1.874 ACRES ON I-30

185’ FRONTAGE

ROCKWALL, TEXAS



PROPERTY OVERVIEW

Prime location with 1.874 acres and 185’ Interstate 30 frontage. I 30 averages 55,385 VPD and the site is 8.5 miles from President George Bush Turnpike (SH 190) and 13 miles from Interstate 635. Ideal for self-storage, manufacturing, warehouse or QSR. Adjacent to Loves Travel Stop, American Homes, Cavenders Boot City and proposed 55 acre mixed-use planned development which will include retail, restaurant, sports complex, multi-family and hotel.

- Prime Location with 185’ Frontage on I-30
- Adjacent to planned 55 acre mixed-use development
- Over 55,000 VPD on I-30
- Ideal for self-storage, manufacturing, warehouse or QSR

M&D COMMERCIAL GROUP

FOR SALE

1.874 ACRES ON I-30

ROCKWALL, TEXAS



55 acre proposed mixed-use planned development Five phase development that will include a sports complex, retail, restaurants, multi-family & hotel.

1.874 ACRES

55,385 VPD

M&D COMMERCIAL GROUP

1.874 ACRES ON I-30

ROCKWALL, TEXAS



M&D COMMERCIAL GROUP

1.874 ACRES ON I-30

ROCKWALL, TEXAS

PROPERTY DETAILS

Location	SWQ I-30 Access Road & Corporate Crossing Rockwall, TX 75087
Acres	1.874 Acres
Zoning	Commercial/ Light Industrial
Frontage/ Parking	185’ Frontage on I 30



1.874 ACRES ON I-30

ROCKWALL, TEXAS









M&D COMMERCIAL GROUP

THE MARKET

TEXAS | BY THE NUMBERS



#1
POPULATION GROWTH
IN THE NATION
STATESMAN.COM



LOW LOW LOW
3.4% UNEMPLOYMENT
TEXAS UNEMPLOYMENT RATE MATCHES LOWEST EVER RECORDED
TEXAS WORKFORCE COMMISSION



654,200
NEW JOBS
TEXAS EMPLOYERS ADDED SINCE 2020
TEXAS WORKFORCE COMMISSION



111
MONTHS
CONSECUTIVE JOB GAINS
TEXAS WORKFORCE COMMISSION

DALLAS-FORT WORTH | BY THE NUMBERS

#1



METRO AREA GROWTH
IN THE NATION
USNEWS.COM



23
FORTUNE 500 COMPANIES
3RD IN THE NATION IN FORTUNE 500 CORPORATE HEADQUARTERS
CITY-DATA.COM



TOP HOUSING MARKET **2019**
IN THE NATION
PRICEWATERHOUSE COOPERS & URBAN LAND INSTITUTE

$72,205
MEDIAN HH INCOME
$8,517 GREATER THAN THE US MEDIAN HOUSEHOLD INCOME
FORBES.COM

ROCKWALL | BY THE NUMBERS



RICHEST COUNTY
#1 IN TEXAS
ROCKWALL COUNTY
2019 MEDIAN INCOME
US CENSUS BUREAU

TOP 5



BEST PLACES TO LIVE IN USA
MONEY MAGAZINE 2020
CULTUREMAP.COM

19%



JOB GROWTH
OVER THE LAST 5 YEARS
SPMFG.COM

$418,000
MEDIAN HOME PRICE
20.3% INCREASE OVER 2020
REDFIN.COM

M&D COMMERCIAL GROUP

M&D COMMERCIAL GROUP

KARAN AULAKH

Associate

karan@mdregroup.com

469.653.0085

2500 Discovery Blvd Suite 200

Rockwall, Texas 75032

M&D REAL ESTATE

RESIDENTIAL | COMMERCIAL | PROPERTY MANAGEMENT

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.

M&D Real Estate LP	9009323	Danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Karan Aulakh	731346	karan@mdregroup.com	(469) 469-0085
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**