PAD SITE FOR SALE OR GROUND LEASE



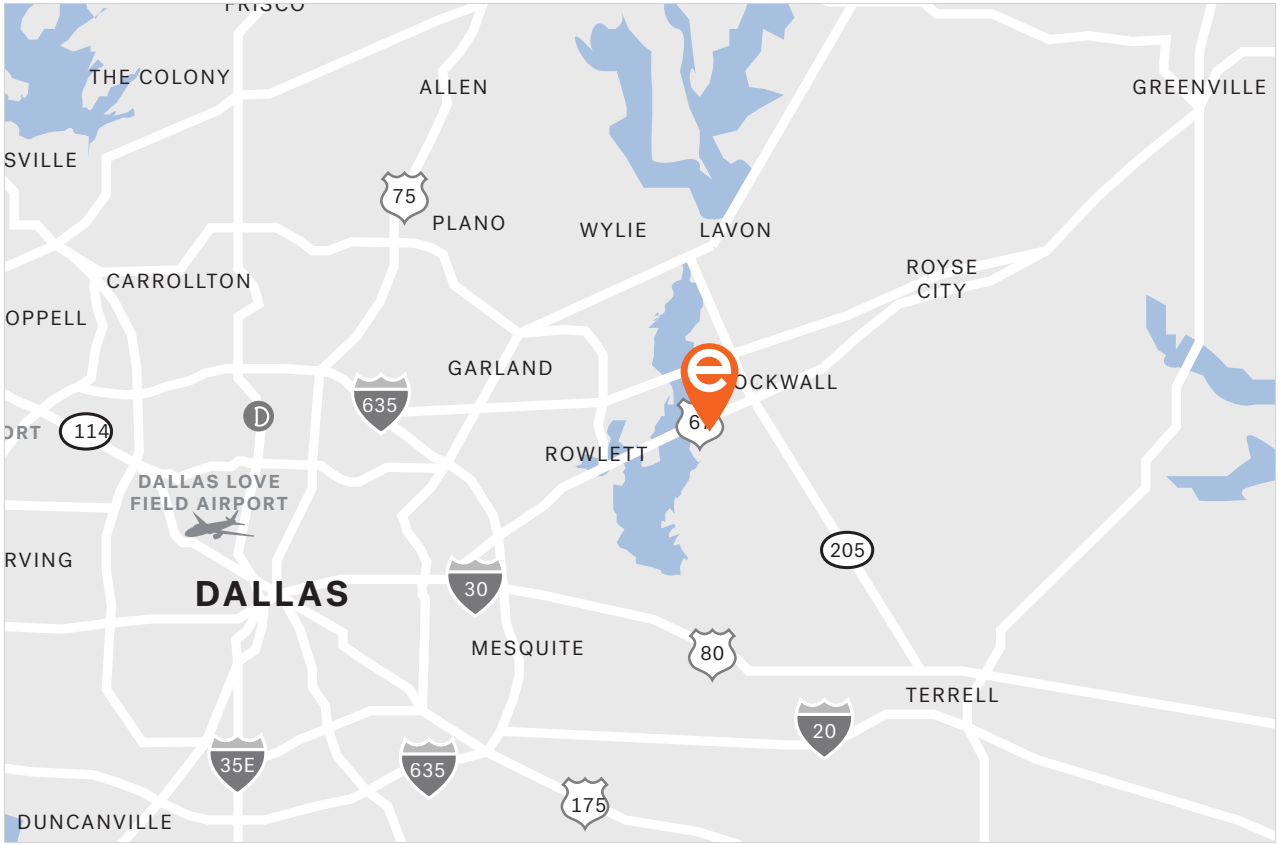
Ridge & W Yellow Jacket Ln

SEQ Ridge Road & West Yellow Jacket Lane, Rockwall, Texas 75087

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LOCATION

SEQ Ridge Road & West Yellow Jacket Lane
Rockwall, Texas 75087

SIZE

2.47 ac

TRAFFIC COUNTS

121,807 CPD
Interstate 30

26,540 CPD
Ridge Road

2020 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,378	45,798	101,002
DAYTIME POPULATION	15,549	50,911	93,028
AVG HH INCOME	$111,133	$97,157	$101,089

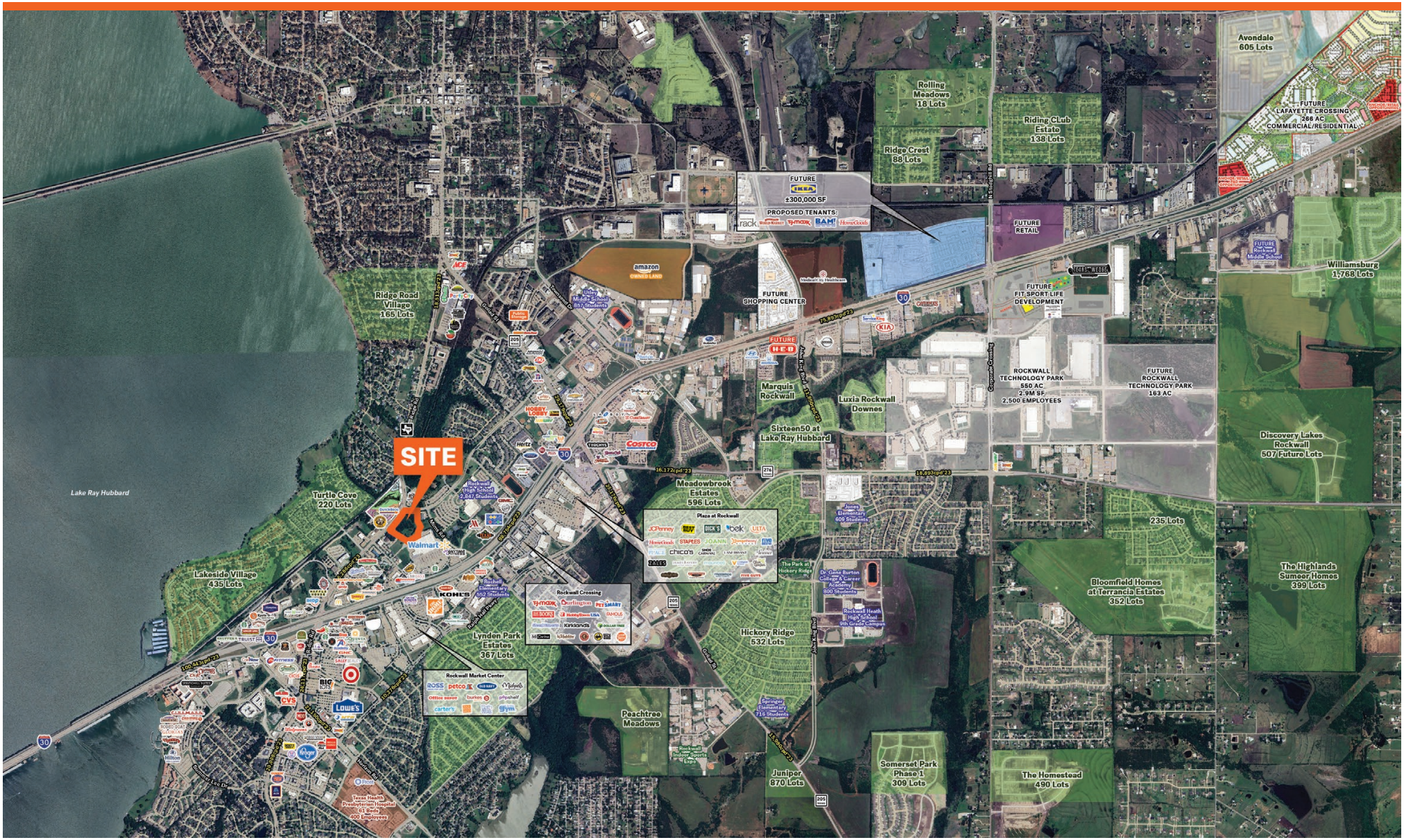
AREA RETAILERS

Walmart, Denny's, 24 Hour Fitness, Target, Lowe's Home Improvement, Cinemark, Chick-fil-A, Taco Bell, Campisi's, CycleBar, Gloria's Latin Cuisine, The Brass Tap, Rodeo Goat, Kroger, Panda Express, CVS, Walgreens, Dunkin'. Tropical Smoothie, Sonic, ALDI

PROPERTY INFORMATION

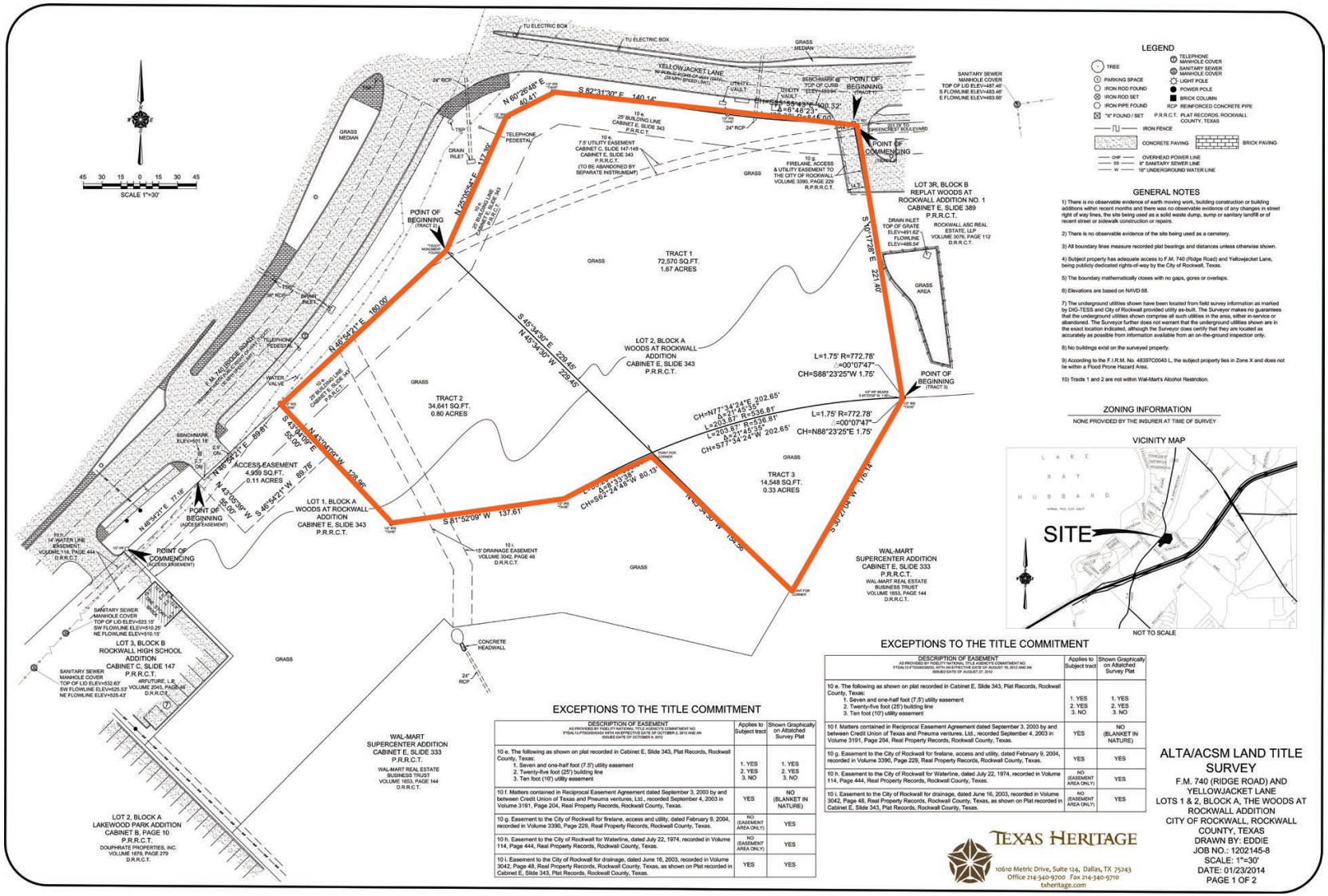
- Hard corner, signalized intersection with over 26,540 CPD.
- Entrance to Rockwall High School.
- Gas Station restricted.

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SITE
Lake Ray Hubbard
Ridge Road Village 165 Lots
Turtle Cove 220 Lots
Lakeside Village 435 Lots
Lynden Park Estates 367 Lots
Peachtree Meadows
Juniper 870 Lots
Somerset Park Phase 1 309 Lots
The Homestead 490 Lots
Hickory Ridge 532 Lots
Bloomfield Homes at Terrancia Estates 352 Lots
235 Lots
The Highlands Sumeer Homes 399 Lots
Discovery Lakes Rockwall 507 Future Lots
Williamsburg 1,768 Lots
Avondale 605 Lots
Rolling Meadows 18 Lots
Ridge Crest 88 Lots
Riding CLub Estate 138 Lots
FUTURE LAFAYETTE CROSSING 266 AC COMMERCIAL/RESIDENTIAL
FUTURE ±300,000 SF
PROPOSED TENANTS:
FUTURE RETAIL
FUTURE SHOPPING CENTER
FUTURE FIT SPORT LIFE DEVELOPMENT 550 AC
FUTURE HEB
ROCKWALL TECHNOLOGY PARK 550 AC 2.9M SF 2,500 EMPLOYEES
FUTURE ROCKWALL TECHNOLOGY PARK 163 AC
Marquis Rockwall
Luxia Rockwall Downes
Sixteen50 at Lake Ray Hubbard
Meadowbrook Estates 596 Lots
Plaza at Rockwall
Rockwall Crossing
Rockwall Market Center
Walmart
Amazon
Costco
Lowe's
CVS
Target
Kohl's
Rockwall High School 2,847 Students
Dr. Gene Burton College & Career Academy 800 Students
Rockwall Heath High School 9th Grade Campus
Springer Elementary 716 Students
Rockwall Indoor Sports Expo
Texas Health Presbyterian Hospital 61 Beds 400 Employees
Hilton
Ridge Rd
Dalrock Rd
John King Blvd
Corporate Crossing
Yellow Jacket Ln
Quail Run Rd
Summer Lee Dr
Hudson Dr
Horizon Rd
Meadow Park Dr
Lake Rockwell Pkwy
Hickory Ridge Blvd
Discovery Blvd
Ridge Rd
Rockwall Blvd
Rockwall Pkwy
Williams Way Blvd
Lakeshore Dr
Ridge Rd
Dalrock



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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER, SELLER, LANDLORD OR TENANT **DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.