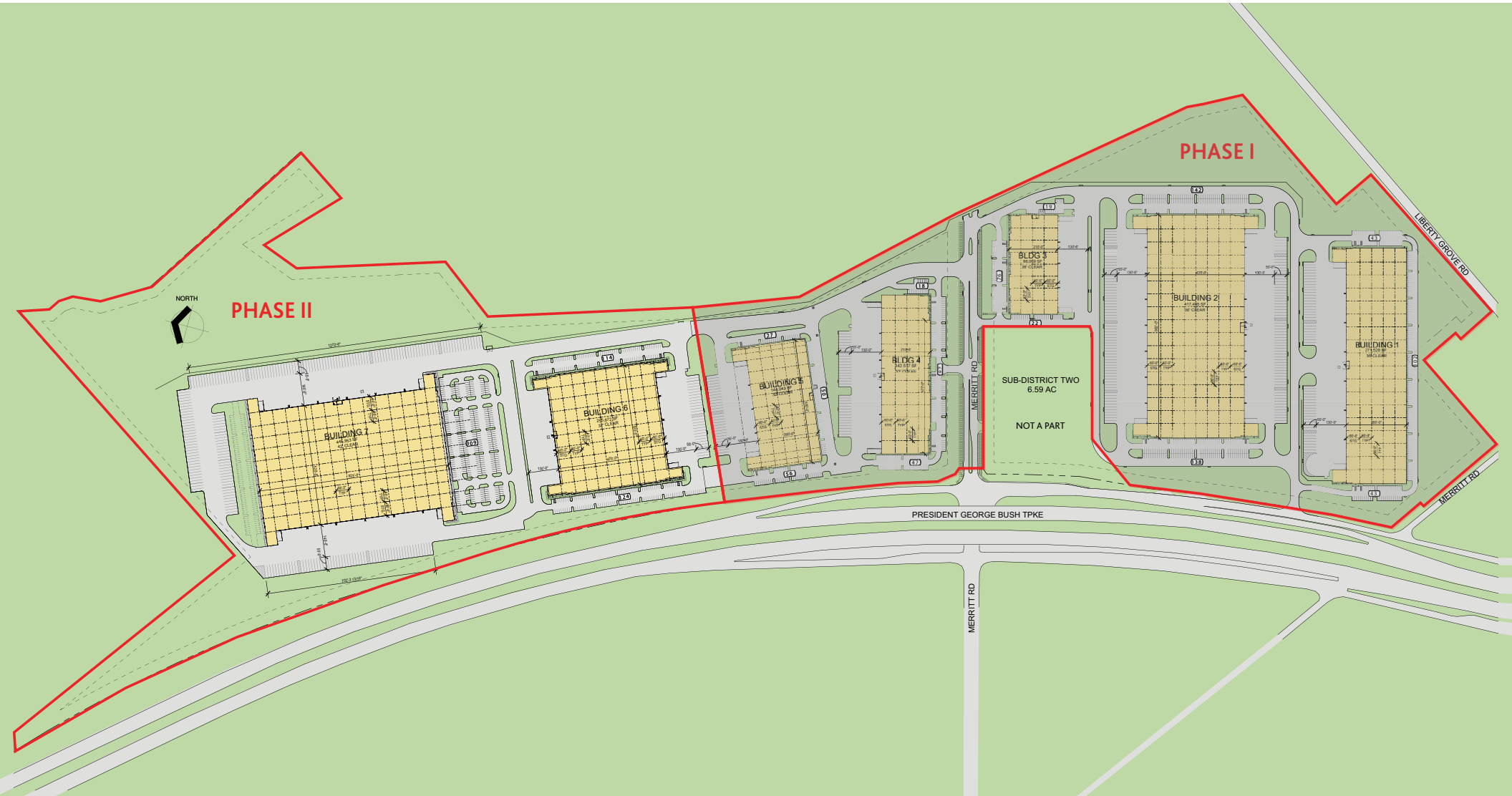


# BLUE COLLAR WORKERS



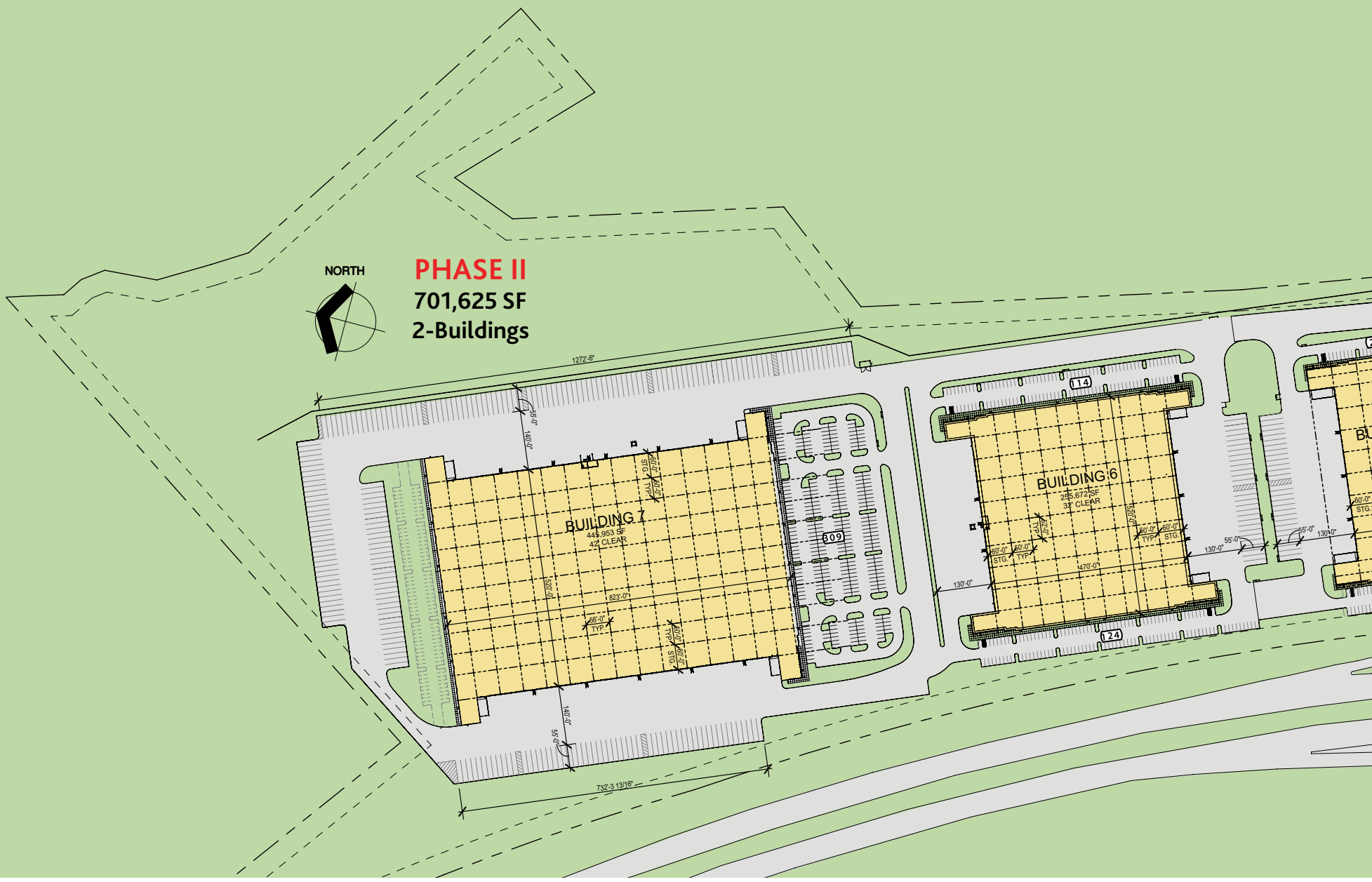


# MASTER PLAN - PHASE II





# PHASE II





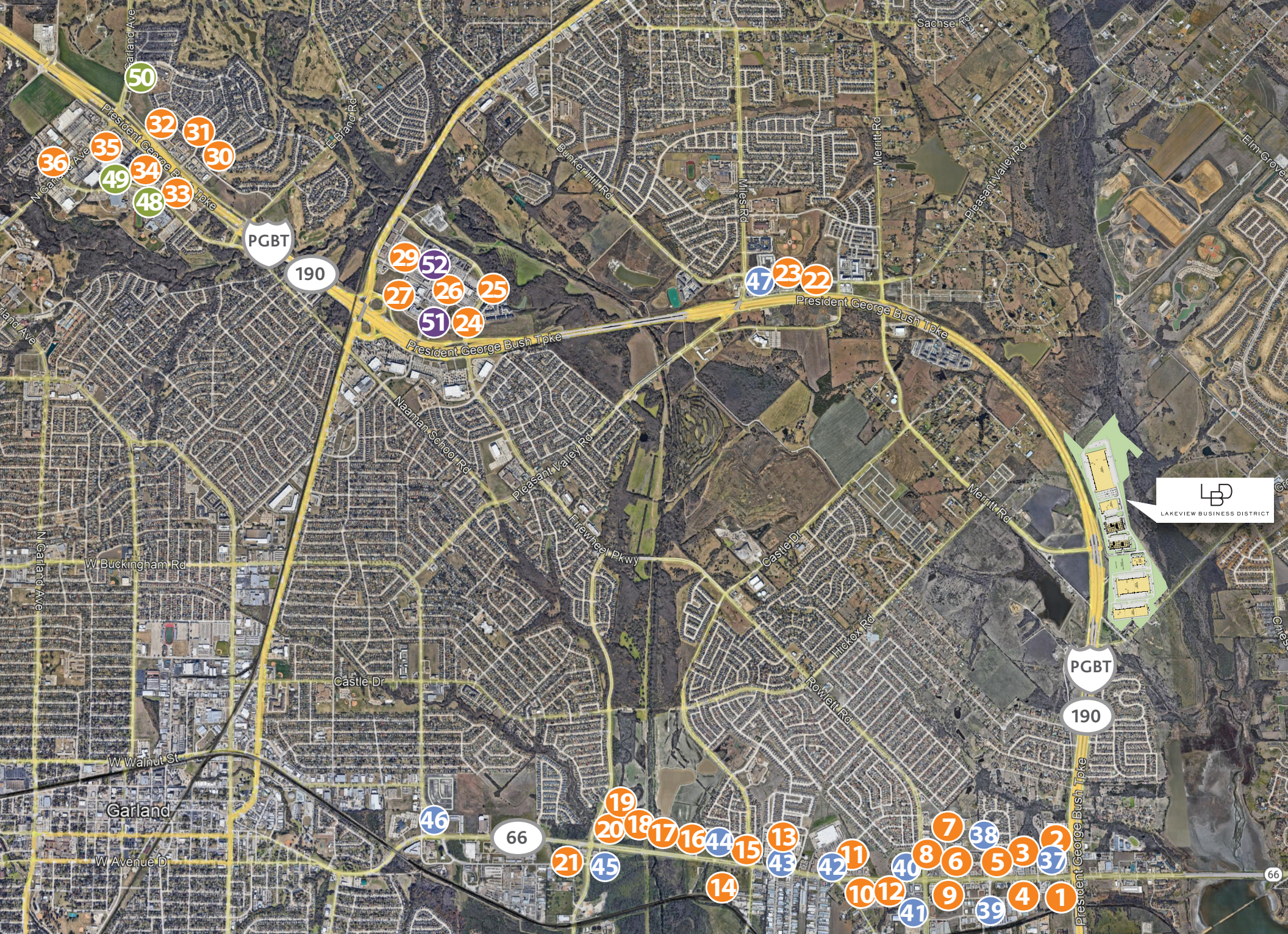
## PHASE II

### BLDG. 6

### BLDG. 7

### TOTAL

BUILDING SIZE:	255,672 SF	445,953 SF	<b>701,625 SF</b>
BUILDING CONFIG:	Cross Dock	Cross Dock	<b>+77 Acres</b>
BUILDING DEPTH:	470'	520'	
TRUCK COURT:	130' / 175'	195'	
FIRE PROTECTION:	ESFR	ESFR	
TYPICAL BAY:	52' x 50'	56' x 50'	
CLEAR HEIGHT:	32'	42'	
TRAILER PARKING:	29	229	
CAR PARKS:	238	309	
DRIVE-IN DOORS:	48	4	
DOCK DOORS:	4	125	



**LBD**  
LAKEVIEW BUSINESS DISTRICT



## DINING

- 1 Panera Bread
- 2 Applebee's Grill and Bar
- 3 Raising Cane's
- 4 McAllister's Deli
- 5 Amelia's
- 6 KFC
- 7 Jimmy John's
- 8 McDonald's
- 9 Taco Bell
- 10 Chipotle Mexican Grill
- 11 Smoothie King
- 12 Hat Creek Burger Company
- 13 Chick-fil-A
- 14 Starbucks
- 15 Valentinos Ristorante Italiano
- 16 Whataburger
- 17 Little Caesar's Pizza
- 18 Chili's Grill and Bar
- 19 Dunkin'
- 20 Sonic Drive-In
- 21 Church's Chicken

- 22 Pho Station
- 23 Manny's Tex Mex
- 24 Houlihan's
- 25 Gloria's Latin Cuisine
- 26 Wildwood Firewheel
- 27 Ferah Tex-Med Kitchen
- 28 In-N-Out
- 29 Outback Steakhouse
- 30 Olive Garden
- 31 Texas Roadhouse
- 32 Matt's Ranch Martinez
- 33 Buffalo Wild Wings
- 34 IHOP
- 35 Crumbl Cookies
- 36 Cheddar's Scratch Kitchen



## SERVICES

- 37 Target
- 38 LA Fitness
- 39 Shell
- 40 Walgreens
- 41 CVS
- 42 Chase
- 43 Wells Fargo
- 44 Murphy USA
- 45 QuikTrip
- 46 RaceTrac
- 47 Exxon



## HOTELS

- 48 Tru by Hilton
- 49 Hyatt Place
- 50 Holiday Inn Dallas



## ENTERTAINMENT

- 51 Firewheel Town Center
- 52 AMC Firewheel 18

# CAPABILITIES

**52**

YEARS AS A PREMIER  
REAL ESTATE DEVELOPMENT COMPANY  
AND ACKNOWLEDGED BY  
PEERS, PARTNERS AND LENDERS AS AN  
INDUSTRY LEADING INNOVATOR

**3.6**

BILLION DOLLARS IN  
COMPLETED TRANSACTIONS

**63**

MILLION SQUARE FEET  
OF DEVELOPMENTS,  
ACQUISITIONS AND DISPOSITIONS



# NATIONAL PLATFORM - EXAMPLE PROJECTS



**// NEXUS PARK**  
HOUSTON, TEXAS



**// PARC SOUTHWEST**  
IRVING, TEXAS



**// PARC NORTHEAST**  
RICHARDSON, TEXAS



**// PARC SANTA FE**  
LITTLETON, COLORADO



**// PARC AIR 59**  
HOUSTON, TEXAS



**// 46 RANCH**  
FORT WORTH, TEXAS



**// PARC ROYAL**  
IRVING, TEXAS



**// PARC 59**  
HUMBLE, TEXAS

LEASED BY

**CBRE**

JOHN HENDRICKS  
[john.hendricks@cbre.com](mailto:john.hendricks@cbre.com)  
817.675.5498

TREVOR ATKINS  
[trevor.atkins@cbre.com](mailto:trevor.atkins@cbre.com)  
214.234.6258

KACY JONES  
[kacy.jones@cbre.com](mailto:kacy.jones@cbre.com)  
214.923.0056

DEVELOPED BY

**JACKSONSHAW**