

CENTURY 21

Judge Fite Company



8617 SUNSET BOULEVARD

ROWLETT, TX 75088



\$1,800,000



8,100 sqft

DESCRIPTION

Prime 8,100 SF Class A retail shell Storefront space available in a well-positioned shopping center in Rowlett, TX. Excellent visibility, ample parking, and strong traffic counts. Ideal for retail, restaurant, medical, or service-related businesses. Flexible floor plan ready for build-out. Outstanding opportunity to lease or purchase a retail shell space in a thriving Rowlett location. This 8,100 sq. ft. shell space is part of a well-maintained shopping center surrounded by established residential neighborhoods and growing commercial development. The property offers: High visibility with strong daily traffic counts. Ample shared parking for tenants and customers Flexible floor plan ready for customization and tenant build-out Excellent location near major roadways, schools Suitable for retail, restaurant, medical office, fitness, or professional service uses Rowlett is experiencing rapid growth, fueled by new residential communities and commercial demand, making this property an ideal long-term investment or business location.

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Active
MLS: 21069059
YEAR BUILT: 2025
COUNTY: Dallas
TRACT OR SUBDIVIION: Rowlett
LIST DATE: 09/27/2025

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800.451.8055

AREA:
SQUARE FEET: 8,100
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.5
LOT SIZE (SQFT): 21,780

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Paved
- ParkingLot
- ParkingPad
- OnStreet

LOT DESCRIPTION:

- Landscaped

ROOF TYPE:

- Metal

SIDING:

- Brick
- Concrete

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- CableAvailable
- ElectricityAvailable
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable

LISTED BY: Lilu David 

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BROKERED BY: Beam Real Estate, LLO

century21judgefite.com

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