

LIGHT INDUSTRIAL LAND FOR SALE

SEQ of I-30 & FM-549, Rockwall, Texas 75087



AVAILABLE:

±8.11 Acres

SALE PRICE:

Call for Pricing

TRAFFIC COUNTS:

I-30: 117,164 VPD west of FM-549
 I-30: 109,046 VPD east of FM-549
 Hwy 276: 21,570 VPD (TXDOT 2022)
 FM 549: 11,487 VPD (TXDOT 2019)

PROPERTY INFORMATION:

High visibility from I-30 with 100K+ vehicles per day

Highly Flexible "LIGHT INDUSTRIAL" Zoning

Directly north of the Rockwall Technology Park with ±3,500 workers daily

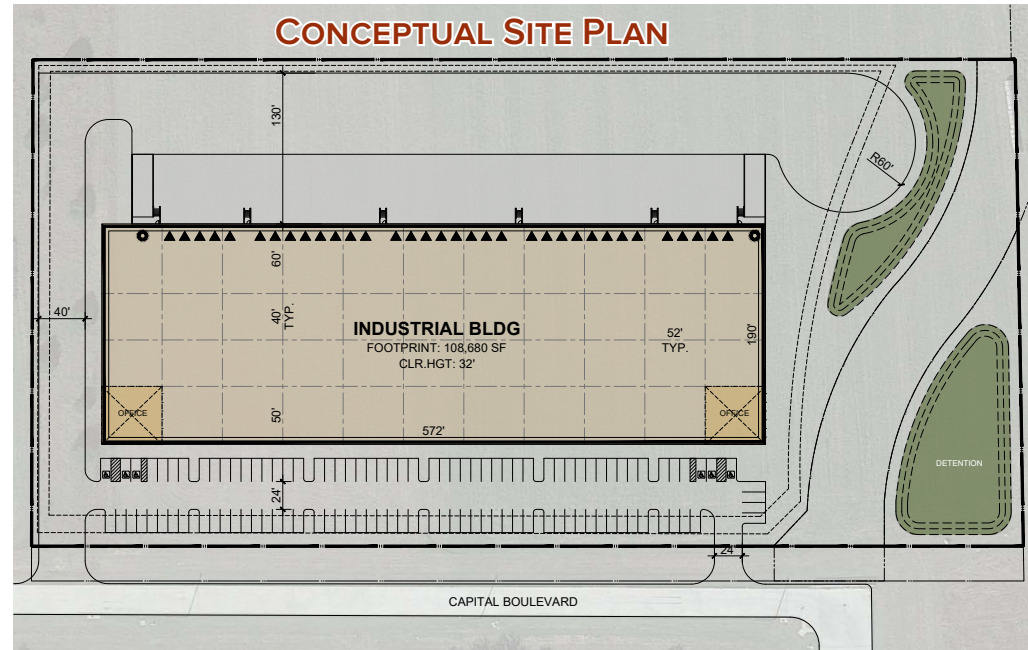
FM 549 has recently been expanded to 6 lanes from I-30 to Hwy 276 and beyond

DEMOGRAPHICS:

	2 miles	3 miles	5 miles
2023 Population	11,638	37,549	82,340
2028 Proj. Pop.	13,344	43,052	91,579
Avg. HH Income	\$126,042	\$124,060	\$142,017
Daytime Pop.	11,344	35,466	75,062

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Rockwall, TX - LIGHT INDUSTRIAL

SAMPLE By-Right Permitted Land Uses

Animal Hospital/Clinic
College/University/Seminary
Emergency Ground Ambulance Services
Government Facility
Hospital
Financial Institution without drive-thru
Office Building less than 5,000 SF
Office Building greater than 5,000 SF
Private Country Club
Theater
Brew Pub
Business School
Garden Supply/Plant Nursery
Private Museum/Art Gallery
Restaurant less 2,000 SF w/o drive-thru

Restaurant larger 2,000 SF w/o drive-thru
Retail w/Gas stations - max 4 fill up stations
Retail w/Gas stations - more than 4 fill up stations
Art/Photography/Music Studio
Custom and Craft work
Gunsmith repair/sales
Locksmith
Machine Shop
Medical or Scientific Research Lab
Research and Technology or Light Assembly
Trade School
Self Service Car wash
Food processing
Light Assembly and Fabrication
Light Manufacturing

Printing and Publishing
Sheet Metal Shop
Tool, Dye, Gauge and/or Machine Shop
Cold Storage Plant
Heavy Construction/Trade Yard
Recycling Collection Center
Warehouse Distribution Center
Wholesale Showroom Facility
Bus Charter Service & Service Facility
Municipally Owned/Controlled Facility, Utilities
Radio Broadcasting
Recording Studio
Trucking Company
TV Broadcasting Other Communication Service
Utility Holding Franchise from City of Rockwall

For more information, please contact David English

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

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OVERALL 56 ACRES OF LAND

TEXAS WEDGE FACILITY

8 ACRES

430 PARKING SPACES

FitSport Life Building
Under Construction
GRAND OPENING APRIL 2023

Occupants

- Cheer 200
- Volleyball 1235
- Basketball 1155

Total Athletes 2590
Assume 4 people/family x 4
Total Using Bldg Yearly 10,360 for Four Seasons

SITE PLAN

INDUSTRIAL BLDG
FOOTPRINT: 108,880 SF
CL: 40'-0" / 57' TYP.

WDS
wefing design studio

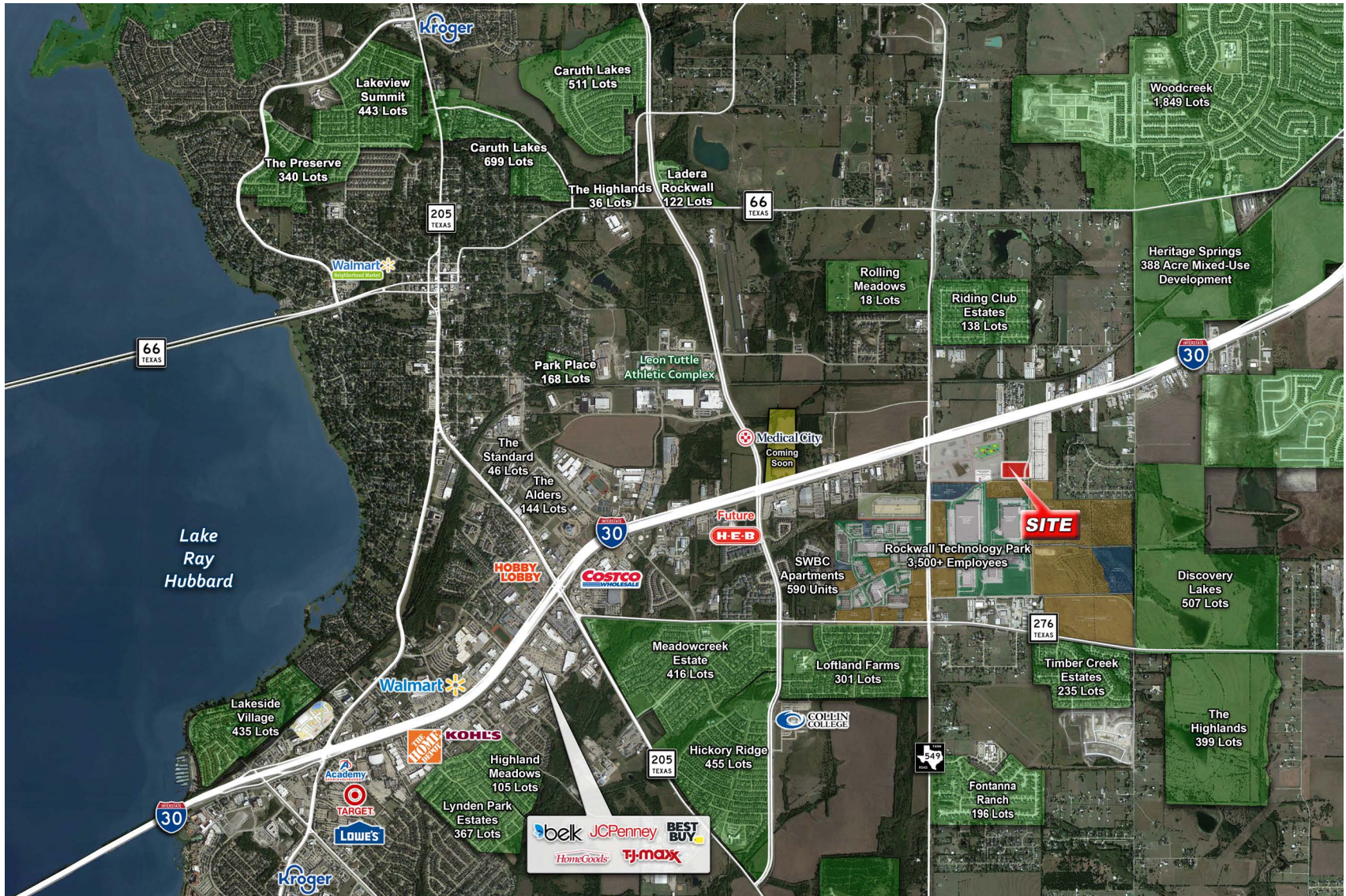
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Information About Brokerage Services

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.

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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