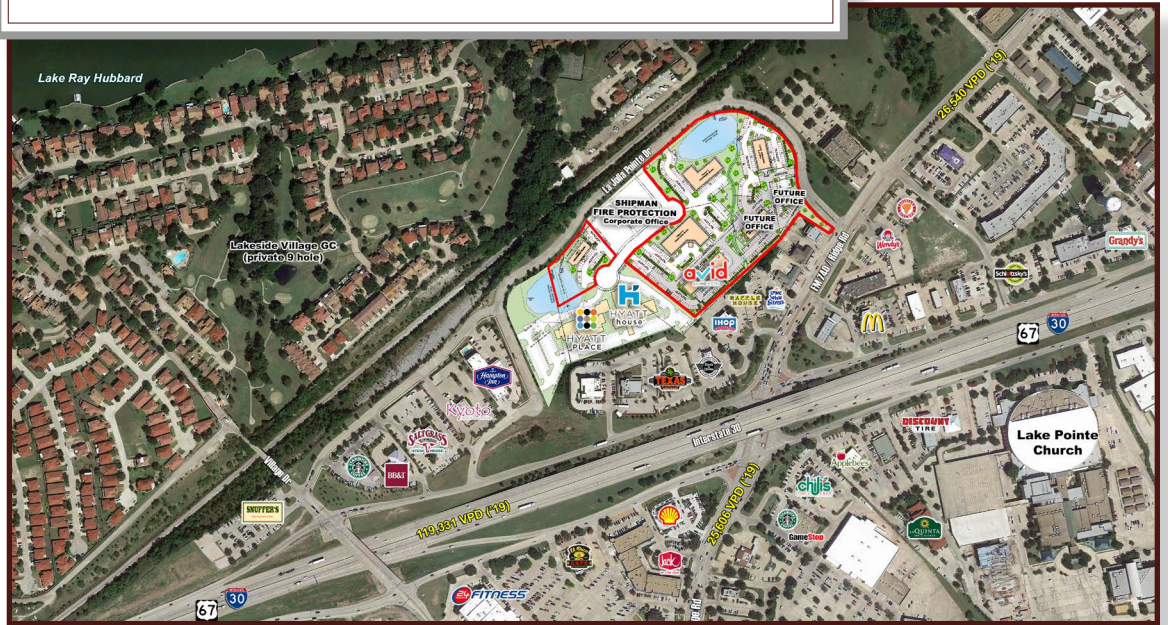


PAD SITES FOR SALE and OFFICE SPACE COMING SOON

I-30 & Ridge Rd

NWC of I-30 & Ridge Rd
Rockwall, Texas 75087



AVAILABLE

- Pad Sites:
1 AC up to 5.25 AC
- Office Space:
Coming Soon

ZONING

Commercial

TRAFFIC COUNTS*

I-30: 119,331 VPD
Ridge Rd: 26,40 VPD

*TXDOT, 2019

PROPERTY INFORMATION

- This site is one of the few remaining undeveloped tracts available along Interstate 30 between Horizon Rd and Hwy 205.
- Site has regional detention and all utilities already in place.

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2021 Population	6,058	44,828	102,587
2026 Projected Pop.	6,546	49,665	113,983
Daytime Population	11,113	48,935	96,285
Average HH Income	\$134,309	\$125,383	\$129,313

FOR MORE INFORMATION:


David English
214-676-6424 | denglish@ridgepcr.com
972-961-8532 | www.ridgepcr.com

PAD SITES FOR SALE

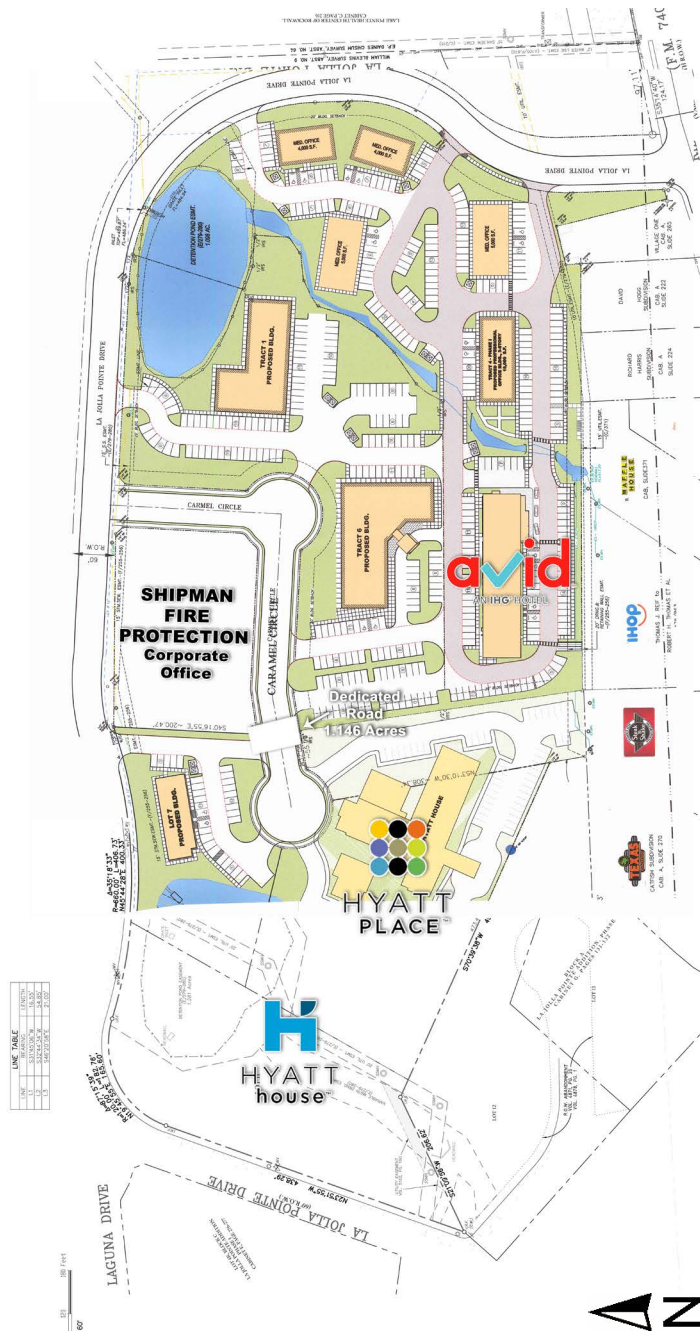
**and OFFICE SPACE
COMING SOON**

I-30 & Ridge Rd

Rockwall, Texas 75087

The logo features the words "RIDGE POINTE" in a large, bold, serif font, with "RIDGE" in a dark brown color and "POINTE" in a lighter brown color. Below this, the words "commercial real estate" are written in a smaller, sans-serif font, with "commercial" in a dark brown color and "real estate" in a lighter brown color. The entire logo is set against a background of a stylized, wavy, light blue and white pattern.

RIDGE POINTE
commercial real estate



FOR MORE INFORMATION:

David English | denglish@ridgepcr.com

C: 214-676-6424 | O: 972-961-8532

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RIDGE POINTE

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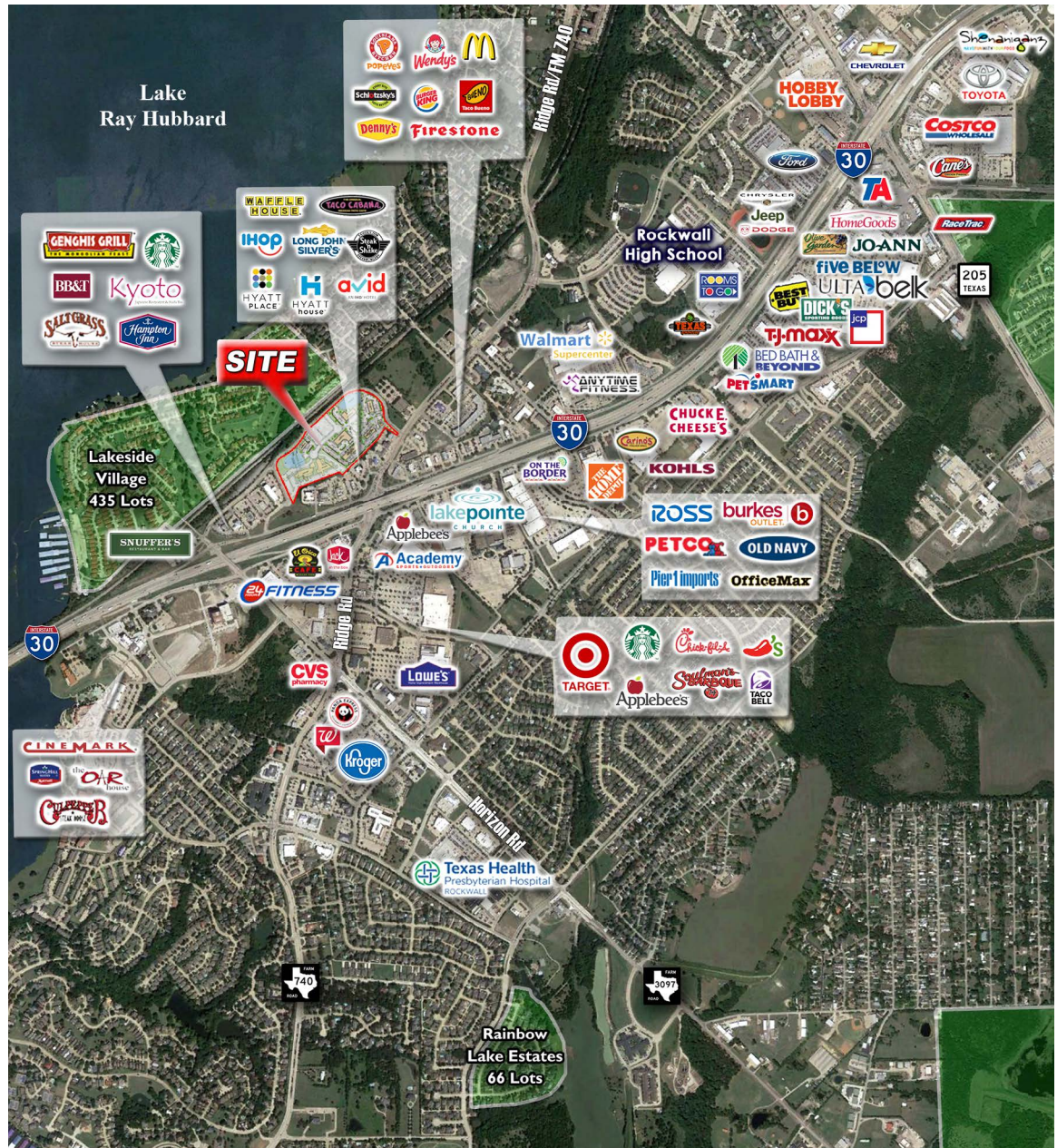
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
L. David English	370006	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date