

GATEWAY AMERICA PROPERTIES

# FOR SALE

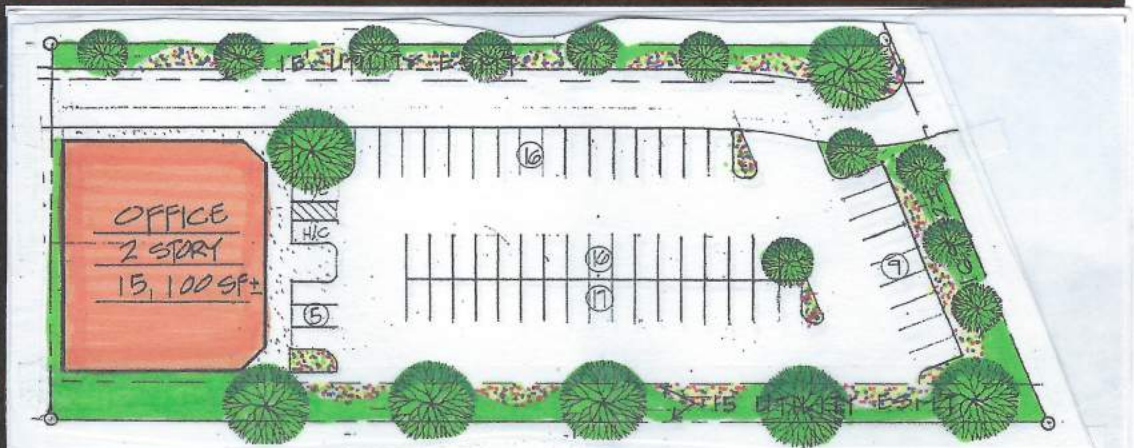
## PRICE REDUCED!

~~\$850,000~~

NOW \$795,000

LOCATED BETWEEN I-30  
AND RALPH HALL PARKWAY  
ROCKWALL, TEXAS

### 56,192 SF / 1.29 AC



#### PROJECT DATA

LAND AREA = 56,192 SF / 1.29 AC

BUILDING AREA = 15,100 SF (2 Story)

PARKING PROVIDED = 63 spaces

PARKING REQUIRED = 63 spaces \*

\* 25 medical @ 1/300 SF - 38 General Office @ 1/ 200 SF

PRELIMINARY

### SITE PLAN

801 B EAST I-30

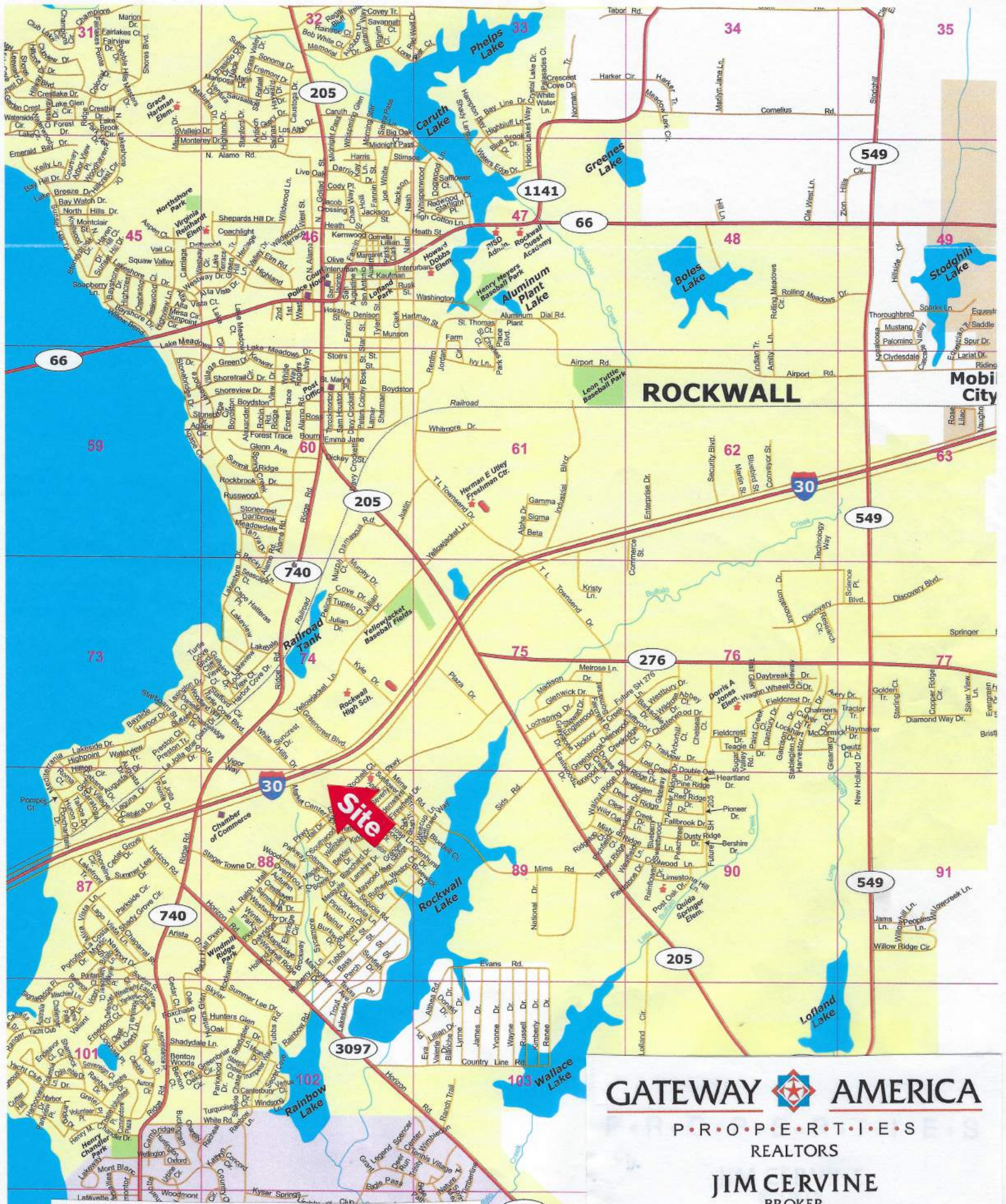
ROCKWALL, TEXAS

CONTACT:

JIM CERVINE

214 - 676 - 0653

SERVING YOUR REAL  
ESTATE NEEDS



**Site**

**GATEWAY AMERICA**

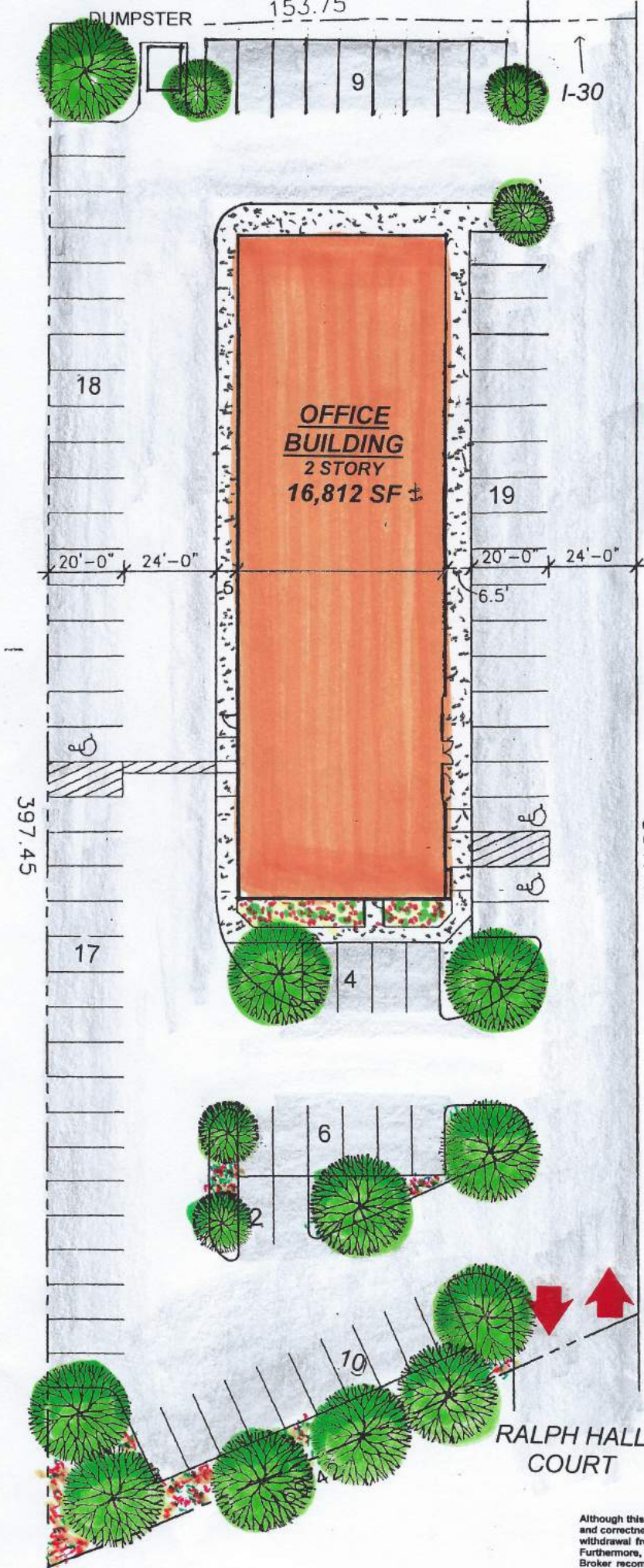
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REALTORS

**JIM CERVINE**  
BROKER

JLCervine@gmail.com

214.676.0653

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COMMERCIAL SITE SELECTION

COMMERCIAL LEASING

TENANT REPRESENTATION

RESIDENTIAL SALES

## PROJECT DATA

**BUILDING AREA = 16,812+**

**PARKING REQUIRED**

**PARKING PROVIDED = 85 SPACES**

**MEDICAL = 85 SPACES**

**GENERAL OFFICE = 56 SPACES**

**TOTAL LAND AREA = 1.29 AC./ 56,192 SF**

P R E L I M I N A R Y

# SITE PLAN

**801 B EAST I-30**  
**ROCKWALL, TEXAS**

1" = 40' ±

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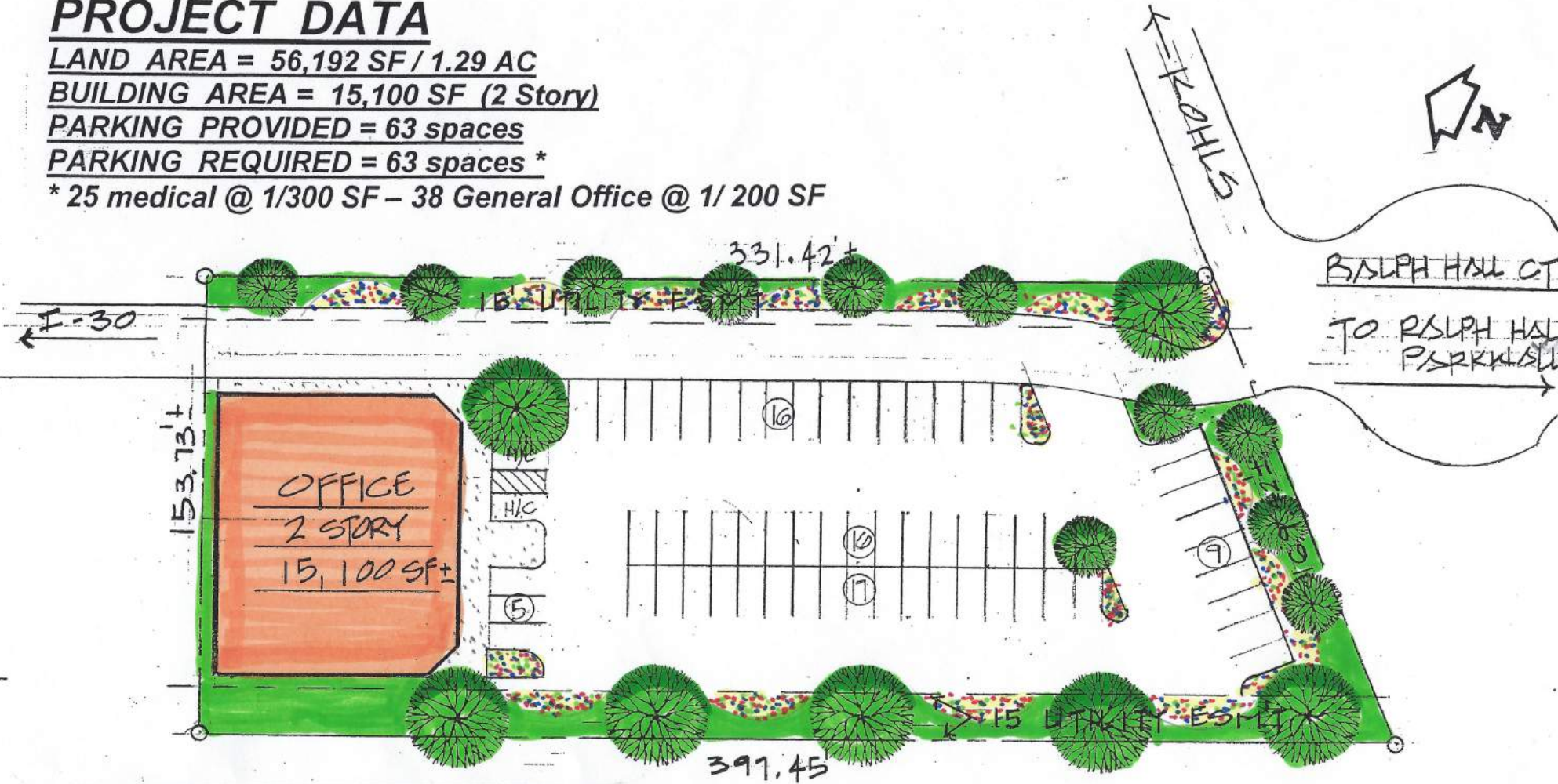
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**SITE PLAN**

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ROCKWALL, TEXAS

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## PROJECT DATA

LAND AREA = 56,192 SF / 1,29 ACRES

TOTAL BUILDING AREA = 8,595 SF

EXISTING BUILDING AREA = 1,595 SF

NEW RETAIL BUILDING = 7,000 SF

PARKING PROVIDED = 58 spaces

PARKING REQUIRED = 43 spaces

GATEWAY  AMERICA

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PRELIMINARY  
**SITE PLAN**

801 B EAST I-30  
ROCKWALL, TEXAS

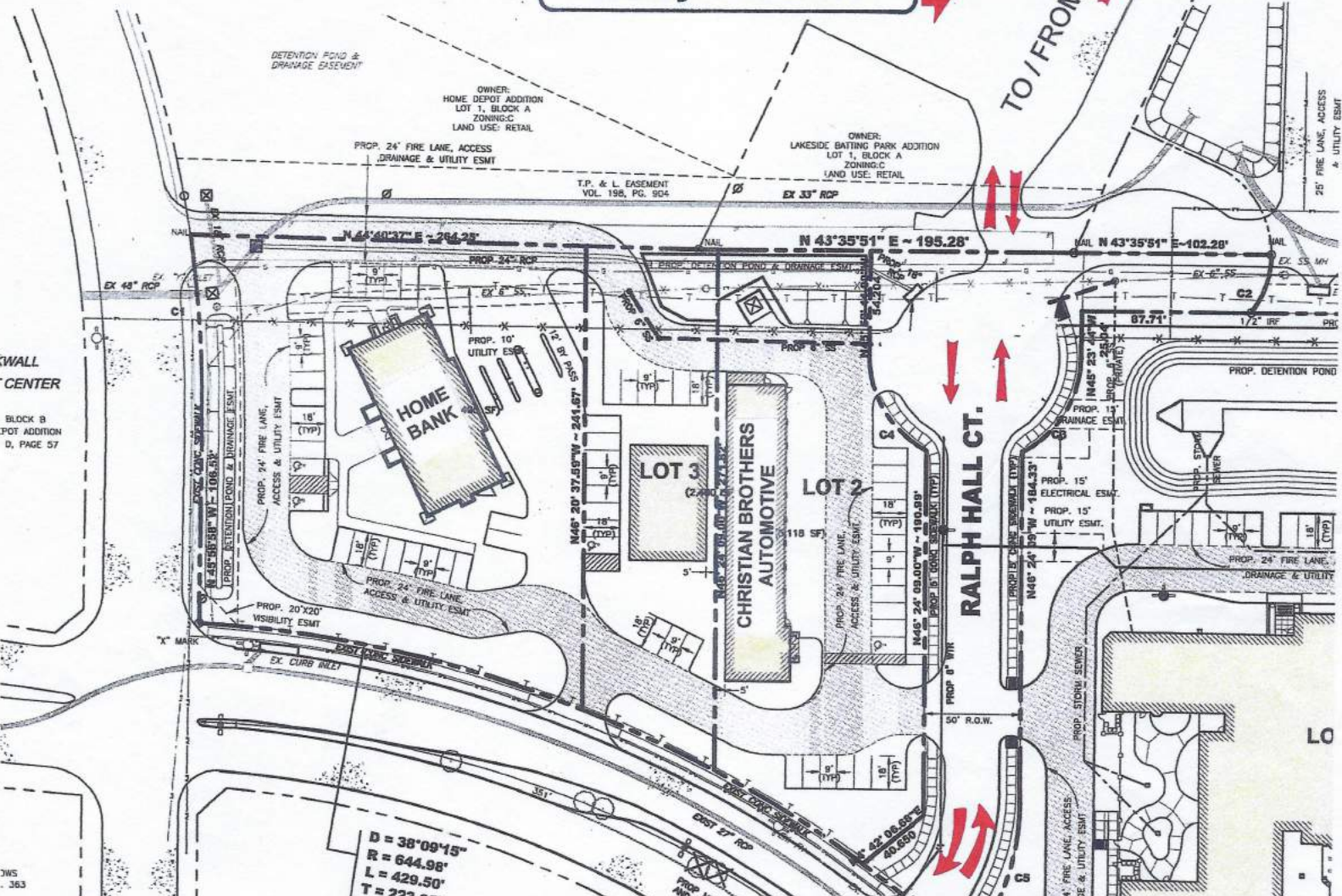
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HOME DEPOT

**Subject Site**

KOHL'S

TO / FROM I-30



WALL CENTER  
BLOCK B  
POT ADDITION  
D, PAGE 57

LO

DWS  
383

MARKET CENTER DRIVE  
(60' R.O.W.)

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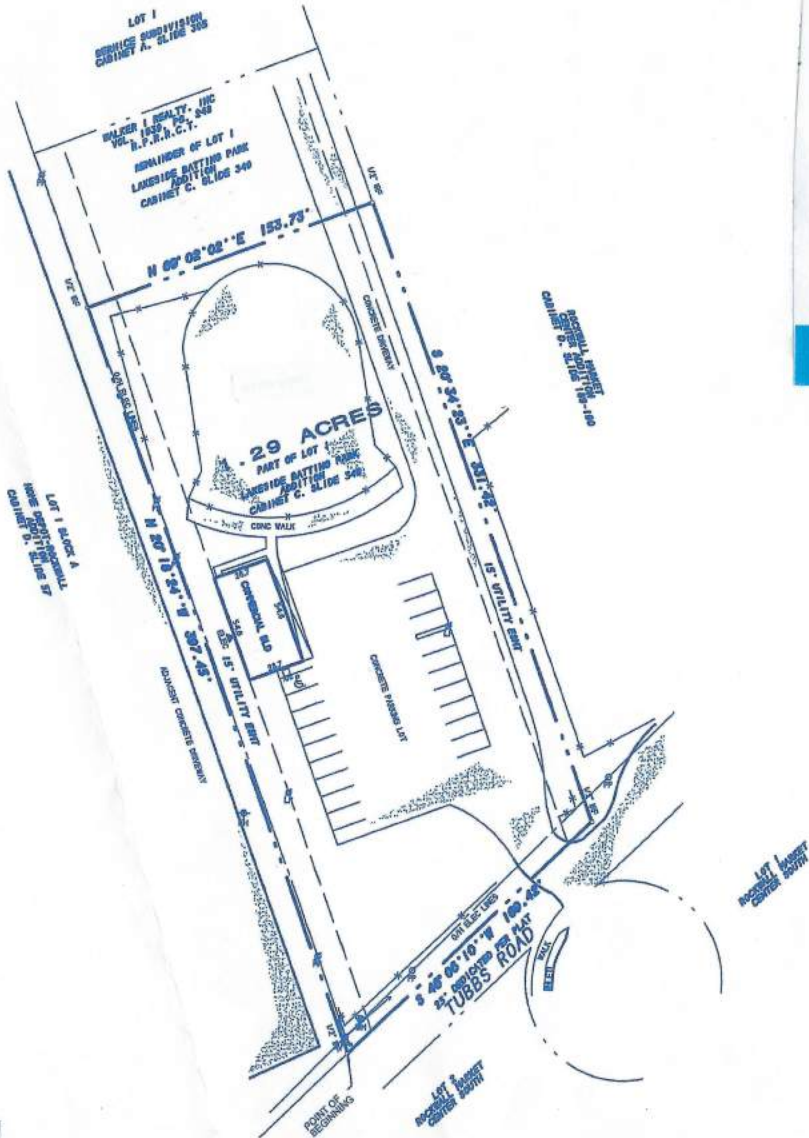
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RALPH HALL CT.  
E RALPH HALL PKWY  
(85' R.O.W.)

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SURVEY ACCEPTED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

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**DESCRIPTION**

BEING a part of Lot 1, LAKESIDE BATTING PARK, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 348, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING at a 1/2" iron rod found for corner in the northwest line of Tubbs Road, 25 feet dedicated per plat, at the south corner of said Lot 1 and the east corner of Lot 1, Block A, HOME DEPOT-ROCKWALL ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 57 of the Plat Records of Rockwall County, Texas;  
 THENCE N. 20 deg. 16 min. 24 sec. W. along the southwest boundary line of said Lakeside Batting Park, a distance of 307.45 feet to a 1/2" iron rod found for corner at the south corner of a tract of land as described in a Warranty deed from Archie H. Underwood and Nancy A. Underwood to Walker I Realty, Inc. as recorded in Volume 1938, Page 246 of the Real Property Records of Rockwall County, Texas;  
 THENCE N. 89 deg. 02 min. 02 sec. E. along the southeast line of said Walker I Realty tract, a distance of 153.73 feet to a 1/2" iron rod found for corner in the northeast line of said Lakeside Batting Park and the southwest line of Rockwall Market Center Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 189-190 of the Plat Records of Rockwall County, Texas;  
 THENCE S. 20 deg. 34 min. 23 sec. E. a distance of 331.42 feet to a 1/2" iron rod found for corner in the northwest line of said Tubbs Road at the east corner of said Lakeside Batting Park;  
 THENCE S. 46 deg. 08 min. 10 sec. W. along the northwest line of said Tubbs Road, a distance of 169.42 feet to the POINT OF BEGINNING and containing 1.29 acres of land.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 23, 2008, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLB 5034."

**SURVEYOR'S CERTIFICATE**

I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for ARCHIE UNDERWOOD et al 601 E. #430, ROCKWALL, ROCKWALL COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of May, 2013.

  
 Harold D. Fetty III, R.P.L.S., No. 5034

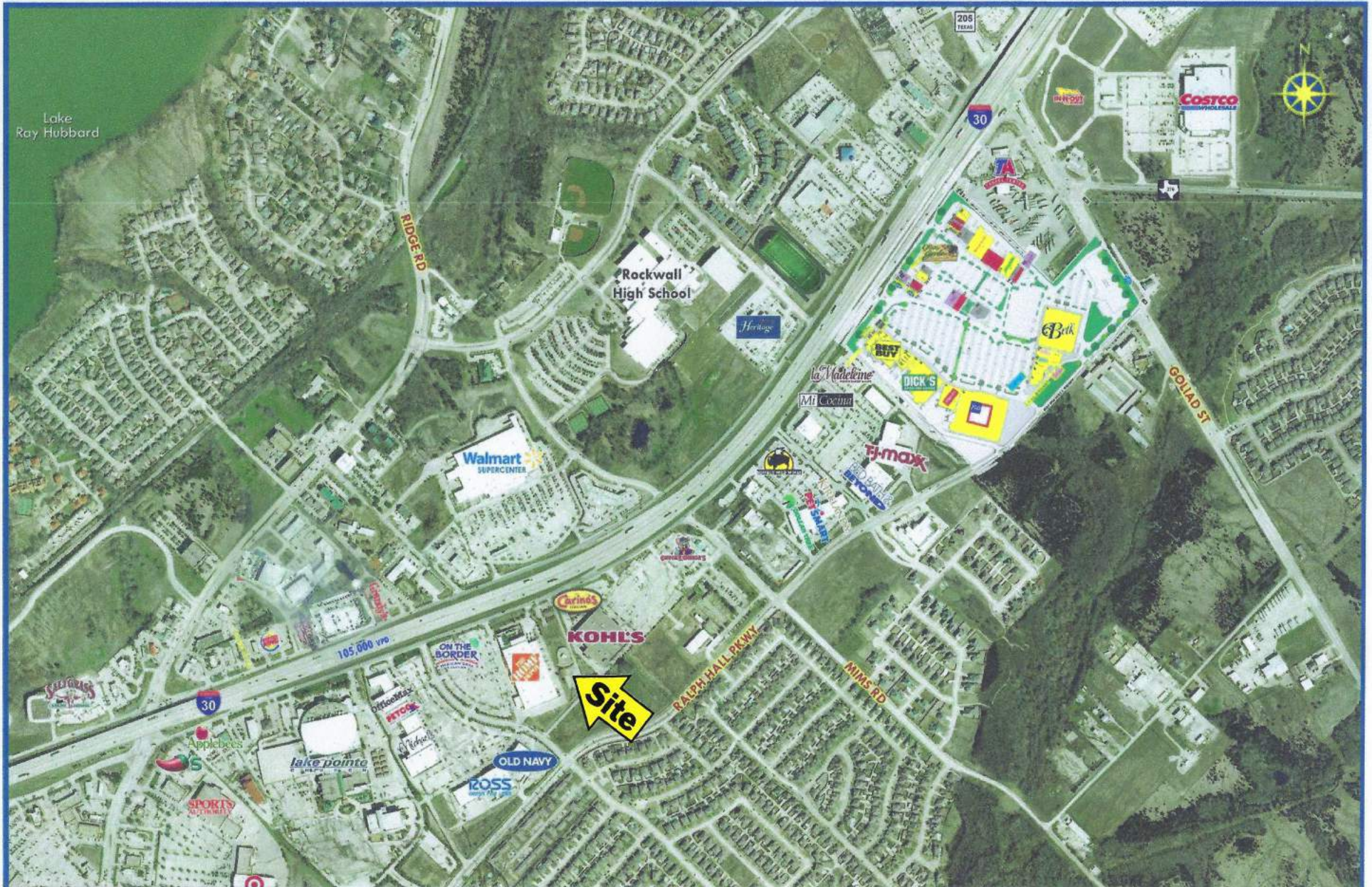


CHECK LEGEND	
P	PLAT
U	UTILITY
E	EASEMENT
S	SETBACK
W	WATER
R	ROAD
Y	YIELD
...	...

**H.D. Fetty Land Surveyor, LLC**  
 6770 FM 1565 ROYSE CITY, TX 75159 972-636-2255 PHONE 972-636-8979 FAX

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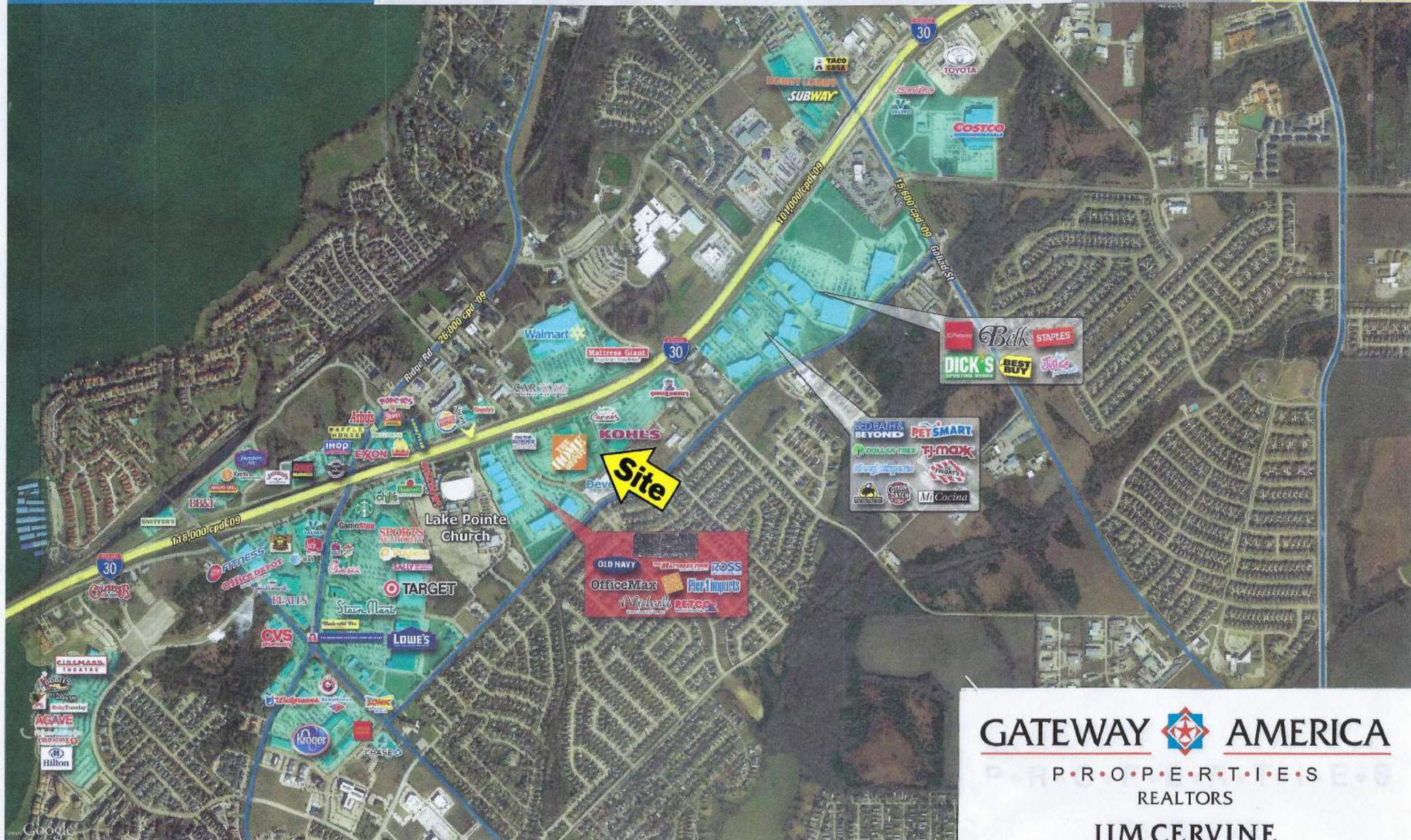
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# ROCKWALL, TEXAS



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# Rockwall, TX



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SRS Real Estate Partners 8343 Douglas Avenue, Suite 200 Dallas, TX 75225 - 214.566.3290 - www.srsre.com  
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