

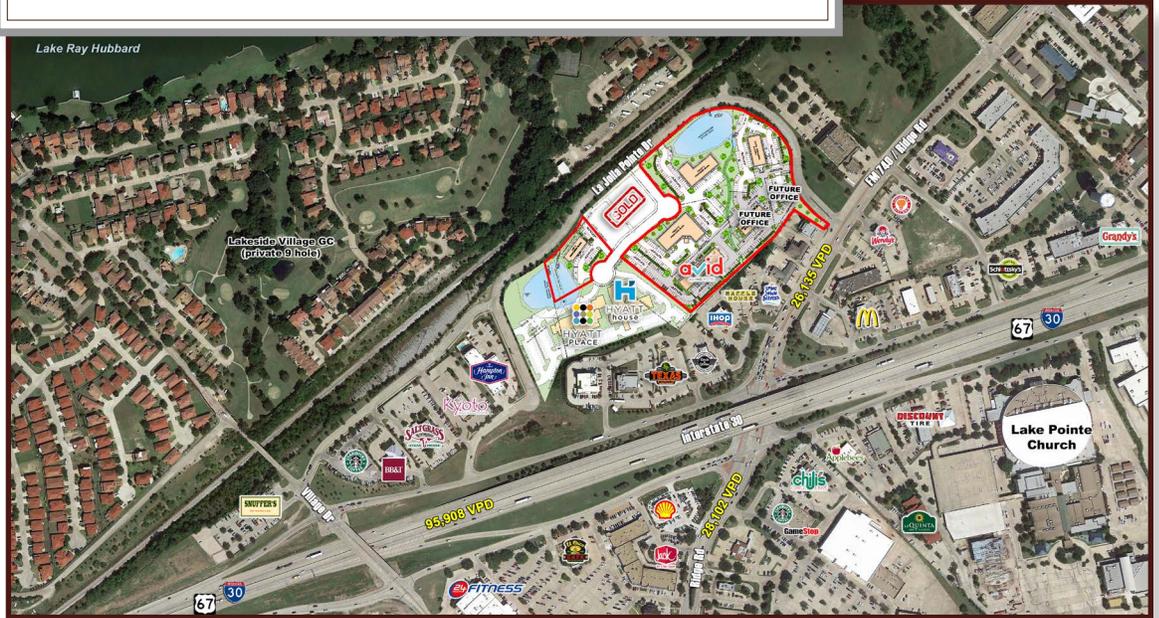
RIDGE POINTE

commercial real estate

PAD SITES FOR SALE & 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: 95,908 VPD
Ridge Rd: 26,135 VPD

*TXDOT, 2016

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
2018 Population	6,308	41,780	97,186
2023 Proj. Population	6,797	45,790	108,365
Average HH Income	\$113,455	\$107,665	\$113,920
Daytime Population	13,712	46,999	108,365

For more information, please contact David English

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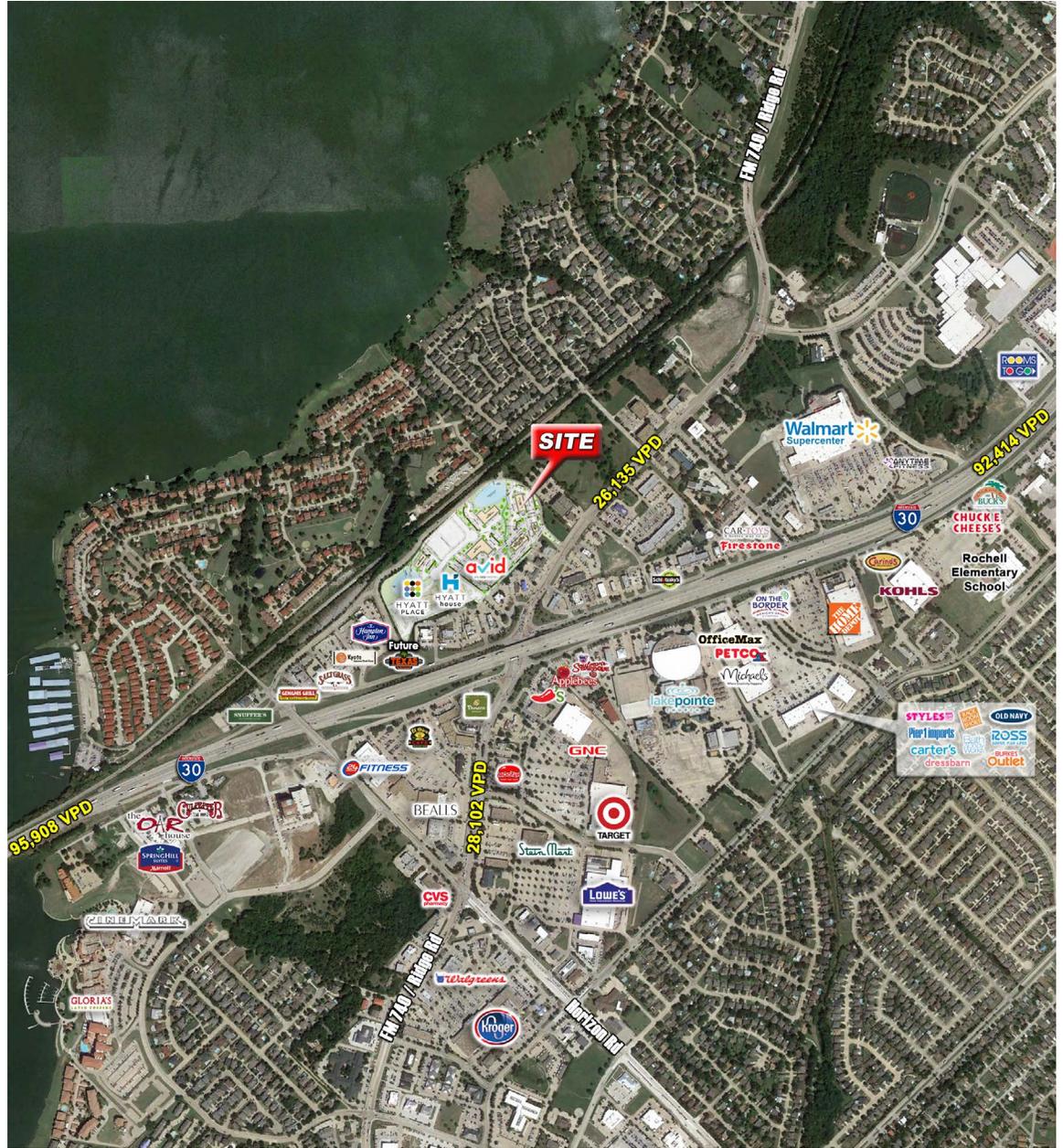
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