

PARKING LOT FOR LEASE

111 N. Goliad St, Rockwall, Texas 75087



AVAILABLE:

0.12 AC

LEASE RATE:

Call for Pricing

TRAFFIC COUNTS:

N Goliad St: 35,840 VPD
south of site

N Goliad St: 27,086 VPD
north of site

Rusk St: 19,207 VPD
(TXDOT 2021)

PROPERTY INFORMATION:

Located in the heart of downtown Rockwall
Adjacent to a 2,500 SF former chiropractic office
which is also for lease
Directly across from the Rockwall County Courthouse
Walking distance to shopping and restaurants

DEMOGRAPHICS:	1 mile	3 miles	5 miles
2023 Population	9,098	43,055	115,216
2028 Proj. Pop.	10,266	46,683	126,889
Daytime Pop.	9,011	44,283	91,961
Avg. HH Income	\$137,833	\$137,186	\$142,994

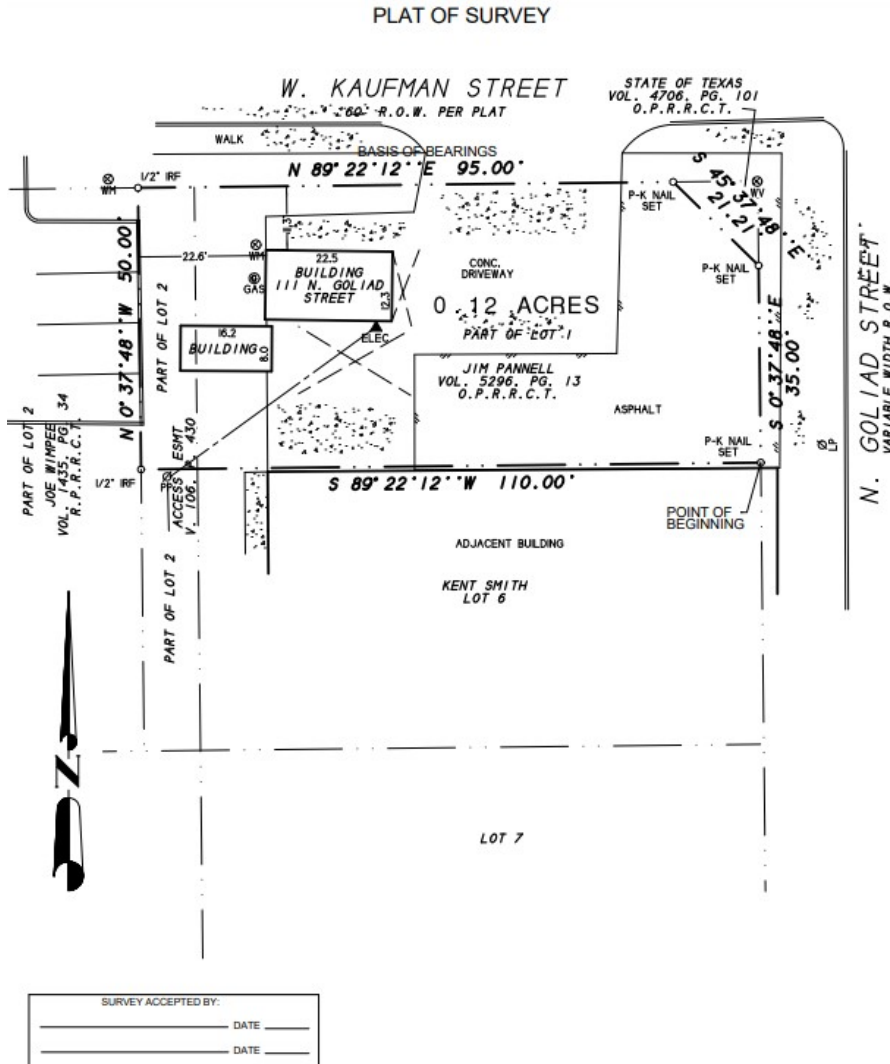
For more information, please contact David English

972-961-8532 (o) • 214-676-6424 (m) • denglish@ridgepcr.com

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DESCRIPTION

BEING a part of Lot 1 and a part of Lot 2, Block J of ORIGINAL TOWN OF ROCKWALL, TEXAS, according to the Plat thereof recorded in Volume 1, Page 555, of the Deed Records of County, Texas, and being a part of that tract of land as described in a Warranty deed to Jim Pannell, dated December 5, 2007 and being recorded in Volume 5296, Page 73 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail set in asphalt in the west right-of-way line of N. Goliad Street (SH 205) at the southeast corner of Lot 1, Block J and the northeast corner of Lot 6, Block J;

THENCE S. 89 deg. 22 min. 12 sec. W. along the south line of Lot 1, at 100.00 feet pass the southwest corner of Lot 1 and the east boundary line of Lot 2, and continuing for a total distance of 110.00 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 37 min. 48 sec. W. a distance of 50.00 feet to a 1/2" iron rod found for corner in the south right-of-way line of W. Kaufman Street, a 60 foot right-of-way;

THENCE N. 89 deg. 22 min. 12 sec. E. along said right-of-way line, a distance of 95.00 feet to a P-K nail in asphalt for corner at the northwest corner of a tract of land described in a Right-of-way Deed to the State of Texas, as recorded in Volume 4706, Page 101 of the Official Public Records of Rockwall County, Texas;

THENCE S. 45 deg. 37 min. 48 sec. E. along said right-of-way deed line, a distance of 21.21 feet to a P-K nail in asphalt for corner in the west right-of-way line of N. Goliad Street;


THENCE S. 00 deg. 37 min. 48 sec. E. along said right-of-way line, a distance of 35.00 feet to the POINT OF BEGINNING and containing 0.12 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED R.O.W. DEED IN VOL. 4706, PG. 101, O.P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CHRYSTAL PANNELL and SWAGERTY AUTO GROUP, LLC at 111 N. GOLIAD STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of June, 2016.


 Harold D. Fetty, III, R.P.L.S. No. 5034



SYMBOL LEGEND	
	EASEMENT
	RIGHT-OF-WAY
	SURVEY BOUNDARY
	PROPERTY LINE
	UTILITY
	MARKER
	IRON ROD
	P-K NAIL SET
	WOODEN NAIL
	STEEL NAIL
	ALUMINUM NAIL
	COPPER NAIL
	ZINC NAIL
	LEAD NAIL
	BRASS NAIL
	STEEL WIRE
	ALUMINUM WIRE
	COPPER WIRE
	ZINC WIRE
	LEAD WIRE
	BRASS WIRE
	STEEL WIRE
	ALUMINUM WIRE
	COPPER WIRE
	ZINC WIRE
	LEAD WIRE
	BRASS WIRE

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

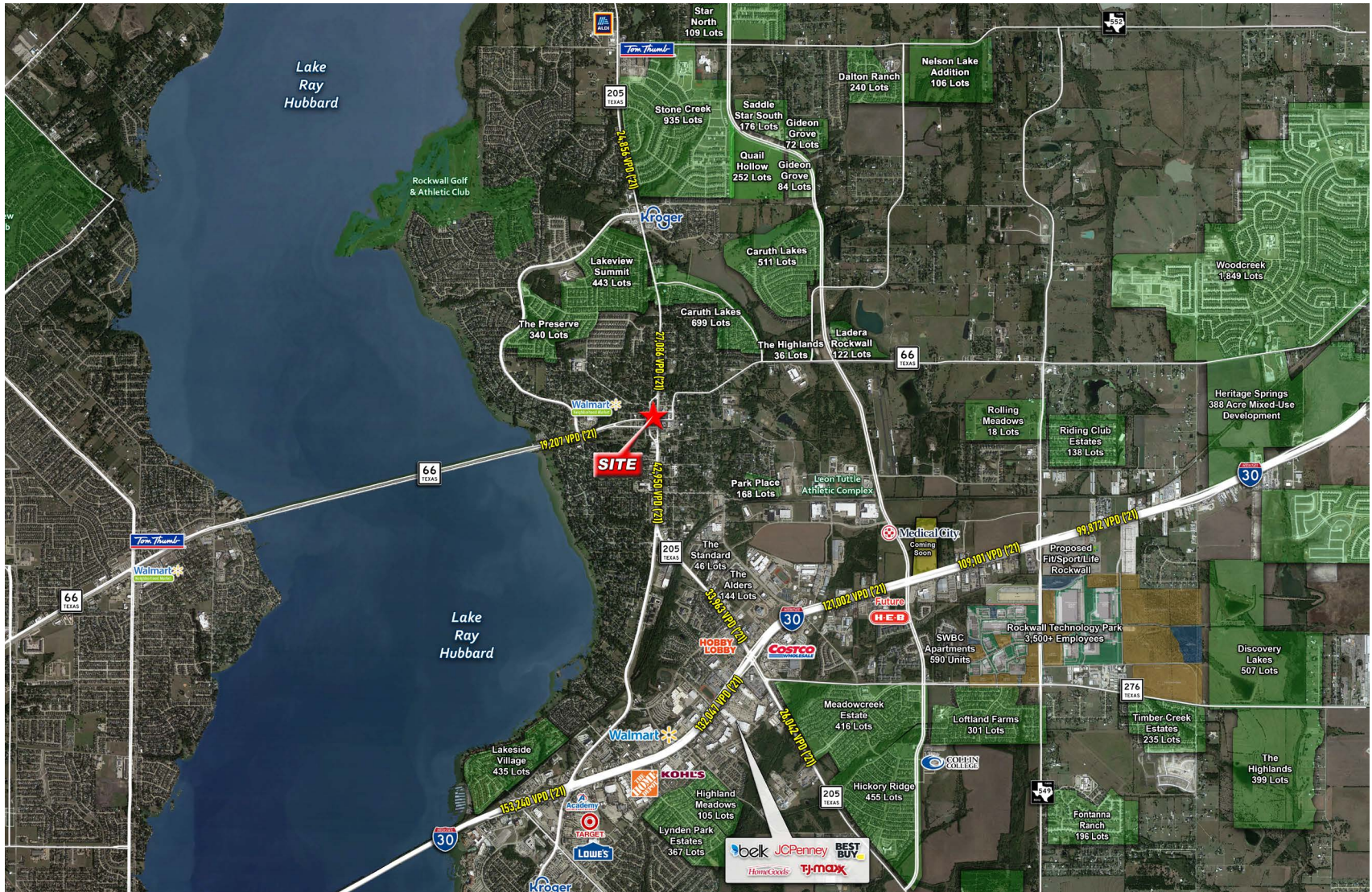
SURVEY DATE	JUNE 15, 2016
SCALE	1" = 20'
FILE #	20160282
CLIENT	SWAGERTY
GF #	R161588R

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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