

GATEWAY AMERICA PROPERTIES

FOR SALE

17.923 Acres

**COMMERCIAL / INDUSTRIAL
DEVELOPMENT LAND**

**LOCATED CLOSE TO I-30
BETWEEN JOHN KING BLVD.
& F.M. 3549**

\$ 3.00 SF OR BEST OFFER



CONTACT:

JIM CERVINE

214 - 676 - 0653

**SERVING YOUR REAL
ESTATE NEEDS**

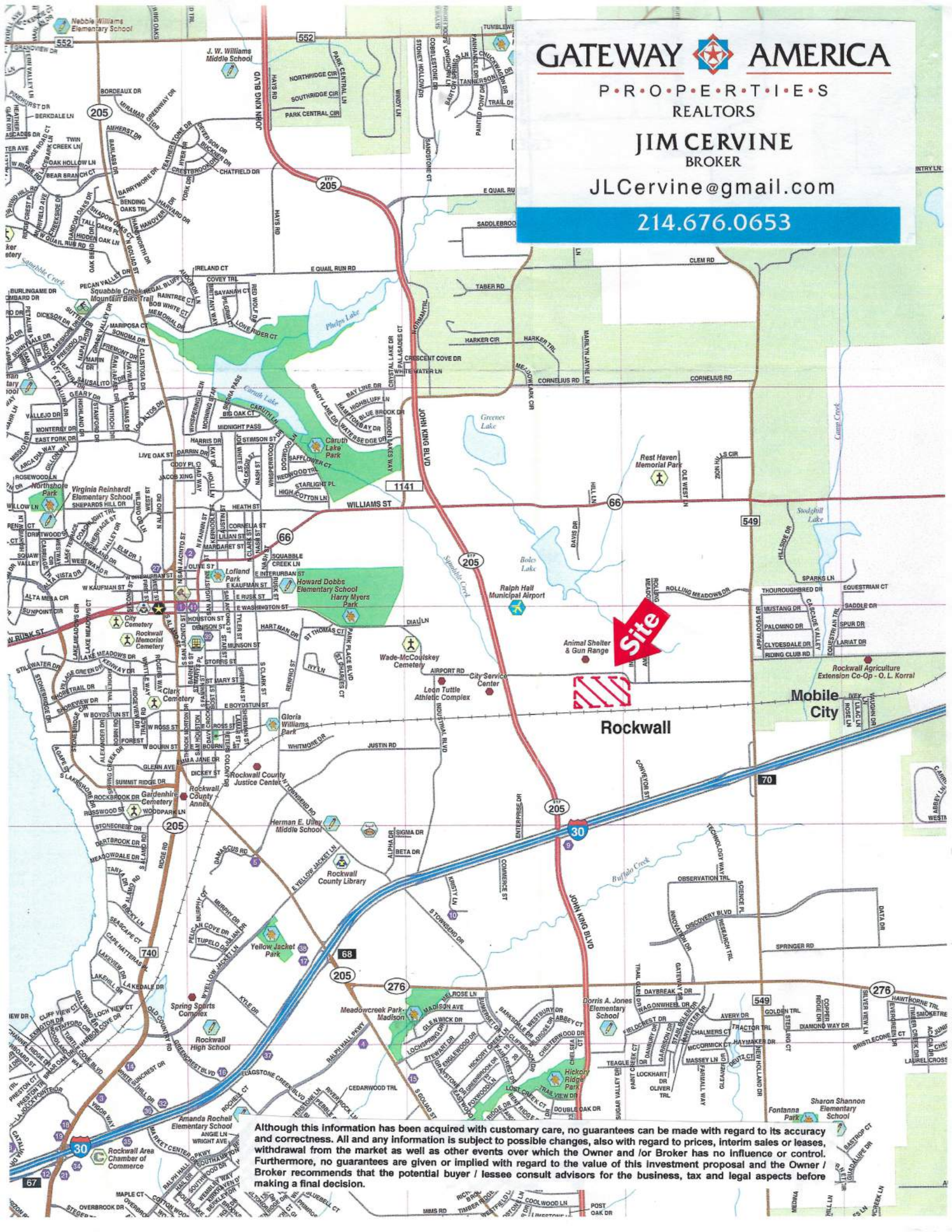
GATEWAY AMERICA

PROPERTIES
REALTORS

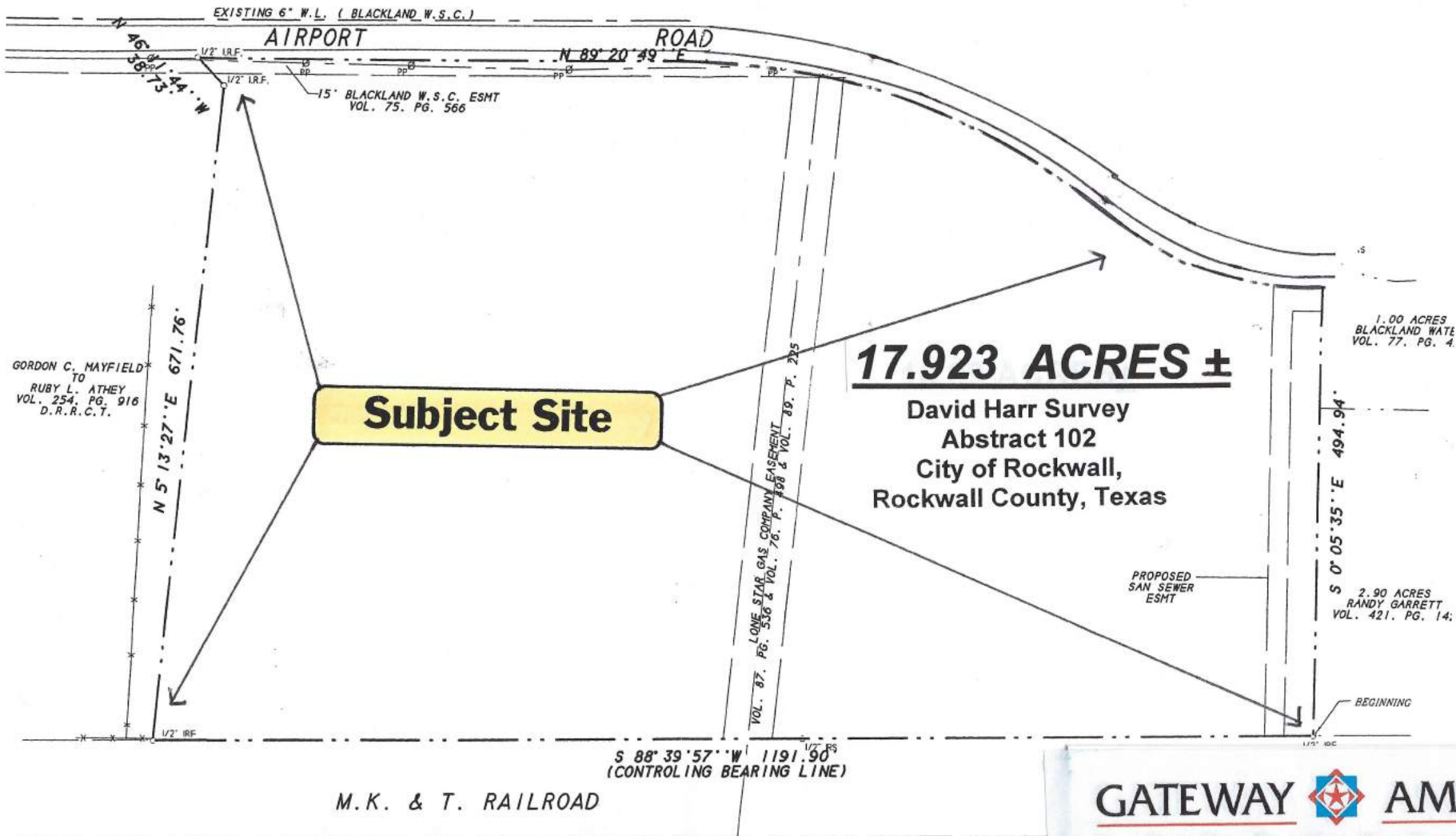
JIM CERVINE
BROKER

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214.676.0653



Although this information has been acquired with customary care, no guarantees can be made with regard to its accuracy and correctness. All and any information is subject to possible changes, also with regard to prices, interim sales or leases, withdrawal from the market as well as other events over which the Owner and/or Broker has no influence or control. Furthermore, no guarantees are given or implied with regard to the value of this investment proposal and the Owner/Broker recommends that the potential buyer/lessee consult advisors for the business, tax and legal aspects before making a final decision.



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PROPERTY REALTORS

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State Hwy. 66

ROCKWALL ENTERPRISE ZONE

RALPH HALL MUNICIPAL AIRPORT

F.M. 549



Airport Rd.

UP/DALLAS GARLAND NE R.R.

Interstate 30

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AL PARK

Industrial Blvd.

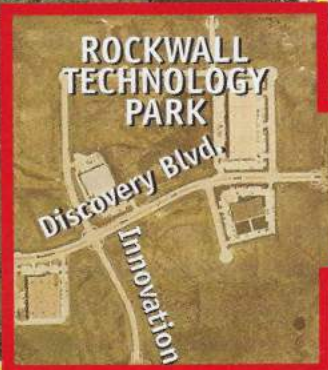
ROCKWALL STEEL INDUSTRIAL DISTRICT

ELLIS CENTRE

BODIN INDUSTRIAL PARK

Townsend Dr.

ROCKWALL DISTRIBUTION PARK



ROCKWALL TECHNOLOGY PARK

PARK PHASE II

ROCKWALL ENTERPRISE ZONE

State Hwy. 205

NTRE

Sids Rd.

GATEWAY AMERICA

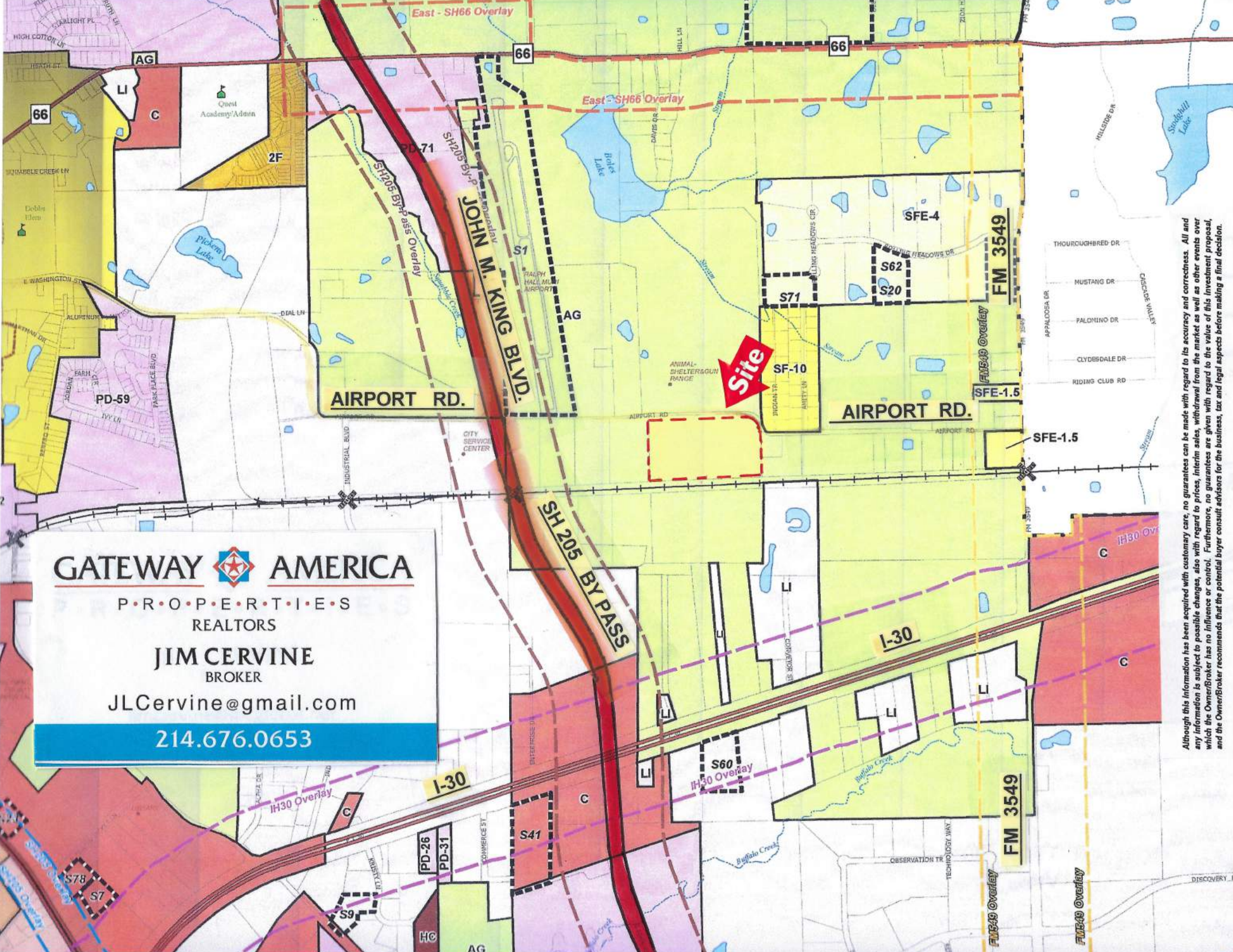


P.R.O.P.E.R.T.I.E.S
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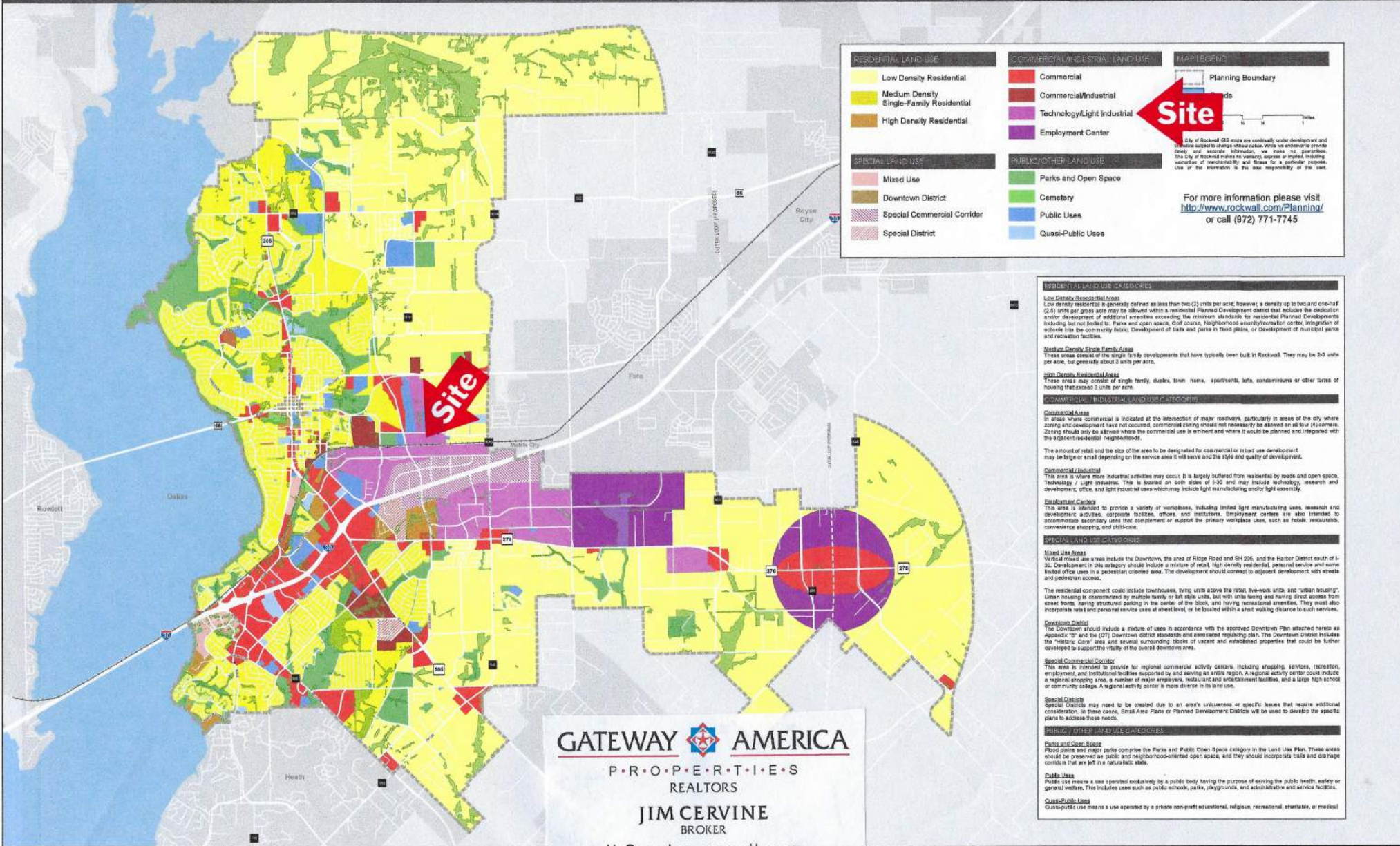
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City of Rockwall Future Land Use



RESIDENTIAL LAND USE	COMMERCIAL/INDUSTRIAL LAND USE	MAP LEGEND
Low Density Residential	Commercial	Planning Boundary
Medium Density Single-Family Residential	Commercial/Industrial	Site
High Density Residential	Technology/Light Industrial	Scale 0 0.5 1 Miles
	Employment Center	
		City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantee. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.
		For more information please visit http://www.rockwall.com/Planning/ or call (972) 771-7745
SPECIAL LAND USE	PUBLIC/OTHER LAND USE	
Mixed Use	Parks and Open Space	
Downtown District	Cemetery	
Special Commercial Corridor	Public Uses	
Special District	Quasi-Public Uses	

RESIDENTIAL LAND USE CATEGORIES

Low Density Residential Areas
Low density residential is generally defined as less than two (2) units per acre; however, a density up to two and one-half (2.5) units per gross acre may be allowed within a residential Planned Development district that includes the dedication and/or development of additional amenities exceeding the minimum standards for residential Planned Developments including but not limited to: Parks and open space, Golf course, Neighborhood amenity/recreation center, integration of acreage into the community fabric, development of trails and paths in flood plains, or development of multiplanned amenity and recreation facilities.

Medium Density Single Family Areas
These areas consist of the single family developments that have typically been built in Rockwall. They may be 3-5 units per acre, but generally about 3 units per acre.

High Density Residential Areas
These areas may consist of single family, duplex, town home, apartments, lofts, condominiums or other forms of housing that exceed 3 units per acre.

COMMERCIAL/INDUSTRIAL LAND USE CATEGORIES

Commercial Areas
In areas where commercial is indicated at the intersection of major roads, particularly in areas of the city where zoning and development have not occurred commercial zoning should not necessarily be allowed on all four (4) corners. Zoning should only be allowed where the commercial use is inherent and where it would be planned and integrated with the adjacent residential neighborhoods.

The amount of retail and the size of the area to be designated for commercial or retail use development may be large or small depending on the service area it will serve and the style and quality of development.

Commercial/Industrial
This area is where more industrial activities may occur. It is largely buffered from residential by roads and open space. Technology / Light Industrial. This is located on both sides of I-75 and may include technology, research and development, office, and light industrial uses which may include light manufacturing or light assembly.

Employment Center
This area is intended to provide a variety of workplaces, including limited light manufacturing uses, research and development activities, corporate facilities, offices and institutions. Employment centers are also intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, and childcare.

SPECIAL LAND USE CATEGORIES

Mixed Use Areas
Vertical mixed use areas include the Downtown, the area of Ridge Road and SH 206, and the Harbor District south of I-30. Development in this category should include a mixture of retail, high density residential, personal service and some limited office uses in a pedestrian oriented area. The development should connect to adjacent development with streets and pedestrian access.

The residential component could include townhouses, living units above the retail, two-work units, and "urban housing". Urban housing is characterized by multiple family or loft style units, but with units facing and having direct access to street frontage, having structural parking in the center of the block, and having recreational amenities. They must also incorporate retail and personal service uses at street level, or be located within a short walking distance to such services.

Downtown District
The Downtown should include a mixture of uses in accordance with the approved Downtown Plan attached hereto as Appendix "B" and the DTI. Downtown district should be developed and preserved regularly. The Downtown District includes the "Historic Core" area and several surrounding blocks of vacant and underdeveloped properties that could be further developed to support the vitality of the overall downtown area.

Special Commercial Corridor
This area is intended to provide for regional commercial activity centers, including shopping, services, recreation, employment, and institutional facilities supported by and serving an entire region. A regional activity center could include a major shopping area, a number of major employers, restaurant and entertainment facilities, and a large high school or community college. A regional activity center is more diverse in its land use.

Special Districts
Special Districts may need to be created due to an area's circumstances or specific needs that require additional consideration. In these cases, Special Area Plans or Planned Development Districts will be used to develop the special plans to address these needs.

PARKS/OTHER LAND USE CATEGORIES

Parks and Open Space
Flood plains and major parks comprise the Parks and Public Open Space category in the Land Use Plan. These areas should be preserved as public and neighborhood-oriented open space, and they should incorporate trails and drainage corridors that are left in a naturalistic state.

Public Uses
Public use means a use operated exclusively by a public body having the purpose of serving the public health, safety or general welfare. This includes uses such as public schools, parks, playgrounds, and administrative and service facilities.

Quasi-Public Uses
Quasi-public use means a use operated by a private non-profit educational, religious, recreational, charitable, or medical

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>James Cervine</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>02390224</u> License No.	<u>JLCervine@gmail.com</u> Email	<u>(214)676-0653</u> Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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

IABS 1-0 Date