## Rowlett Area Chamber and Visitors Center Update

6-14-23







## The Big Picture – June 2023





INVENTORY 587,543 SF

VACANCY 10.8%

12 MO. NET ABSORPTION 14.5K SF

UNDER CONSTRUCTION 0% SF



# INDUSTRIAL

INVENTORY 1,264,938 SF

VACANCY 0.8%

12 MO. NET ABSORPTION 10.5K SF

UNDER CONSTRUCTION o SF



# ETAII

## RETAIL

INVENTORY 2,432,894 SF

VACANCY 3.5%

12 MO. NET ABSORPTION 35.6 SF

UNDER CONSTRUCTION
17.3k SF





# MULTI-FAMILY

INVENTORY 3,944 Units

VACANCY

12 MO. NET ABSORPTION 74 Units

UNDER CONSTRUCTION 719 Units

Source: Co-Star Analytics



## Rowlettonthemove.com

New Web Site!





# Gismaps.rowletttx.org

## **Public Showcase**



## Comprehensive Map

An all-in-one city map providing users quick access to information about Rowlett.



## City Facilities Map

Map showing the locations of and general information about City facilities.



## <u>Development Activity</u>

Map showing the locations and status of City current development activity.



#### Code Enforcement Map

Map showing the code enforcement service districts.



#### Parks and Trails

Map showing the locations of and information about city parks & trails.



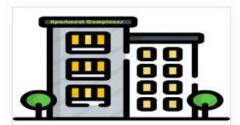
## Map It Rowlett

Map showing the locations of City Service, School, Church and more.



## Building Permit Activity

Map showing the building permits information & status.



#### Apt Complexes Map

Story Map showing the collection of apartment, senior living, MHP, and condo maps.

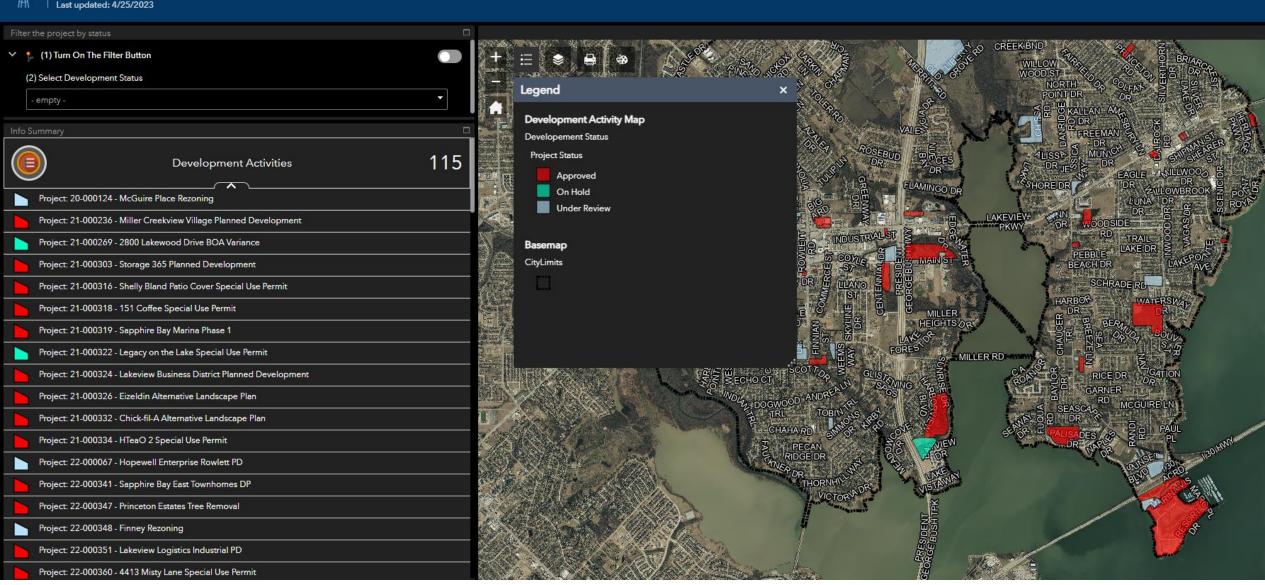


## Gismaps.rowletttx.org



## City of Rowlett Development Activity Map

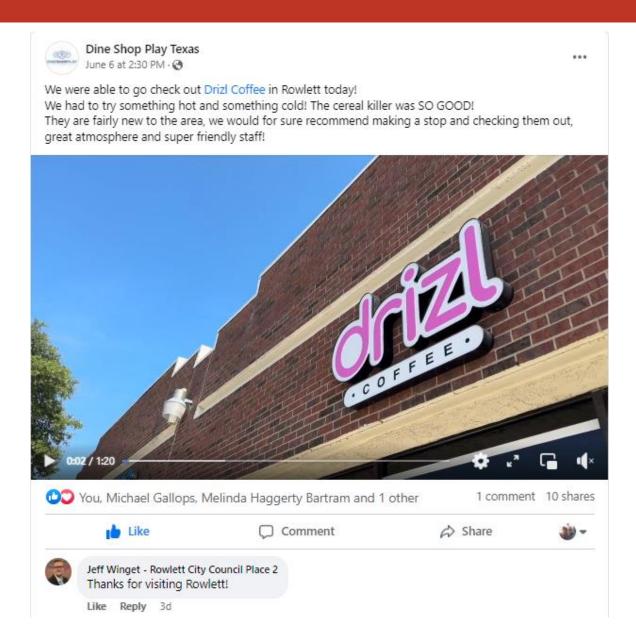
Please contact Planning department if you need more information





# Dine Shop Play Texas







# **Downtown Rowlett**



- Attained GO TEXAN certification
- Northeast DFW Downtown Managers Consortium
- Cinco de Mayo-Business Driven Event, taking advantage of the open container ordinance
- Destination Creation small business marketing training
- Recruitment and Retention Efforts





 Implementing elements from Branding Strategy Assessment

# **Downtown Rowlett SURVEY**

WE WANT
TO HEAR
FROM
YOU

https://arcg.is/LH5j5



PLEASE COMPLETE
OUR SURVEY



# New Business Update

 New Businesses: Counter Culture Frozen Yogurt, Kwik Car Rowlett, Elevation Chiropractic, L&J Auto Sales and Repair, Crumbl Cookies, Dutch Bros Coffee, Plastic House Disc Golf













# Coming Soon

# **Coming Soon:**

- ➤ Brunch House
  Restaurant (1800
  Dalrock-former
  Alejandro's)
- ➤ Dunkin Donuts Remodeling
- ➤ Bombshells in Sapphire Bay





# Coming Soon

4725 Lakeview Pkwy – 7480 SF – 3 Tenants (Retail, Restaurant & Medical Use)









\$1.145MM Project Fees Paid

1.78MM Square Feet Permitted

\$181MM Project Valuation to date





Nationally
Branded Boutique
Hotel Concept

Floridays Multi-Family



KHovnanian<sup>\*</sup>
Homes

The View MF by Zale







# Z A L E

## **PROPERTIES**

"The View"





















FLORIDAYS DEVELOPMENT CO.

# HARBORSIDE APARTMENTS AT SAPPHIRE BAY 1101 SHAPPHIRE BAY BLD, ROWLETT, TX 75088



Permits issued for Floridays-Harborside

316 Units, 5 story





## FLORIDAYS DEVELOPMENT CO.

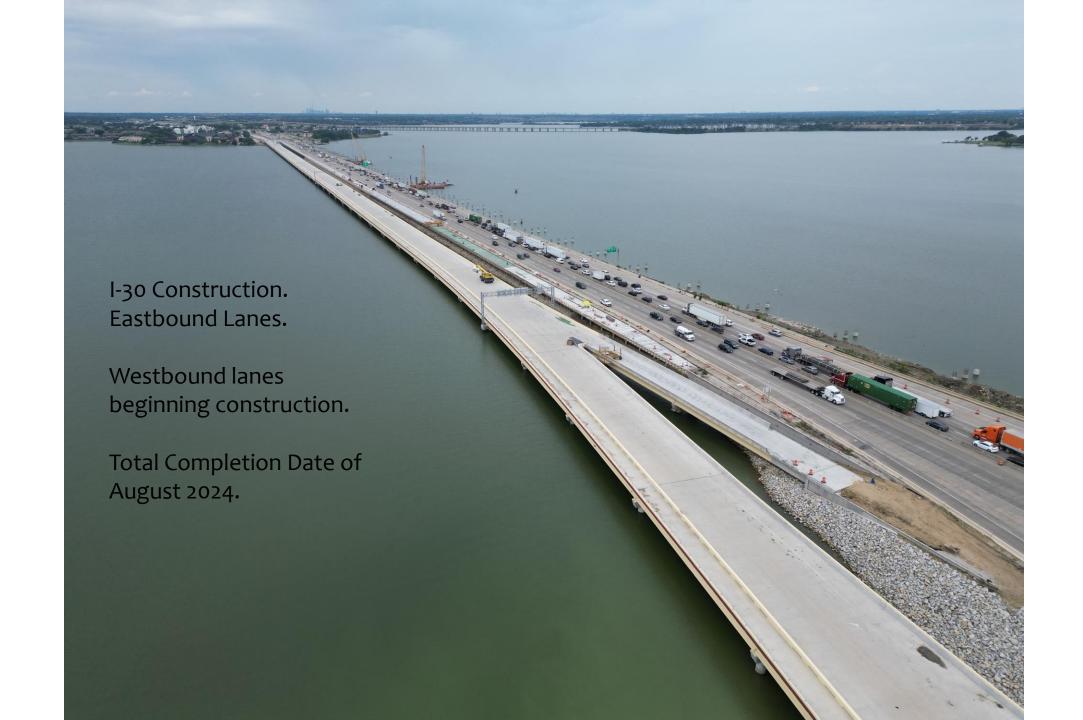
## SURFSIDE APARTMENTS AT SAPPHIRE BAY





Permits issued for Floridays-Surfside

316 Unit,5 story







# Jackson Shaw Lakeview Business District





## PHASE I - MASTER PLAN



\$100,000,000 Investment

Construction of at least 1,000,000 SF by 12/31/26



## PHASE II - MASTER PLAN



\$65 million Investment

Construction of 620,000 SF by 12/31/27



## **CONCEPT** AERIAL RENDERING







- City Purchase for New Utility Billing Operations & Rockwall County Voting Location
- 6200 Dalrock
- Opening in October

# Ongoing 2018 CIP Project: Miller Road, Dalrock to West of Chiesa

## Project Scope:

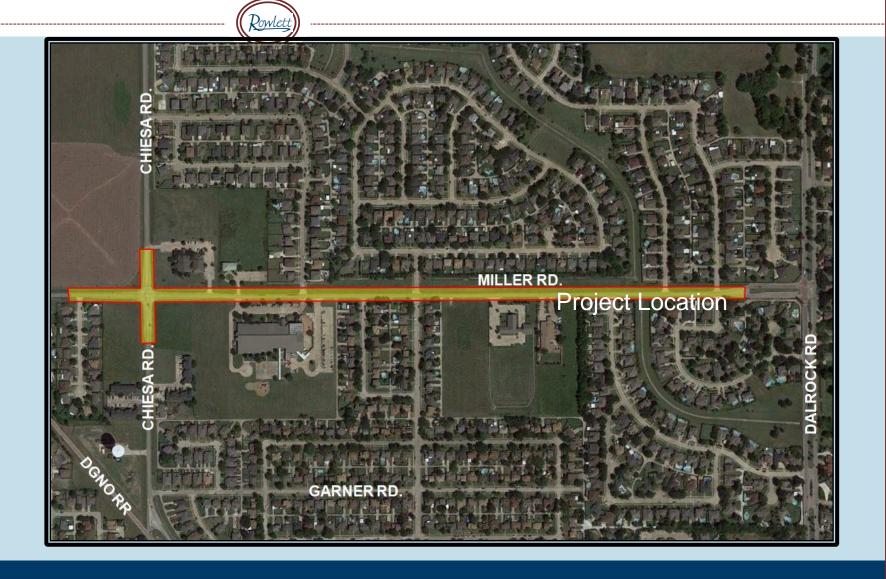
- Miller Rd Reconstruction,
   West of Chiesa Rd to
   Dalrock Rd
- Reconstruct the existing
   2-lane asphalt roadway to
   4-lane divided concrete
   roadway, with storm drain
   system.
- Install new 12" water line to replace old 8" water line.

## • Funding:

O GO Bond 2018 &

2021: \$12,631,570

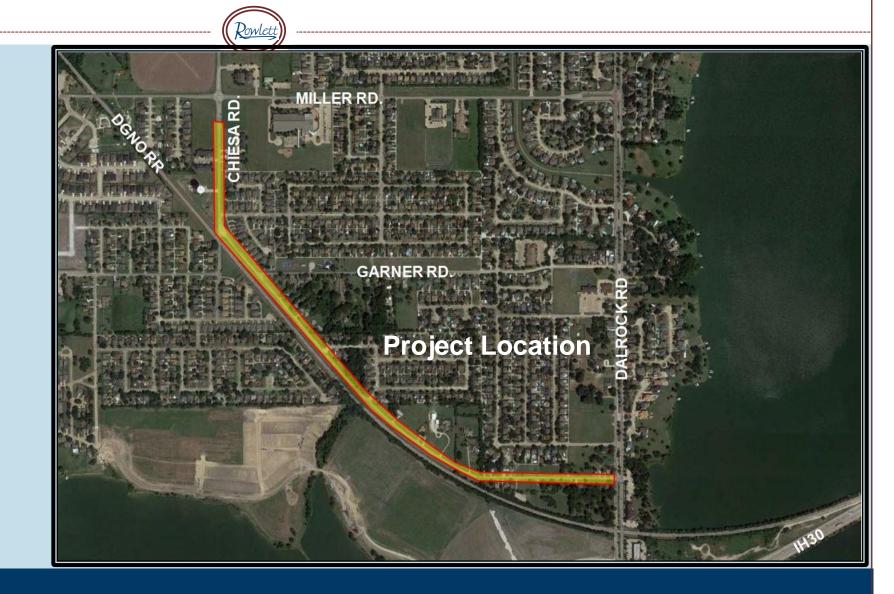
Revenue Bonds: \$979,405



# Ongoing 2018 CIP Project: Chiesa Rd – Miller to Dalrock

## Project Scope:

- Reconstruct existing 2lane asphalt roadway into a 4-lane divided concrete roadway with drainage system, and incidental water and sewer replacement.
- Also includes sidewalks and street lighting.





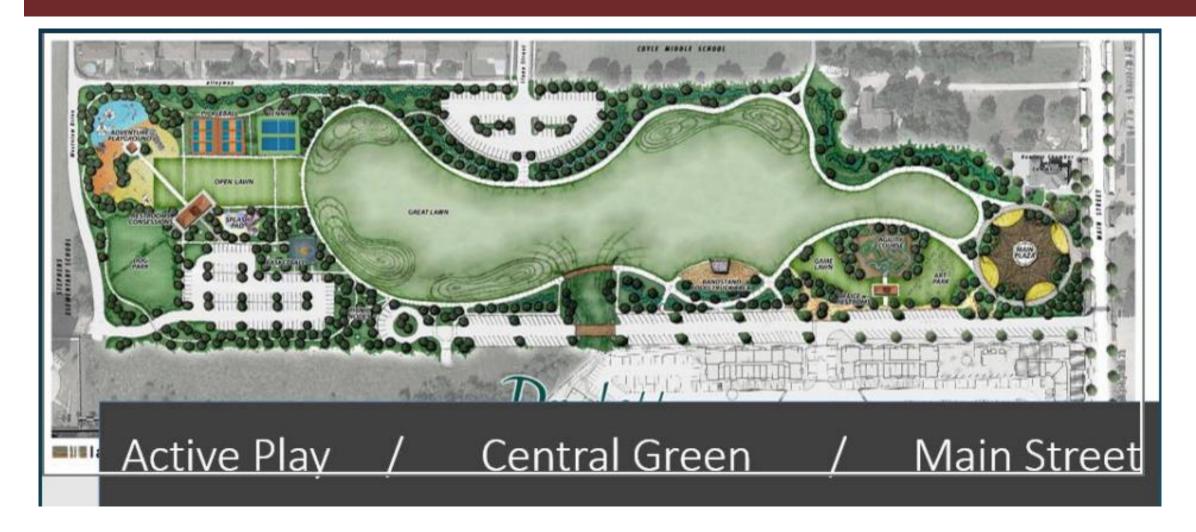
# New City Facilities & Parks Amenities – THANK YOU!

- > New Public Safety Facility (Police, Fire, Court) \$63.9 MM
- ➤ New Animal Shelter New Facility 9,296 sf + outdoor kennels/exercise yard = \$8.4 MM
- ➤ Herfurth Park Improvements \$4 MM





## HERFURTH PARK FULL SITE PLAN

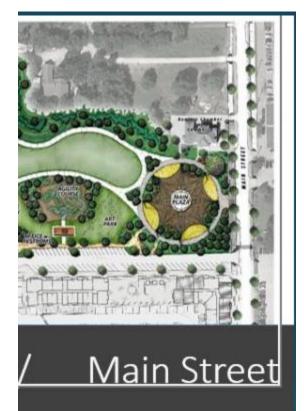


## HERFURTH PARK – PHASE II & III



#### Phase II includes:

- Land sculpting
- Tearing down of ball fields
- Adventure Playground
- Pickleball Courts
- Tennis Courts
- Open Lawn
- Splash Pad
- Basketball half court



#### Phase III includes:

- Land sculpting
- Game Lawn
- Agility Course
- Restroom Facilities
- Main Plaza Construction
- Estimated at \$1.8 million in 2018

