



### Rockwall County Land

Rockwall, Texas 75032



#### AVAILABLE

Tract 1: 4.455 Acres

Tract 2: 22.901 Acres

Tracts 3-5: 56.022 Acres

Tracts 6-7: 39.557 Acres

#### ASKING PRICE

Contact Broker

#### PROPERTY INFORMATION

- Tract 1: 4.455 acres located north of I-30 on the east side of FM 549 @ Airport Road in Fate, Texas. Zoned AG.
- Tract 2: 22.901 acres located at the NEQ of FM 549 and I-30 in Rockwall, Texas. Zoned commercial. \*
- Tracts 3-5: 56.022 acres located at the SEQ of FM 549 and I-30 in Rockwall, Texas. Zoned commercial. \*
- Tracts 6-7: 39.557 acres located south of I-30 on Hwy 205 between Sids Road and Ralph Hall Parkway in Rockwall, Texas. Zoned commercial. \*\*

\* According to Rockwall county, the intersection of I-30 and FM 549 is slated to be reconfigured; (see John King and I-30). Construction is supposed to begin summer 2016 and take up to 2 years.

\*\* According to the Rockwall thoughfare plan, the 276 bypass will eventually be tied into Sids Road creating a 4-way intersection at Hwy 205.

#### FOR MORE INFORMATION:

[www.ridgepcre.com](http://www.ridgepcre.com)

**David English**

972-961-8532 | 214.676.6424 cell

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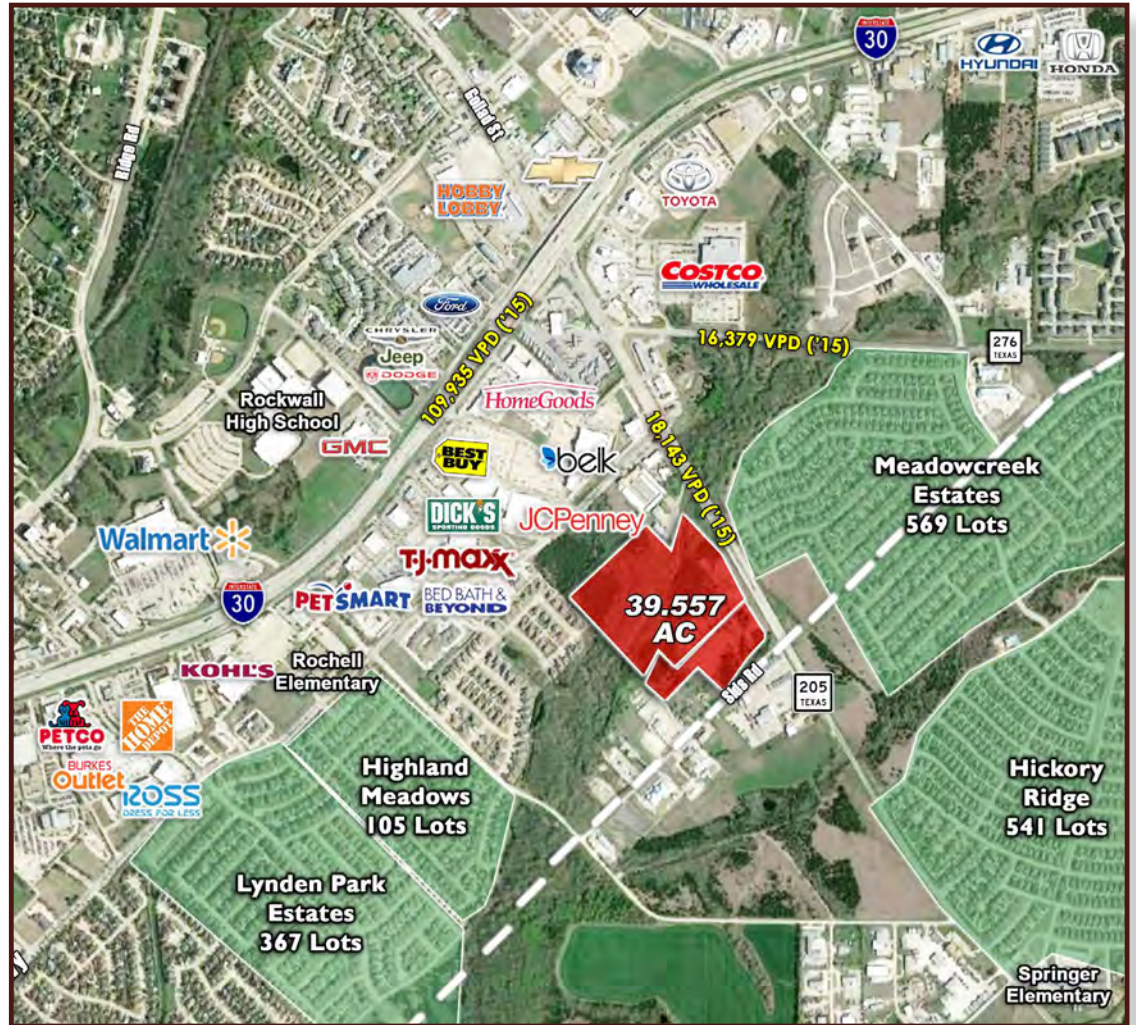
# RIDGE POINTE

commercial real estate

for **SALE**

## Rockwall County Land

Hwy 205 & Sids Rd | Rockwall, Texas 75032



### DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles	7 miles
2015 Population	6,906	35,121	81,902	121,419
5 Yr Proj. Growth	12.4%	13.1%	13.5%	13.7%
Avg. HH Income	\$95,025	\$109,268	\$108,055	\$104,878
Daytime Pop.	8,800	40,429	73,778	100,466

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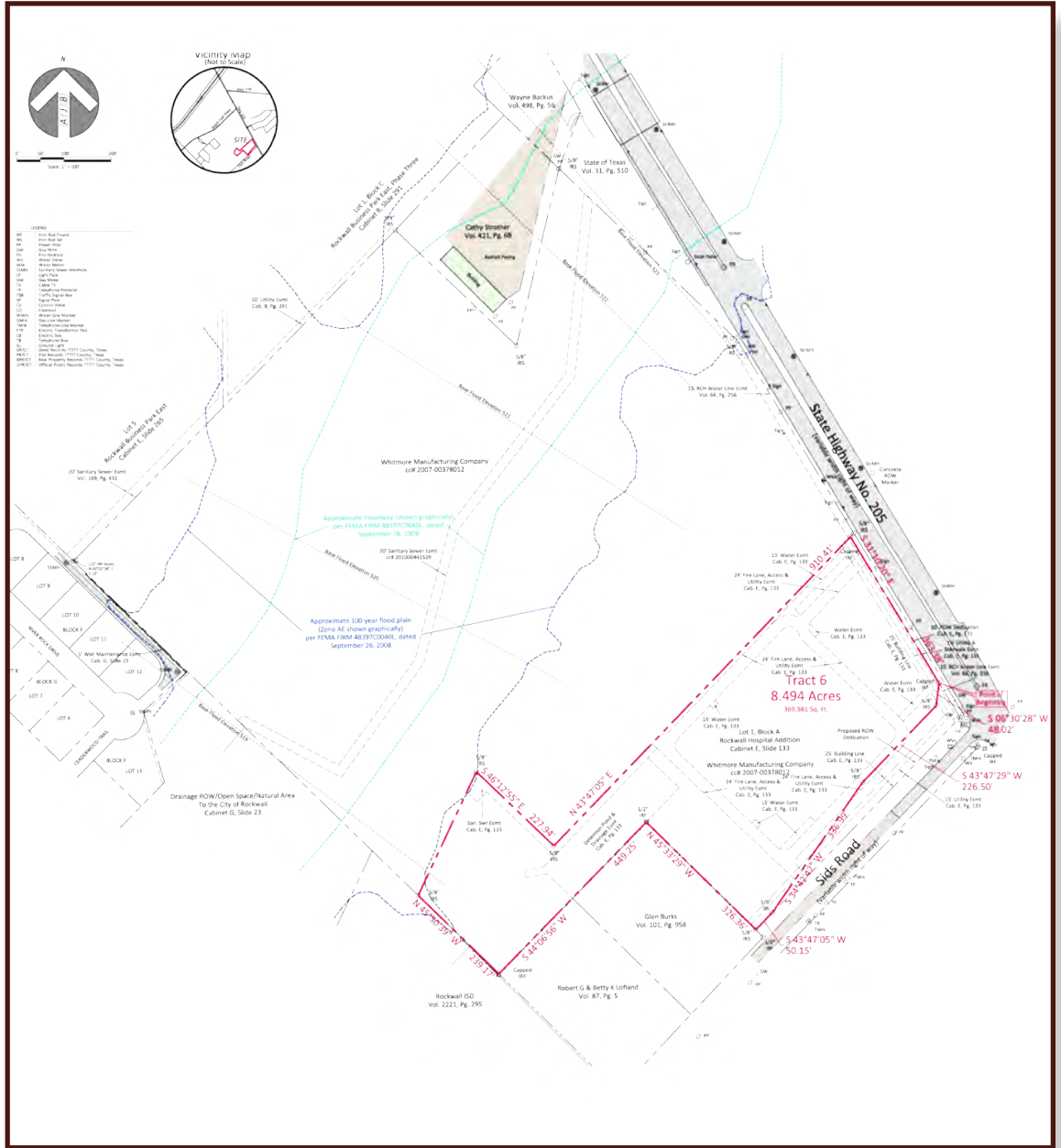


# RIDGE POINTE commercial real estate

for **SALE**

## Rockwall County Land

### TRACT 6



**FOR MORE INFORMATION:**  
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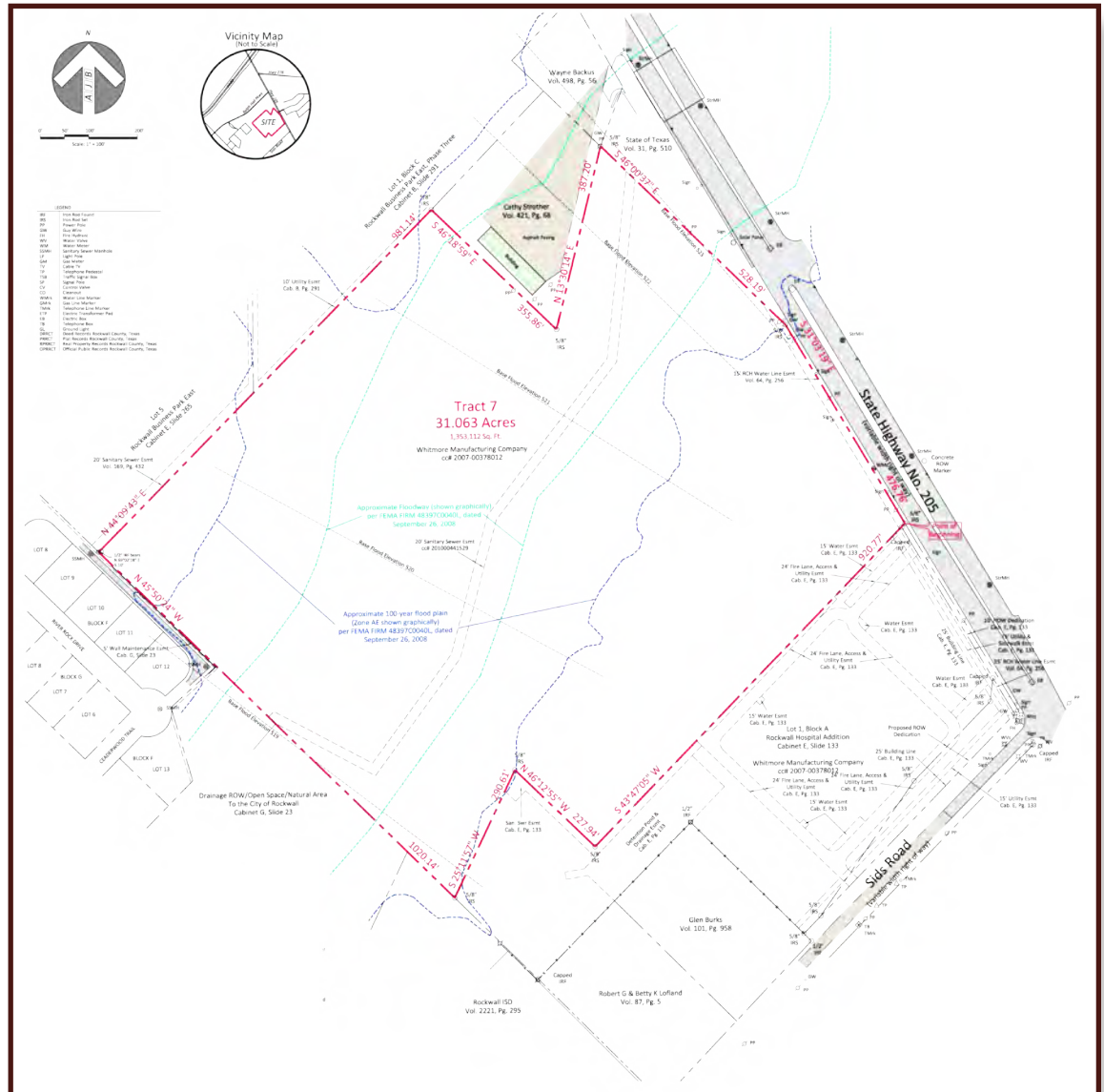
# RIDGE POINTE

commercial real estate

for **SALE**

## Rockwall County Land

TRACT 7



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## 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.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>L. David English</b>	<b>370006</b>	<b>denglish@ridgepcr.com</b>	<b>214-676-6424</b>
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