



NORTH SHORE

Room to Grow

Dallas-Fort Worth's Newest Development District



Riata Vista Corporate Campus, Austin TX - dwg.

Rowlett 
On the Water. On the Move.



SUMMARY

Rowlett's North Shore offers 1,000 acres of highly visible property with direct access to President George Bush Turnpike (PGBT) in a regional center within the Dallas-Fort Worth Metroplex.



**43% OF
ROWLETT'S
POPULATION ARE
WORKFORCE AGE**



**DART'S
DOWNTOWN
ROWLETT STATION**
is located within minutes of
North Shore

**STRONG
REGIONAL AND
INTERNATIONAL
CONNECTIONS** via
Interstates, highways, and
public transit (DART)



VILLAGE



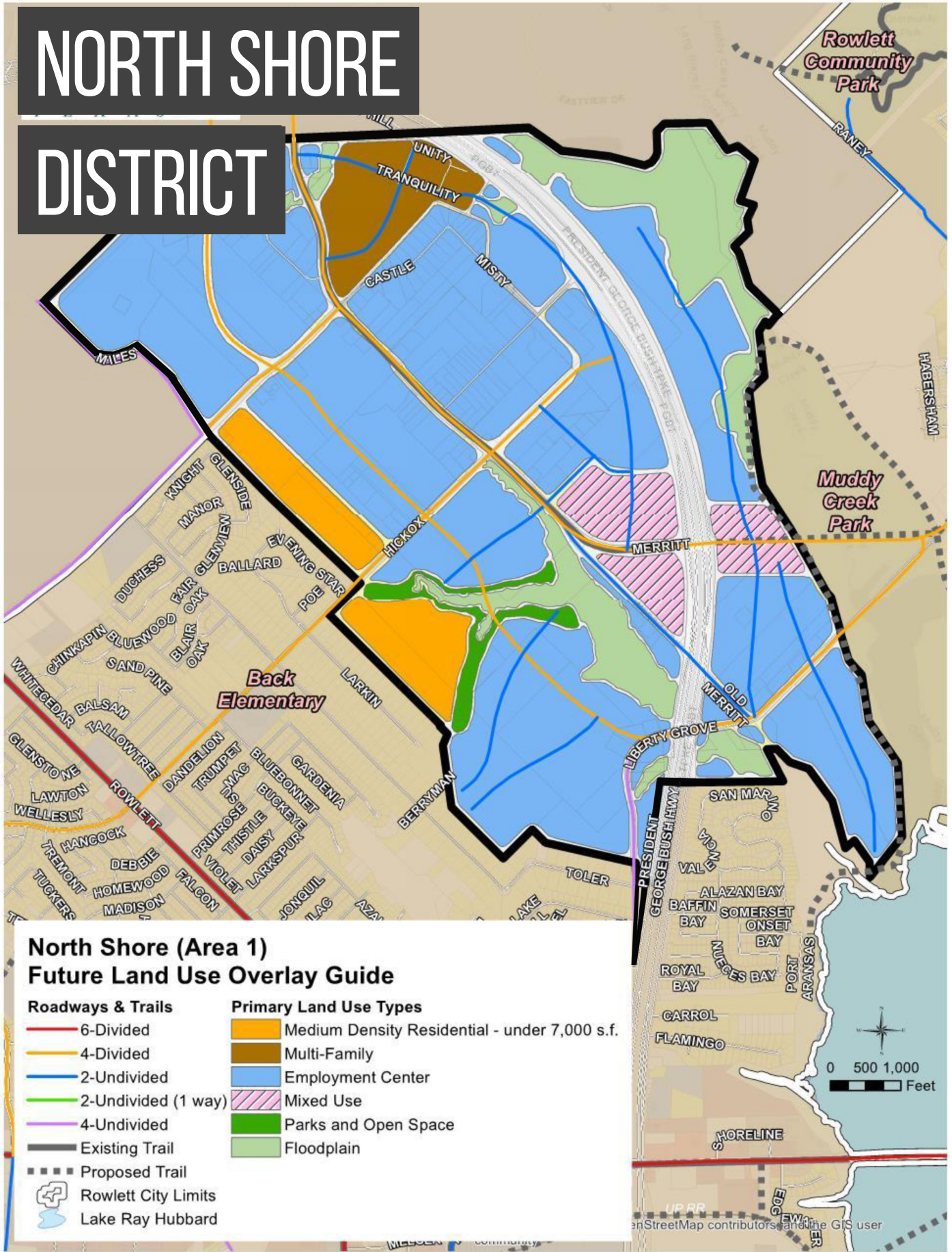
**41% HIGHER
MEDIAN
HOUSEHOLD
INCOMES** compared to
Dallas-Fort Worth Metroplex

ROWLETT

REGIONAL AERIAL



NORTH SHORE DISTRICT



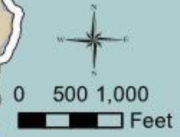
North Shore (Area 1) Future Land Use Overlay Guide

Roadways & Trails

- 6-Divided
- 4-Divided
- 2-Undivided
- 2-Undivided (1 way)
- 4-Undivided
- Existing Trail
- Proposed Trail
- Rowlett City Limits
- Lake Ray Hubbard

Primary Land Use Types

- Medium Density Residential - under 7,000 s.f.
- Multi-Family
- Employment Center
- Mixed Use
- Parks and Open Space
- Floodplain

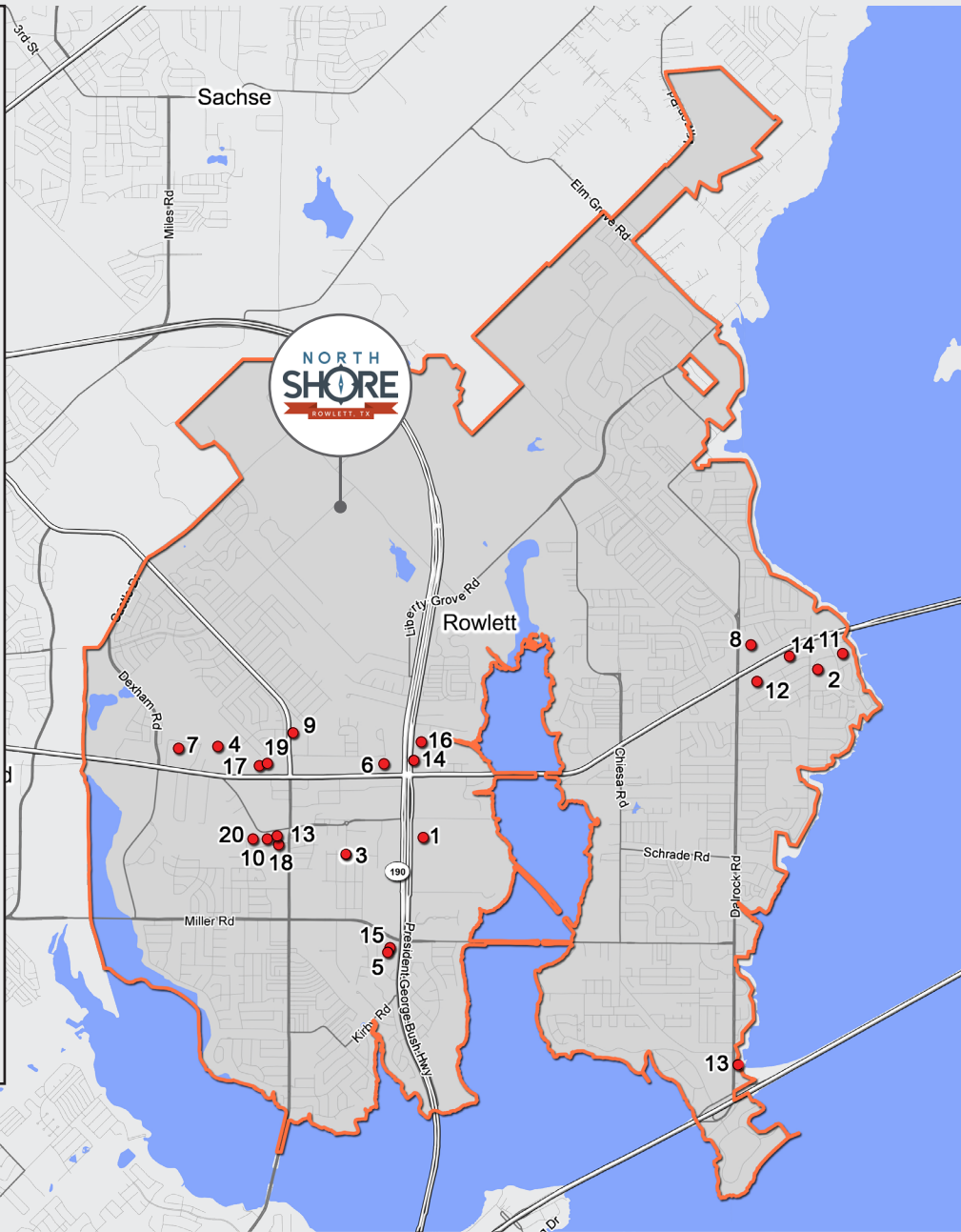


Map data by OpenStreetMap contributors, and the GIS user community

MAJOR

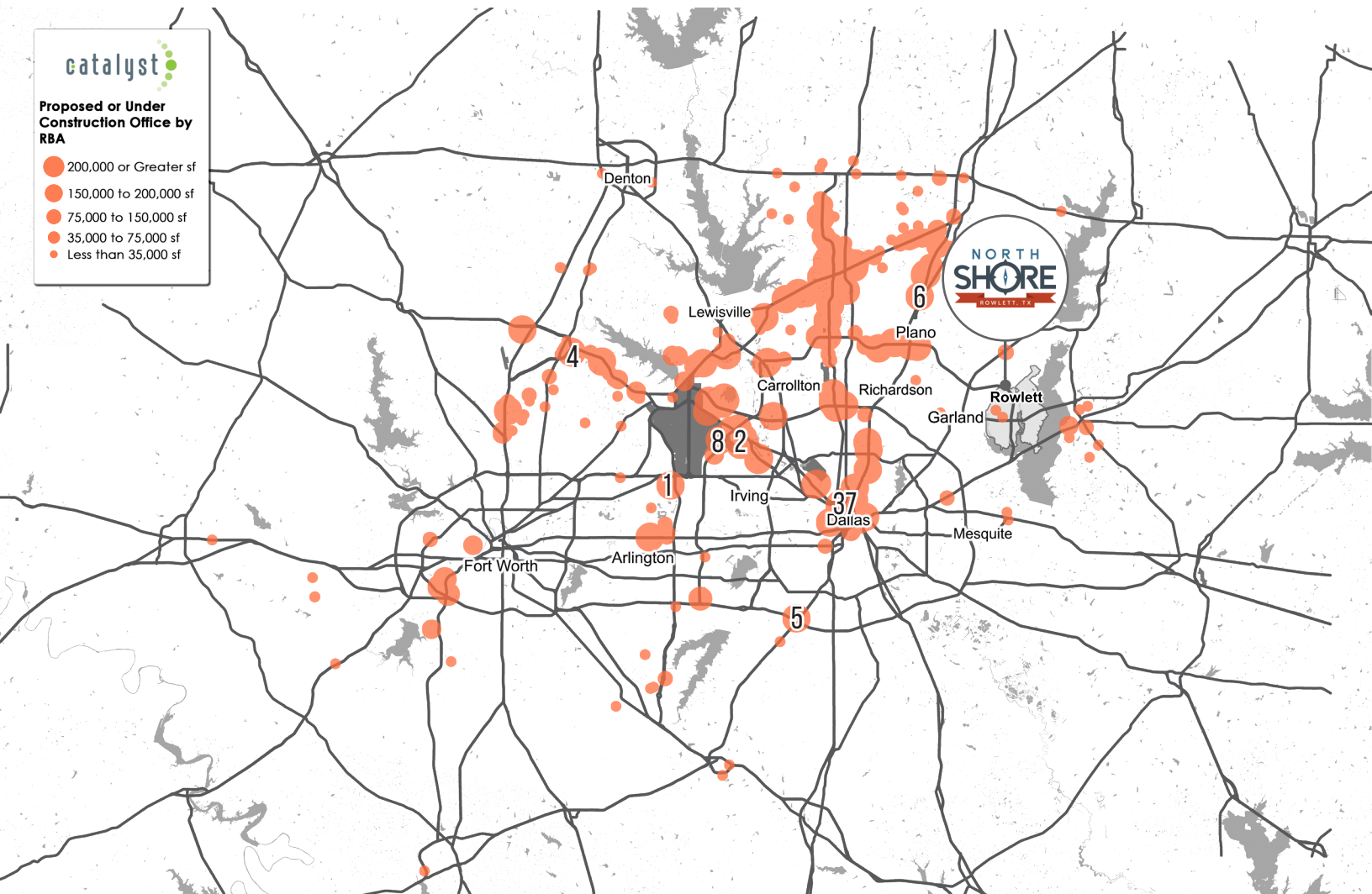
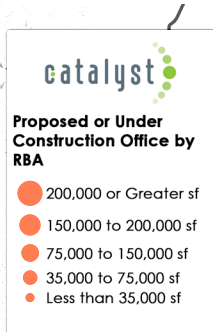
EMPLOYERS

EMPLOYER	EMPLOYEES
1 Garland Independent School District in Rowlett	961
2 Baylor Scott & White Medical Center-Lake Pointe	721
3 City of Rowlett	521
4 Walmart Supercenter	358
5 D.R. Horton	265
6 Super Target	200
7 The Home Depot	189
8 Tom Thumb	147
9 Berry Family Services, Inc.	137
10 IES Residential, Inc. (Integrated Electrical Services)	130
11 Senior Care Centers-Senior Care at Lake Pointe	130
12 Walmart Neighborhood Market	127
13 Tri-Con Services, Inc.	120
14 Rowlett Health and Rehabilitation Center	115
15 DHI Mortgage & Title	87
16 Covington's Nursery and Landscape Company	78
17 Chick-fil-A	75
18 H&S Manufacturing	74
19 Sprouts Farmers Market	62
20 Gleco Plating	60



REGIONAL OFFICE

ACTIVITY



DALLAS-FORT WORTH HAS ADDED MORE THAN 130 NEW HEADQUARTERS SINCE 2010 INCLUDING:

- 43 COMPANIES FROM CALIFORNIA
- 9 COMPANIES FROM TEXAS
- 8 COMPANIES FROM NEW YORK
- 7 COMPANIES FROM ILLINOIS

Source: Dallas Regional Chamber

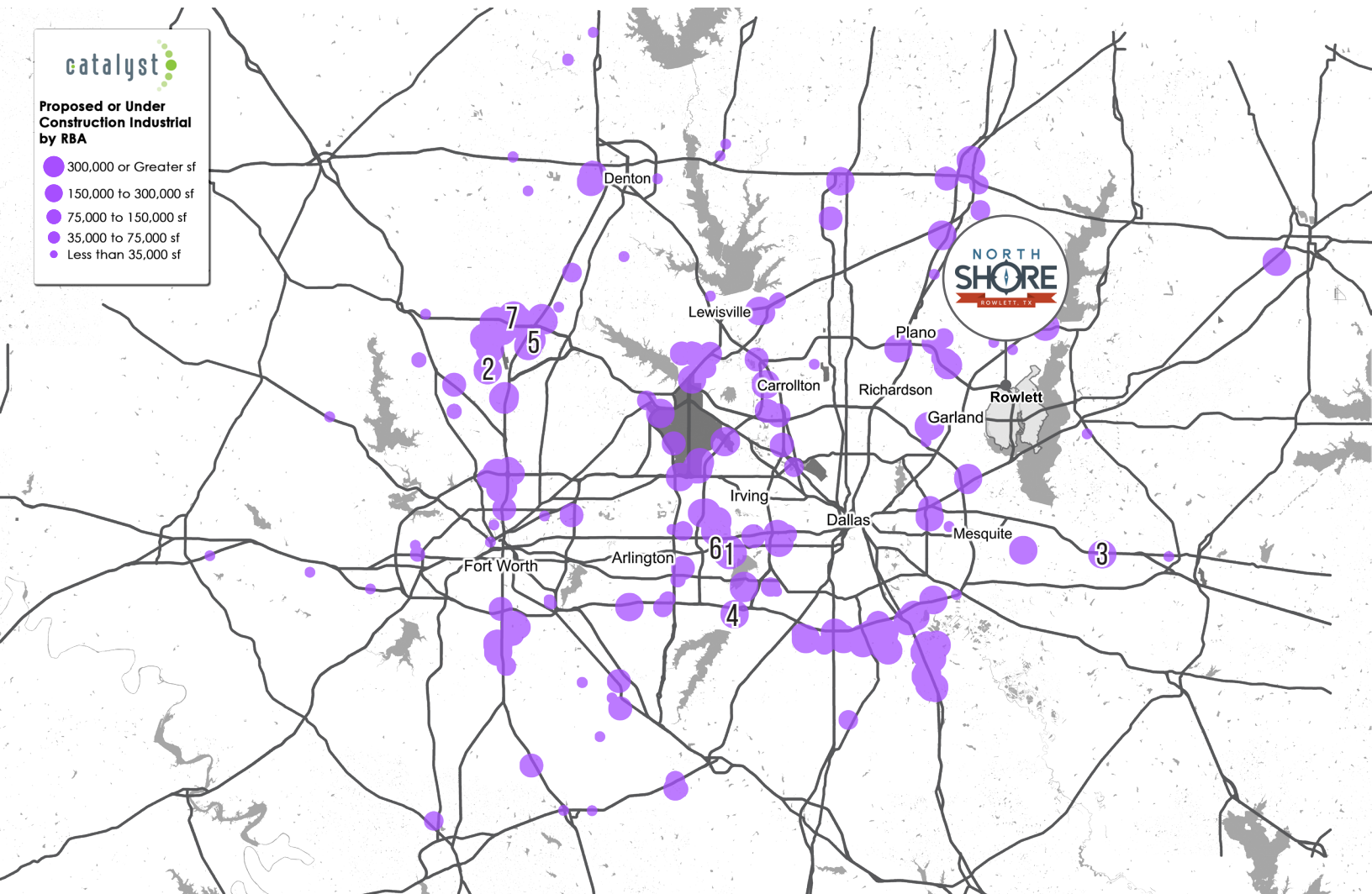
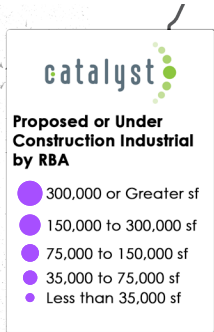
SOME OF THE LARGEST OFFICE DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION INCLUDE:

1. AMERICAN AIRLINES CORPORATE CAMPUS IN FORT WORTH - 1.7M SF
2. PIONEER NATURAL RESOURCES IN LAS COLINAS - 1.125M SF
3. VICTORY COMMONS IN DALLAS - 364,733 SF
4. CHARLES SCHWAB CAMPUS IN WESTLAKE - 616,999 SF
5. REDBIRD OFFICE IN DALLAS - 315,000 SF
6. LEGACY CENTRAL 5 IN PLANO - 300,000 SF
7. THE LINK IN DALLAS - 292,805 SF
8. USCIS BUILDING IN LAS COLINAS - 259,947 SF

Source: CoStar

REGIONAL INDUSTRIAL

ACTIVITY



- INDUSTRIAL JOBS ACCOUNTED FOR 25% (24,7000) OF JOB GROWTH OVER THE LAST YEAR IN DFW
- DFW ABSORBED 5.7M SF IN 2Q 19
- 2Q 19 SET A NEW RECORD WITH OVER 30M SF OF INDUSTRIAL UNDER CONSTRUCTION

Source: Cushman & Wakefield

SOME OF THE LARGEST INDUSTRIAL DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION INCLUDE:

- HOME DEPOT IN GRAND PRAIRIE - 1.5M SF
- WESTPORT 11 IN FORT WORTH - 1.2M SF
- GOODYEAR TIRE & RUBBER DISTRIBUTION CENTER IN FORNEY - 1.2M SF
- FIRST MOUNTAIN CREEK DISTRIBUTION CENTER IN DALLAS - 863,328 SF
- ALLIANCE CENTER NORTH IN FORT WORTH - 810,908 SF
- HOME DEPOT 2 IN GRAND PRAIRIE - 800,000 SF
- SPEEDWAY LOGISTICS CROSSING IN JUSTIN - 795,780 SF

Source: CoStar



NORTH SHORE

ROWLETT, TX

CityLine, Richardson TX - James Ferrara

For more information visit: northshore-rowlett.com

Rowlett^{TX}
On the Water. On the Move.

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