



15.6+/- ACRE DEVELOPMENT OPPORTUNITY

State Highway 205 | Rockwall, TX 75032

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to present the opportunity to acquire 15.6+/- acres with prime frontage along State Highway 205 in Rockwall, Texas (the "Site"). This property is currently both Commercial and Agricultural zoned creating an opportunity for a variety of potential uses. Its prime location along heavily trafficked State Highway 205 offers excellent visibility and easy access, making it a highly desirable development site. This location's demographics are extremely strong with an average traffic count of 23,417 vehicles per day on SH-205, Rockwall's population growing by 20%, and a 1-mile median household income of \$104,729.

A 2.5% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾

| | |
|--------------------------------|--|
| Property | 15.6013+/- Acres |
| Location | Located along State Highway 205, Rockwall, TX 75032 |
| Access | State Highway 205 & Loftland Circle |
| Utilities | City of Rockwall CCN: 8" water line along SH 205 City of Rockwall Sewer CCN: City in progress of bringing sewer line to FM 205 approximately 500' to the east of the Site |
| Zoning | Commercial "C" & Agriculture "AG" (as shown on page 5) |
| Appraisal District Property ID | 11297 |
| School District | Rockwall ISD (A rating per Niche.com) |
| Minerals | Seller to retain |

(1) Purchaser to confirm all information during due diligence

PRICING

| | |
|------------------------------|-------------|
| Asking Price | \$3,600,000 |
| Asking Price Per Square Foot | \$5.29 |

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 5,060
3-MILE | 34,001
5-MILE | 85,057

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 0.68%
3-MILE | 2.24%
5-MILE | 2.93%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$109,724
3-MILE | \$119,173
5-MILE | \$129,378

MEDIAN HOME VALUE



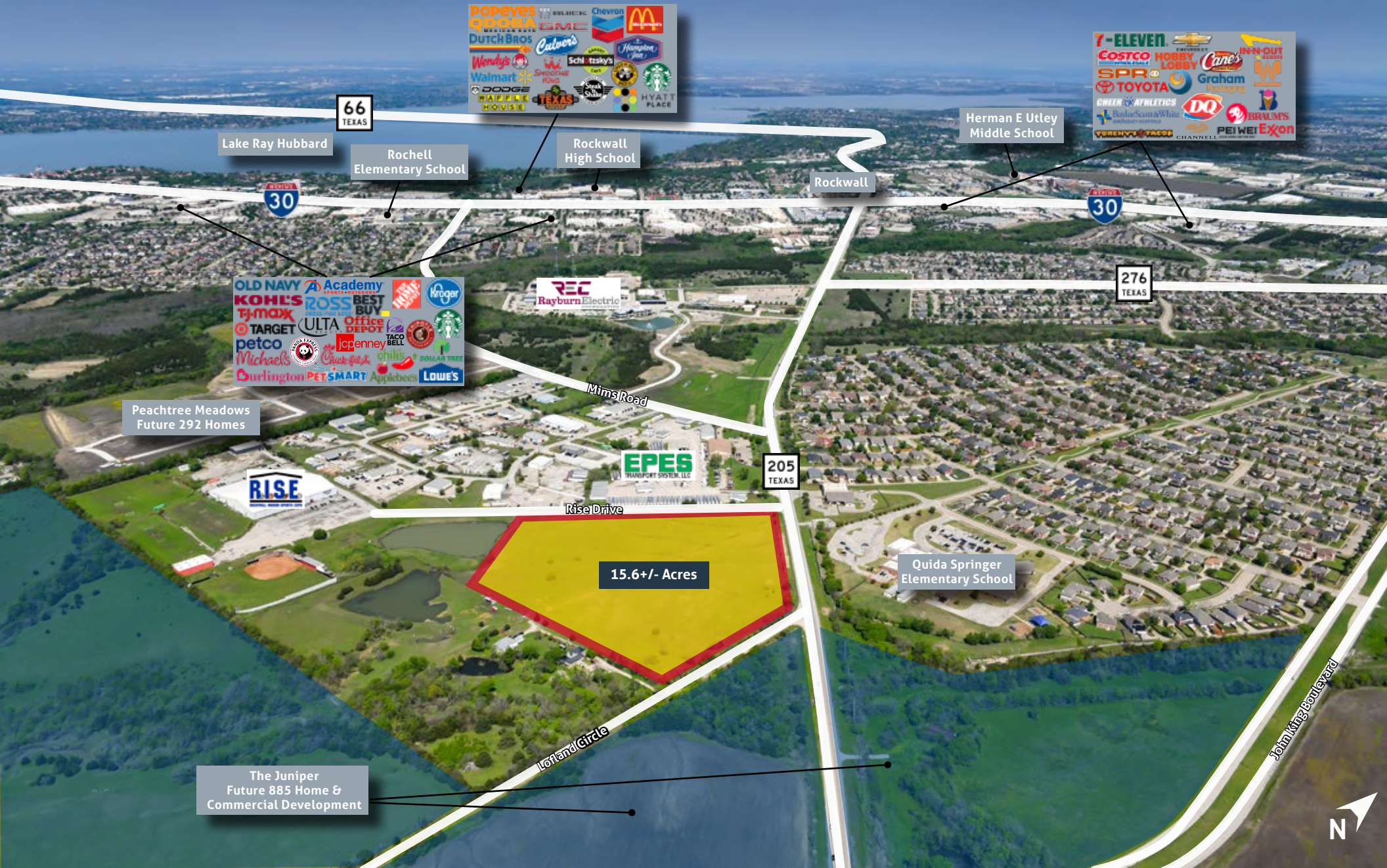
1-MILE | \$264,457
3-MILE | \$381,084
5-MILE | \$385,823

TAX INFORMATION

| Taxing Entity | Tax Rate |
|-----------------------|-----------------|
| City of Rockwall | 0.247450 |
| Rockwall County | 0.254700 |
| Rockwall ISD | 1.026900 |
| Total Tax Rate | 1.529050 |

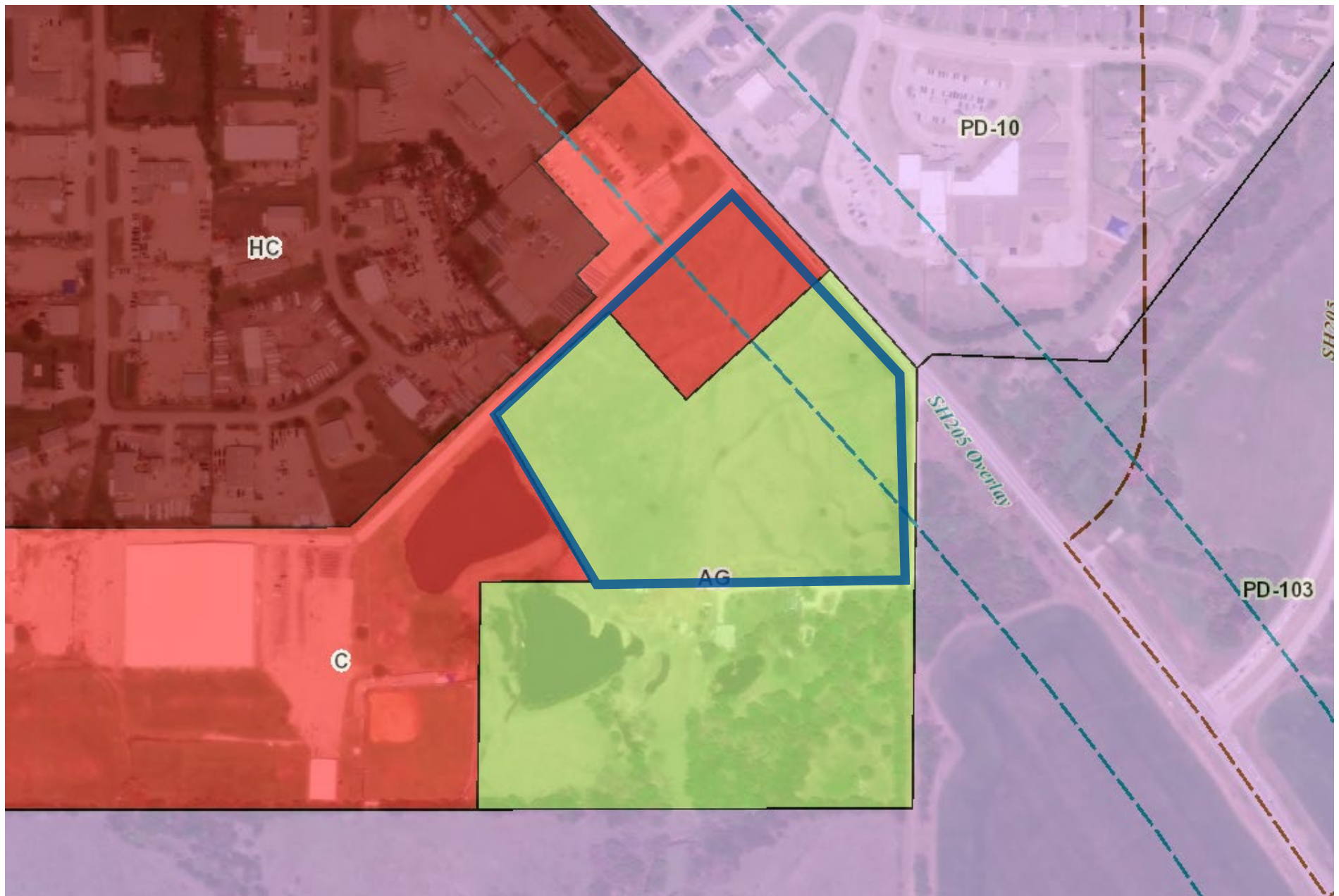
* There is currently an Agricultural Exemption in plan for the Site. Rollback taxes will be responsibility of Purchaser.

15.6+/- ACRES
ROCKWALL, TX



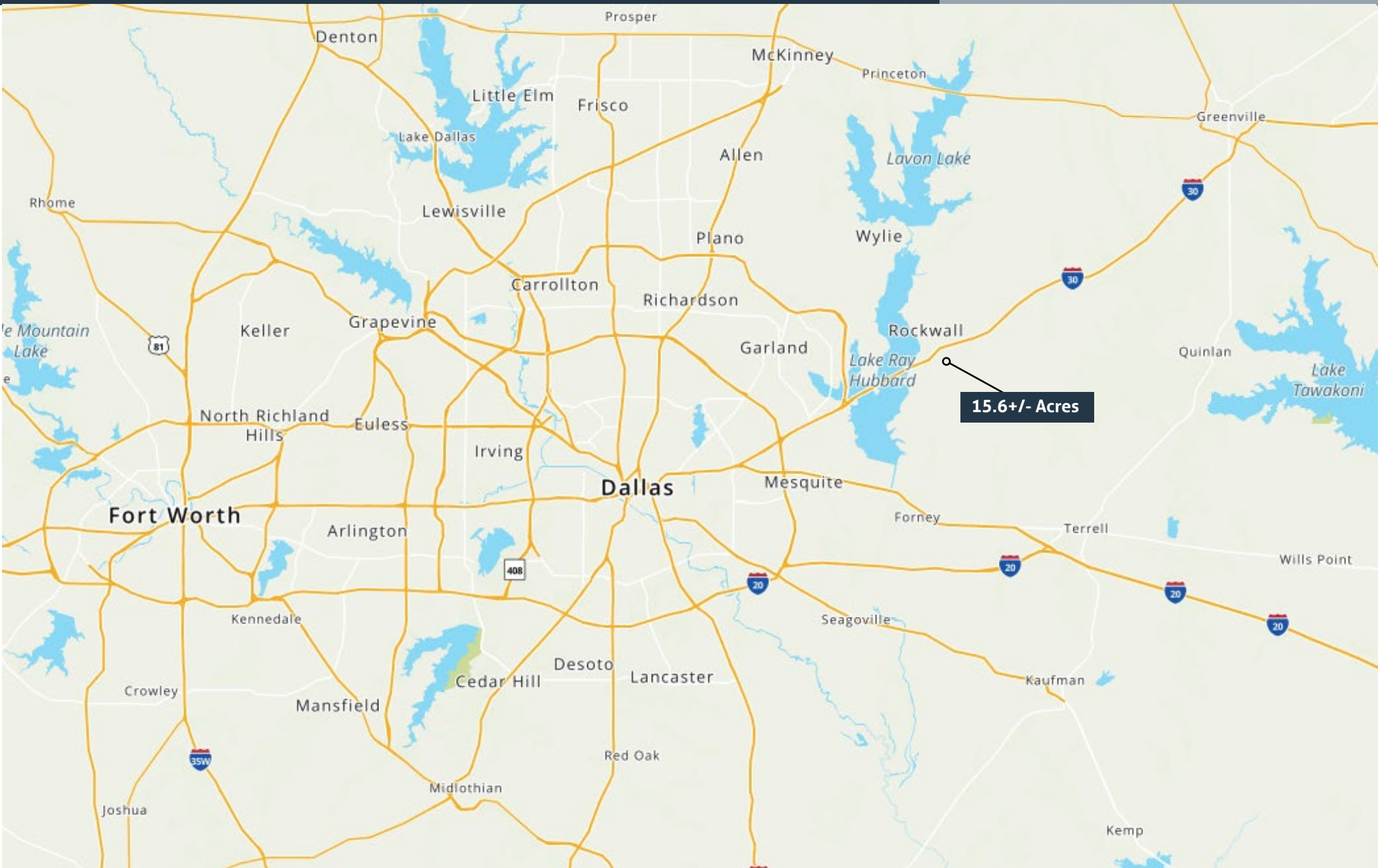
15.6+/- ACRES
ROCKWALL, TX







15.6+/- ACRES
ROCKWALL, TX



INVESTMENT HIGHLIGHTS



Strategic Location

- The approximately 15.6+/- acre site ("Site") is strategically located 1.5 miles south of Interstate 30 ("I-30") off of State Highway 205 ("SH 205") (South Goliad Street) across from Springer Elementary in the rapidly growing City of Rockwall, which is located in Rockwall County, TX. The Site has approximately 600 feet of frontage along SH 205, one of the main north-south thoroughfares in Rockwall, and frontage along Rise Road and Loftland Circle.
- The Site is adjacent to the future Master Planned Community, The Juniper, that was recently approved by the City of Rockwall for 885 new homes and commercial development.
- The Site is also adjacent to the Rockwall Indoor Sports Expo, a 100,000 square-foot facility for athletic and recreational activities, and is approximately 1.3 miles south from Rockwall College and Career Academy located along John King Boulevard that was opened in the Fall of 2018 and serves 800 students per class period and 5600 duplicate students.



Zoning

- The Site currently has a dual zoning with most of the Site zoned "AG- Agriculture District" and a portion at the intersection of Rise Road and SH 205 zoned "C" – Commercial District.
- The Commercial District zoning allows for development of most commercial uses such as retail, office, medical, hotel, restaurant. The Agriculture District allows for Single Family dwellings on no more than ten acres and no less than one acre.
- The City of Rockwall indicated that they are open to modifying the existing zoning for the right development plan; the Site lends itself to a variety of uses due to excellent demographics, proximity to I-30, and abundant linear frontage along SH 205.
- The Site has a future land use of Commercial per the Rockwall's future land use map.



Population and Demographics

- Per the US Census Bureau, the population of Rockwall is 52,918, with a 20% increase in the past decade.
- Per TxDot, the daily vehicles on SH 205 is 23,417.
- The median income in Rockwall in a 5-mile radius is \$124,378.



Rockwall



Downtown Rockwall

DFW HIGHLIGHTS

- The Dallas-Fort Worth area features a robust and diverse economy, ranking fifth nationwide for growth with a remarkable Gross Metropolitan Product (GMP) of \$682 billion in 2022. According to recent CBRE surveys, it has also earned recognition as the leading real estate investment market for 2023.
- According to The Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year job growth of 3.6% as of mid-2023, surpassing the national average. Employment growth slowed slightly in early 2024 but still remains a leader among U.S. metropolitan areas.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- In 2025, DFW continues to solidify its reputation as a leader in innovation and growth. Recent accolades include ranking #3 among the fastest-growing startup cities in the U.S. due to robust venture capital activity and innovation ecosystems. Fort Worth has also been recognized for large-scale developments, such as the \$2 billion investment in downtown Fort Worth projects, including the expansion of Texas A&M's research campus. Furthermore, DFW remains a key player in healthcare innovation, with the Medical Innovation District (MID) employing over 30,000 workers and housing cutting-edge facilities for medical training and biotechnology advancements.

The Site is located in the City of Rockwall and Rockwall County, Texas, which is a part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas, with the Site being in Rockwall County. DFW has a population of 8.3 million, making it the fourth largest population center in the country.



**GROSS METROPOLITAN
PRODUCT**

\$682 Billion



**DFW
POPULATION GROWTH**

1.33% (2021-2022)



**DFW ESTIMATED
POPULATION**

8.1 Million



Dallas



Fort Worth

ECONOMIC OVERVIEW

DFW has the fourth largest economy in the nation among MSAs and has one of the highest concentrations of corporate headquarters in the United States, including twenty-four Fortune 500 companies. Truist reports showcase DFW's stellar performance, leading in year-over-year job growth rate as of April 2023 and securing the second-highest overall job growth among major U.S. metros. In December 2023, Multi-Housing News ranked DFW as one of the hottest rental markets, with average asking rents of \$1.7 per square foot. DFW's population of 8.1 million ranks fourth nationally and is projected to exceed 10 million by 2030, surpassing Chicago as the third-largest metro in the U.S. Recent accolades include ranking second in the country for Most Commercial Projects Underway, fifth for Fastest-Growing Economy in 2022, and sixth as the Most Innovative City in the World. DFW shines as a beacon of economic strength, growth, and innovation.

The Dallas-Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. Some of the largest companies in DFW include global leaders such as Texas Instruments, AT&T, Comerica, Lockheed Martin and Southwest Airlines. Total employment as reported by the U.S. Bureau of Labor Statistics for the DFW metropolitan area increased by 64,500 or 1.5 percent in 2024.



DALLAS-FORT WORTH MAJOR EMPLOYERS

| COMPANY NAME | EMPLOYEES |
|--------------------------------|-----------|
| Wal-Mart | 34,698 |
| American Airlines | 24,700 |
| Bank of America | 20,000 |
| Texas Health Resources | 19,230 |
| Dallas ISD | 18,314 |
| Baylor Health Care System | 17,097 |
| AT&T | 15,800 |
| Lockheed Martin | 14,126 |
| JPMorgan Chase | 13,500 |
| UT Southwestern Medical Center | 13,122 |



AREA OVERVIEW

Conveniently located along Interstate 30, Rockwall has experienced significant population growth over the past several years as the Dallas/ Fort Worth Metroplex continues to experience rapid expansion. Rockwall is located approximately 30 minutes northeast of Downtown Dallas and is ideally situated along the east side of Lake Ray Hubbard. Despite its close proximity to Dallas Rockwall maintains a charming and relaxed atmosphere, complete with friendly communities and highly-rated schools.

Residents enjoy a number of local attractions and events that include the following:

Lake Ray Hubbard – Spanning 22,000 acres, Lake Ray Hubbard is one of the largest lakes in the DFW metro. The lake is a well-known destination for fishing, water skiing, and boating. There are also several parks and beaches around the perimeter, perfect for hiking, biking, or other outdoor activities.

The Harbor Rockwall – This premier mixed-use development features numerous boutique shops, restaurants, and Class A offices, in addition to a splash pad, fountains and docks to park boats while enjoying dinner. This highly-visible development can be seen when crossing over Lake Ray Hubbard on I-30. A glamorous Hilton hotel and a Cinemark Theater can also be found nearby.

Rockwall Indoor Sports World – The 100,000-square-foot facility located along Highway 205 adjacent to the Site provides facilities for a variety of athletic and recreational activities, including playing fields and courts, a tiered viewing area for spectators and a food court. The facility caters to leagues and tournaments, special events, and open play for children and adults.

The City of Rockwall has an estimated population of 52,918 as of 2023, having grown 11 percent since 2020 and 41 percent since 2010. The median household income within the City of Rockwall is \$129,378, and new home prices within close proximity of the Site range from \$264k to \$385k. Rockwall County has a population of 131,307 as of 2023, a 19 percent increase since 2020, making it one of the fastest growing counties in the state.



TRANSPORTATION



Air: DFW International Airport, located approximately 35 miles west of the Site, is the third-busiest airport in the world by aircraft movements and the second-busiest airport in the world by passenger traffic. The total estimated economic output of DFW Airport is \$37 billion and it served over 82 million passengers in 2023. American Airlines' corporate headquarters is in Fort Worth while its main operational hub is at DFW International Airport.



Highway: The Property is situated in Rockwall, Texas, northeast of the City of Dallas. Interstate 30 and Highway 66 provide east-west connectivity in Rockwall, with both roads providing access over Lake Ray Hubbard and connecting Rockwall to the neighboring city of Rowlett to the west and Fate to the east. North-south connectivity in Rockwall is provided by John King Boulevard and State Highway 205. The Site is located along State Highway 205, approximately 1.5 miles south of Interstate 30. Travel time from the Site to Downtown Dallas is approximately 40 minutes.



Public Transit: STAR Transit offers bus transportation service, available upon request, within Rockwall and Kaufman Counties, as well as the city limits of Mesquite, Seagoville, and Balch Springs. STAR also offers Fixed-Route bus transportation from stops in Mesquite, Seagoville, and Balch Springs, all of which connect to the Dallas Area Rapid Transit (DART) Green Line, which provides public transportation throughout the Greater Dallas Area via light rail and buses.

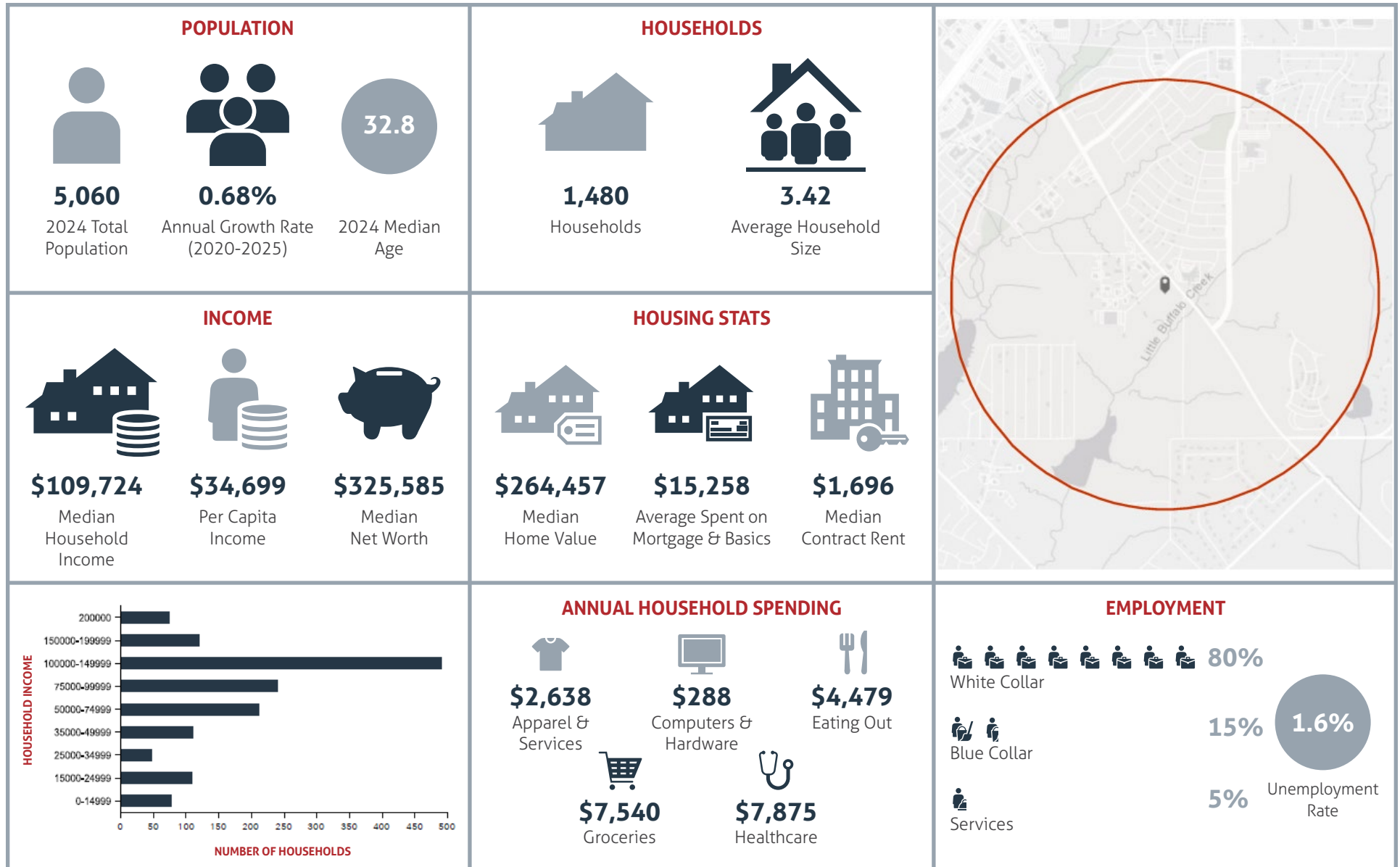


Dallas Fort Worth International Airport

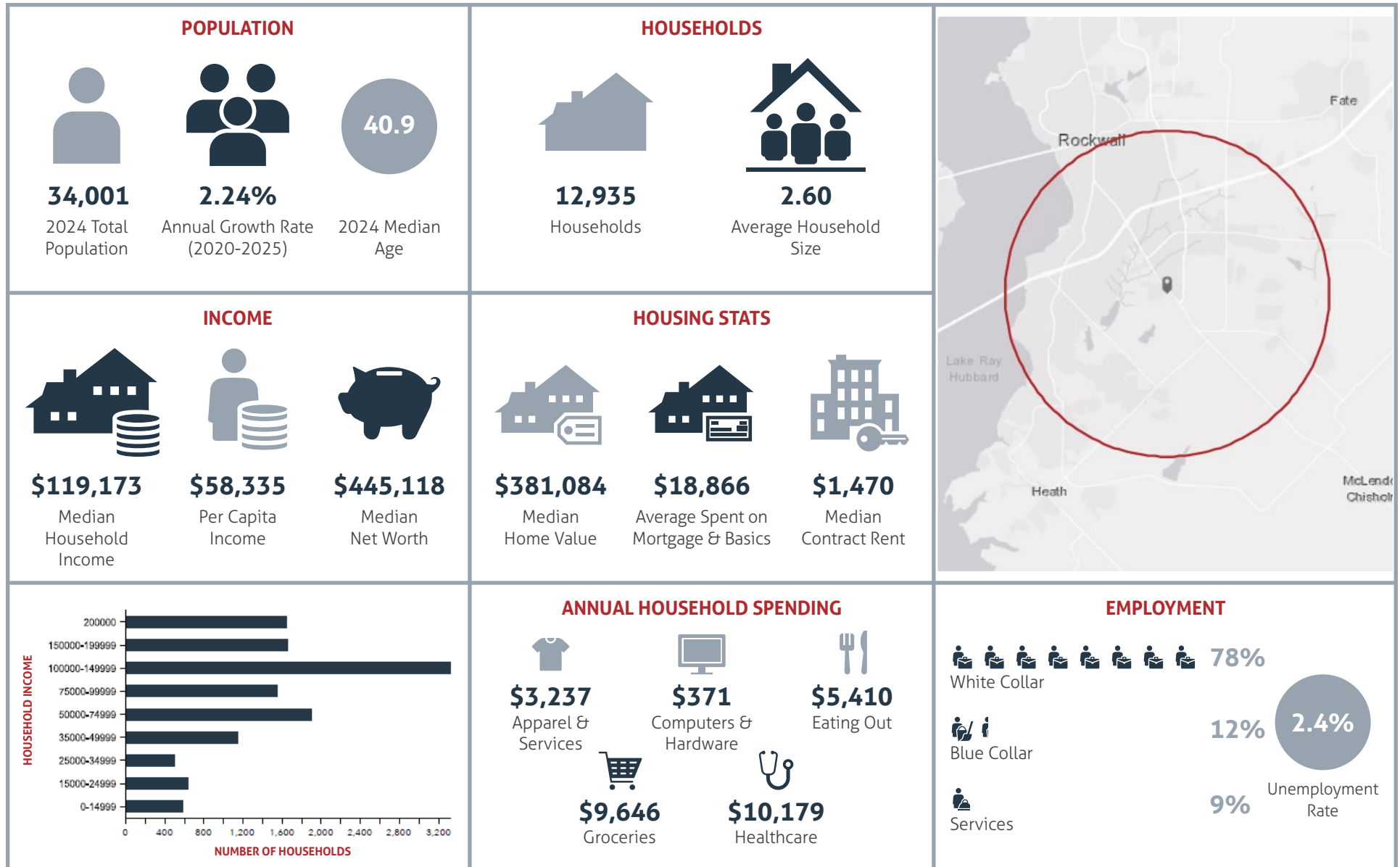


STAR Transit

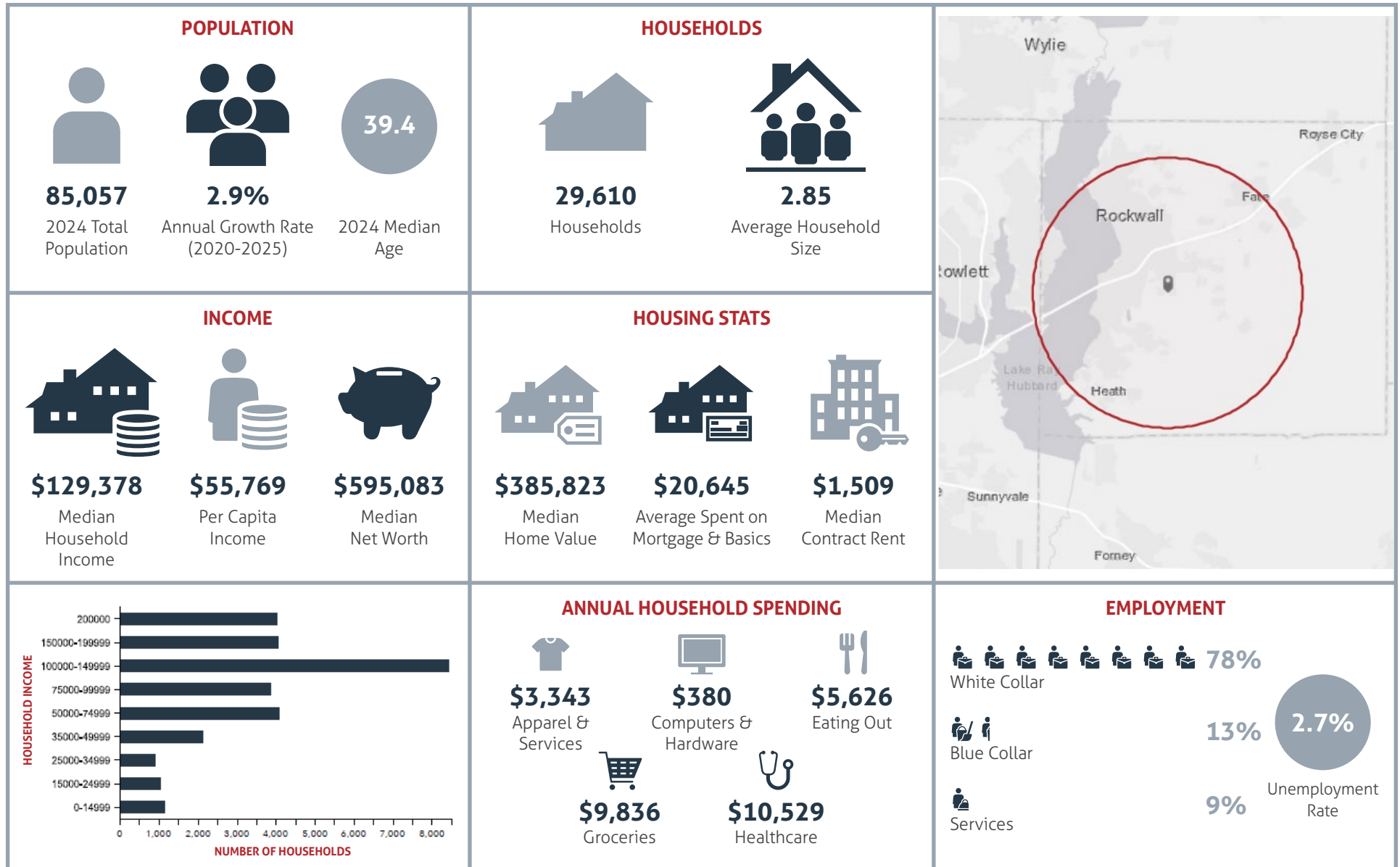
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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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