



# 9.9 AC Land For Sale

7106 Liberty Grove Rd, Rowlett, TX 75089

**Hisham Ahmad**

214.427.1835 | [hasim@equitify.net](mailto:hasim@equitify.net)

**Equitify**

555 Republic Drive, Plano, TX 75074

214.722.0155

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Equitify its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Equitify its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Equitify will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Equitify makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Equitify does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Equitify in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

COVER	1
PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
REGIONAL MAP	5
SITE PLANS	6
CUSTOM PAGE	7
CITY INFORMATION	8
DEMOGRAPHICS MAP & REPORT	9
ADVISOR BIO 1	10



### PROPERTY DESCRIPTION

Presenting a prime opportunity for prospective Land / Office investors, this property at 7106 Liberty Grove Rd, with its coveted FB-CC zoning, stands as a strategic investment in the dynamic Rowlett area. As a site with immense potential, the property offers the flexibility to accommodate various development options, making it an appealing prospect for those seeking to capitalize on the area's growth and economic opportunities. Whether considering office development or other land-based ventures, this property's location and zoning make it a compelling choice for investors looking to establish a strong presence in this thriving community.

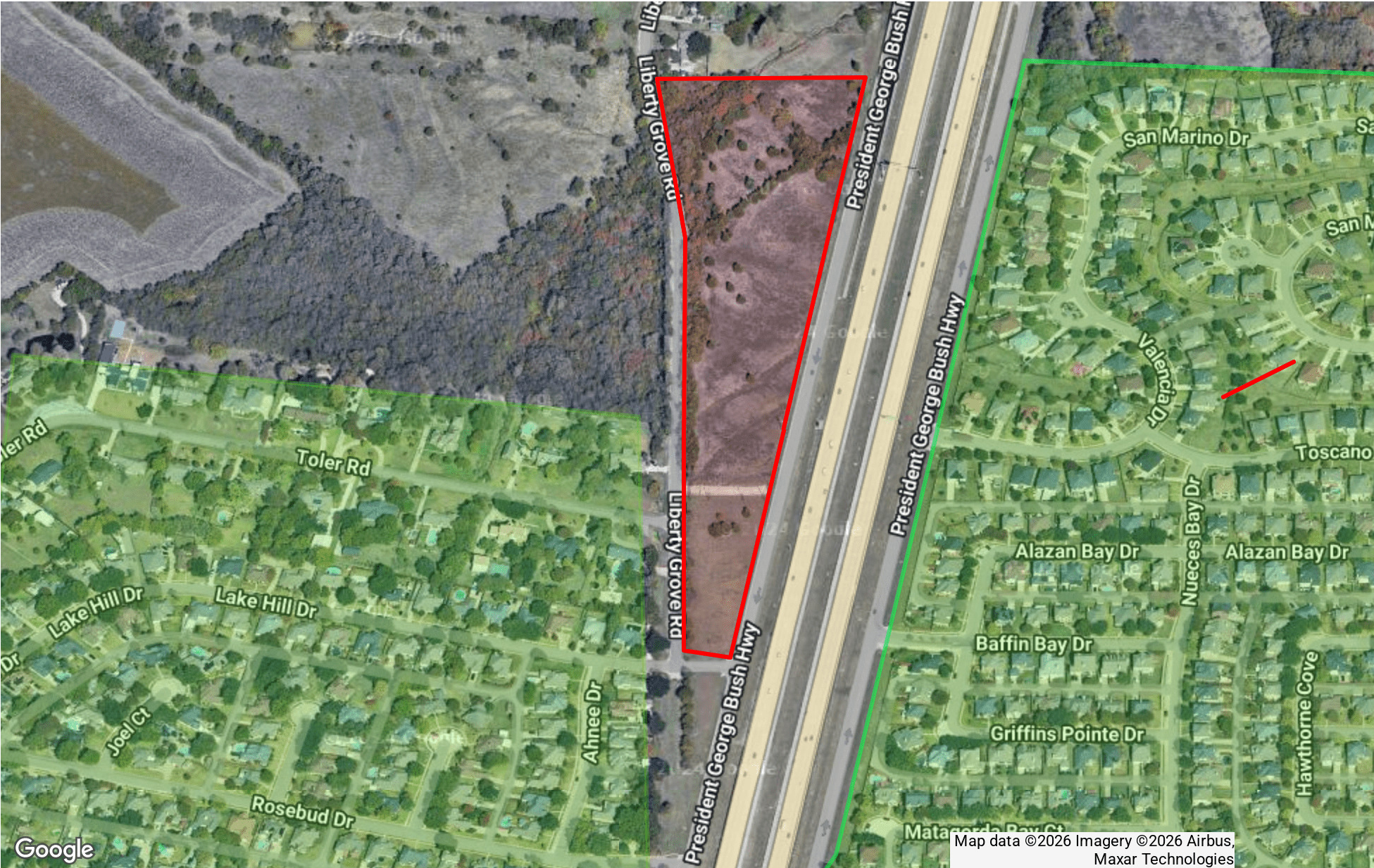
### OFFERING SUMMARY

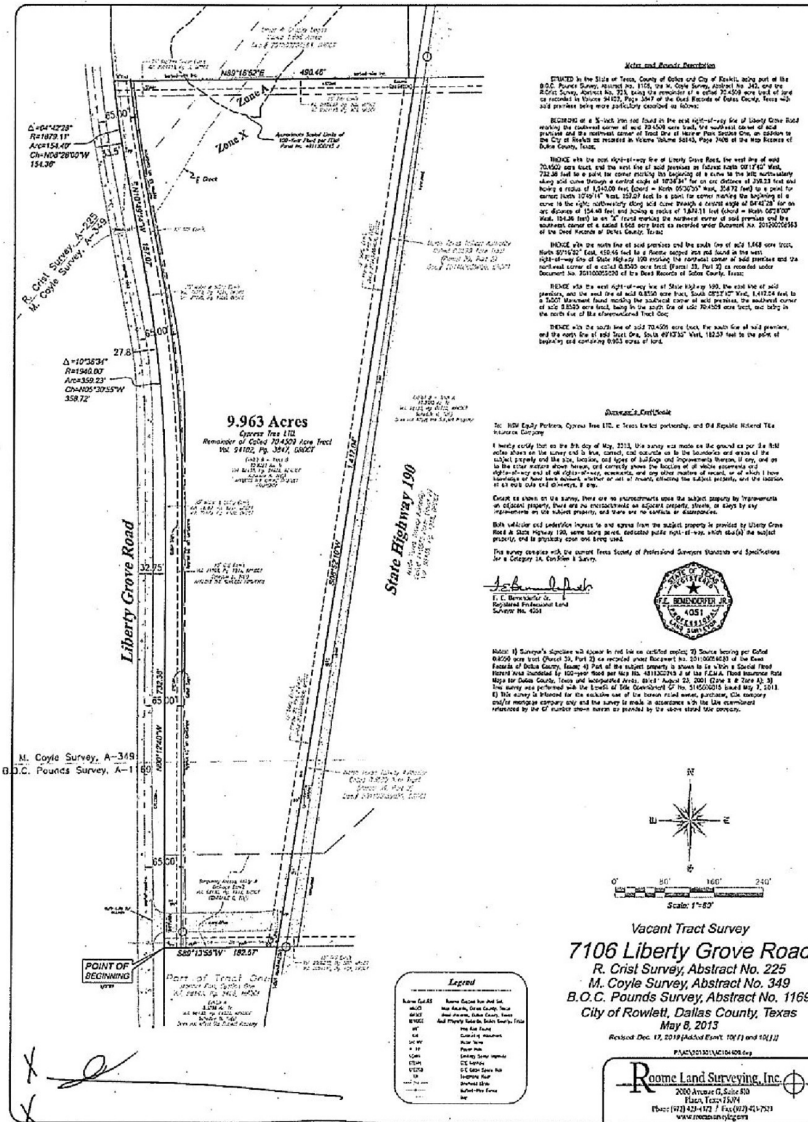
Sale Price:	\$7,500,000
Lot Size:	434,346 SF

### PROPERTY HIGHLIGHTS

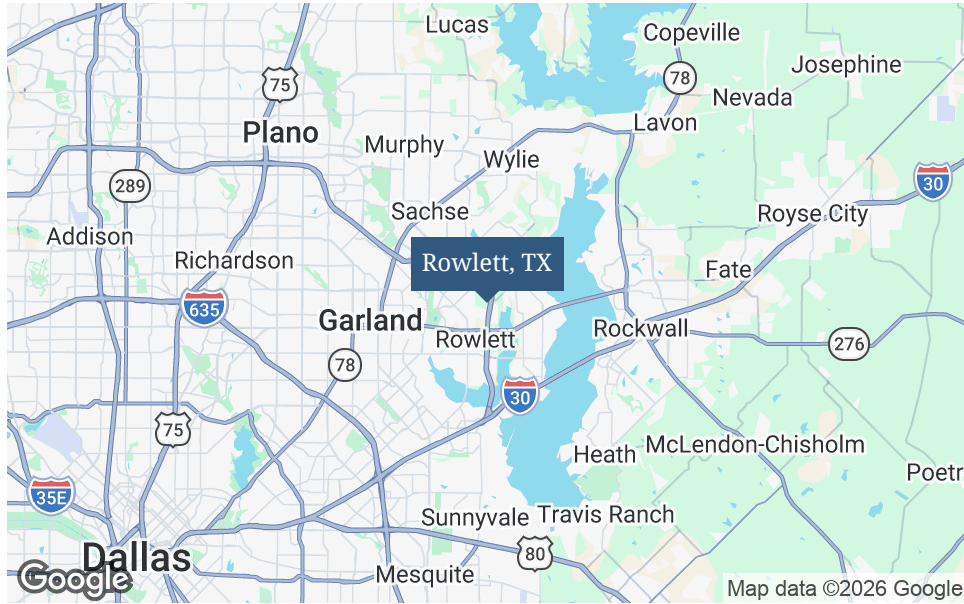
- Zoned FB-CC
- Prime location in Rowlett
- Ideal for office development
- Great investment opportunity
- Highly desirable zoning designation
- Potential for high returns
- Ample space for development
- Strategic location for commercial use











### LOCATION DESCRIPTION

Located in the thriving city of Rowlett, TX, the area surrounding the property at 7106 Liberty Grove Rd offers a dynamic blend of amenities and attractions. Rowlett boasts a vibrant business community and proximity to Lake Ray Hubbard, providing endless opportunities for recreation and relaxation. Nearby landmarks such as the Rowlett Wet Zone waterpark, along with various dining and entertainment options, make the area an appealing destination for professionals and residents alike. With its strategic location and vibrant setting, the vicinity offers an attractive environment for potential Office / Office Building investors seeking to establish a strong foothold in this bustling community.

### LOCATION DETAILS

County	Dallas
--------	--------

### SAPPHIRE BAY RESORT

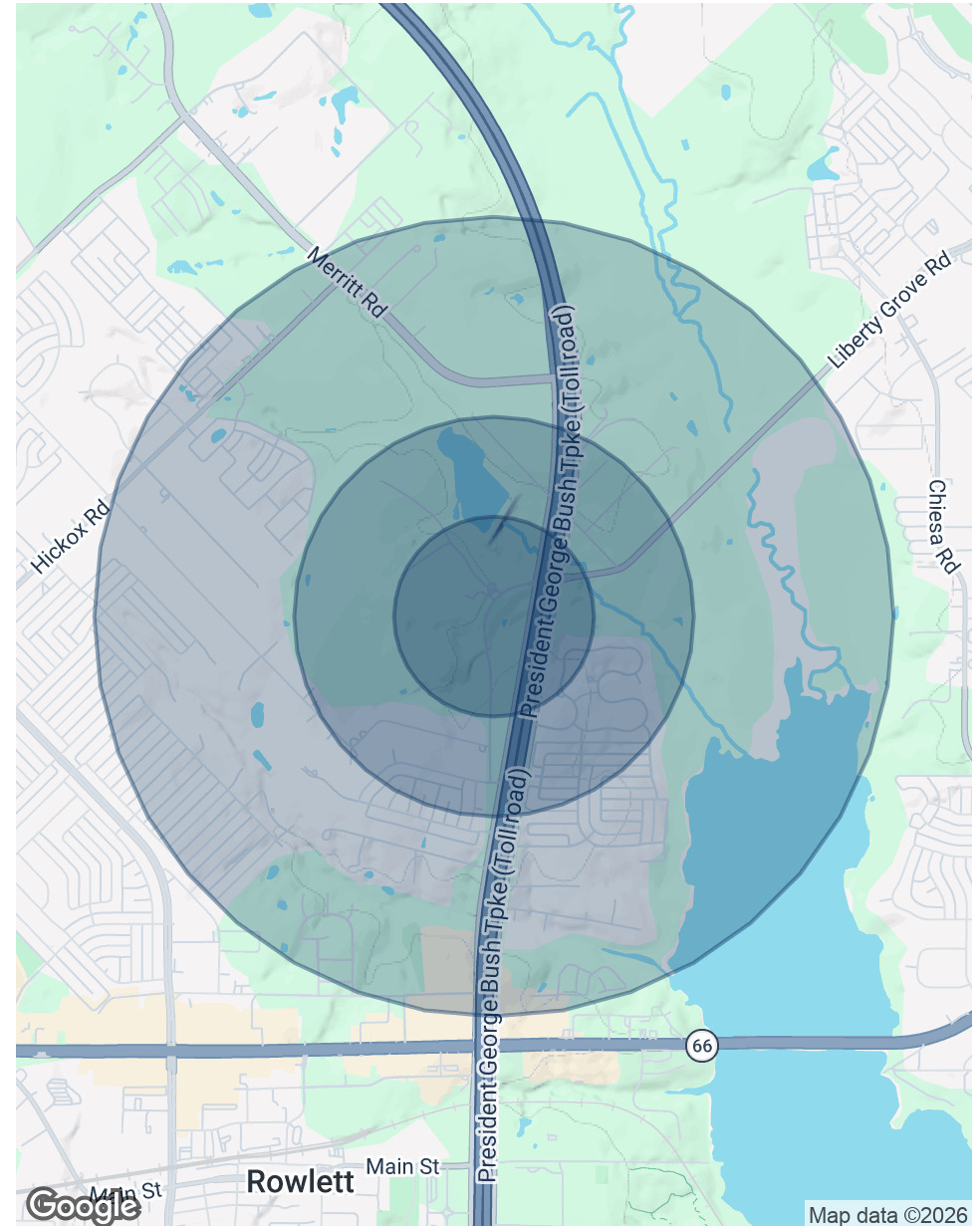
Sapphire Bay is a \$1 billion master-planned, mixed-use waterfront development designed to transform the shoreline of Lake Ray Hubbard into a premier lifestyle and entertainment destination. The project features a resort-style lagoon, waterfront dining, hotels, retail, residential spaces, and recreational attractions, positioning it as a major regional hub. Once completed, Sapphire Bay Lagoon is expected to drive economic growth, increase tourism, and significantly enhance surrounding property values.



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	429	1,550	5,898
Average Age	38.6	38.7	39.1
Average Age (Male)	37.4	37.7	37.7
Average Age (Female)	40.2	40.4	41.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	131	483	1,952
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$129,806	\$129,050	\$119,097
Average House Value	\$341,153	\$339,182	\$341,566

2023 American Community Survey (ACS)





**HISHAM AHMAD**

hasim@equitify.net  
Direct: 214.427.1835

**Equitify**  
555 Republic Drive  
Plano, TX 75074  
214.722.0155