

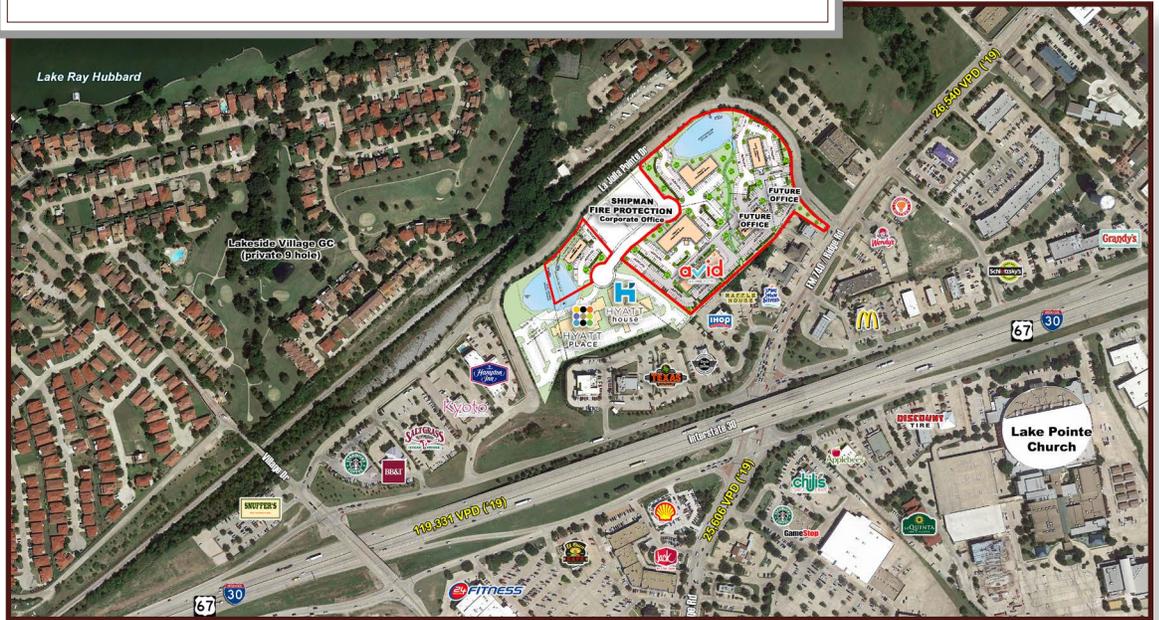
# RIDGE POINTE

commercial real estate

## 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](mailto:denglish@ridgepcr.com)  
972-961-8532 | [www.ridgepcr.com](http://www.ridgepcr.com)

\* The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

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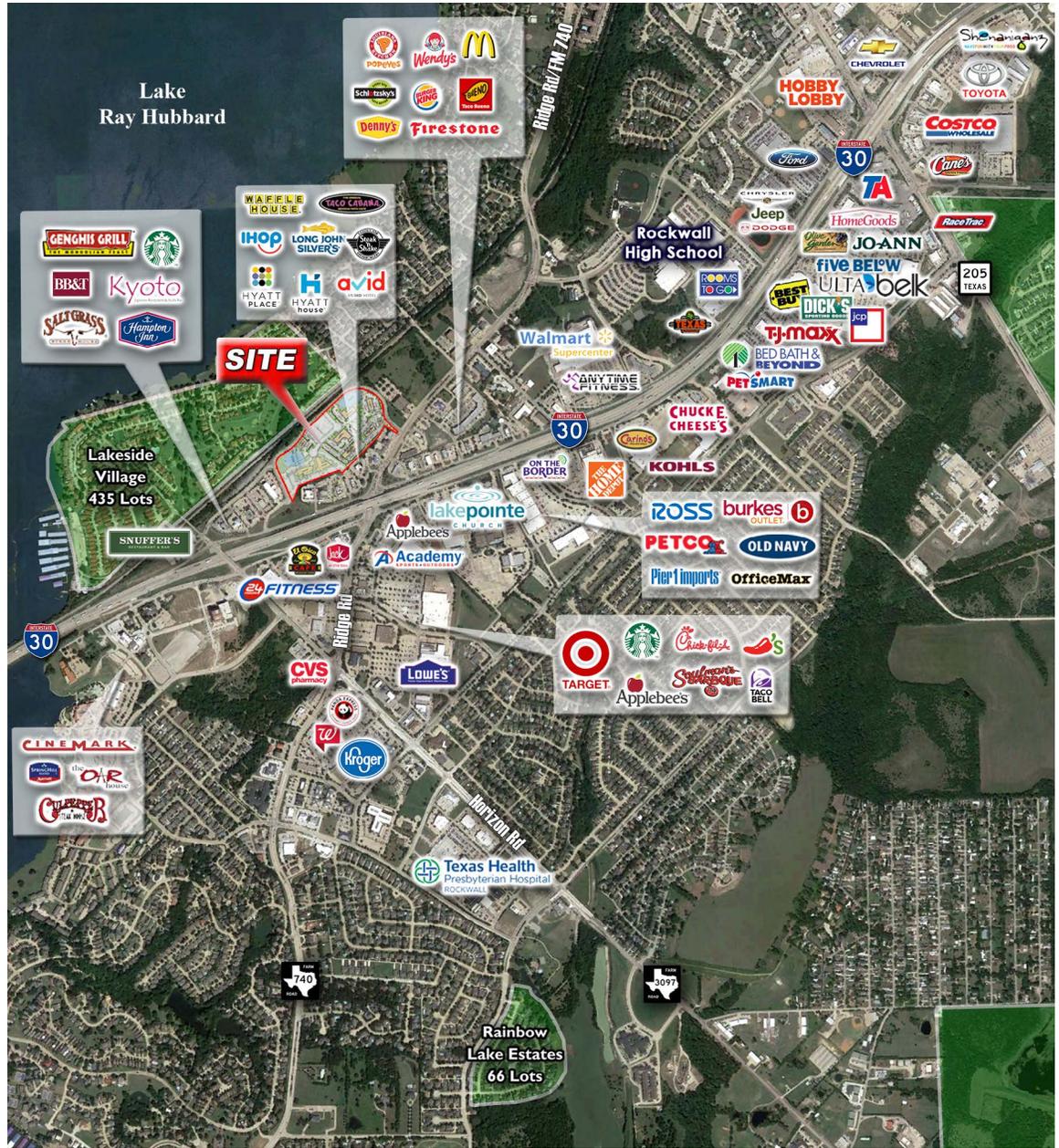
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