ROCKWALL HEIGHTS

NWC of I-30 & Stodghill Rd, Rockwall, Texas

SEGOVIA PARTNERS



Property Information

LOCATION:

NWC of I-30 & Stodghill Rd

Rockwall, TX 75087

HIGHLIGHTS:

- IKEA anchored shopping center
- Gateway to Rockwall and east DFW via I-30
- Super regional draw for rapid growth on the I-30 East corridor
- 350,000 SF shopping center, restaurants, & entertainment
- FM-549 undergoing a 4-Lane Expansion and westward extension past Ridge Rd to Horizon Rd, to be completed by January 2029

Demographics

	3 MILE	5 MILE	10 MILE
POPULATION	50,029	98,771	332,789
HOUSEHOLDS	17,435	34,377	113,914
AVG HH INCOME	$143,377	$160,259	$153,676
2031 POPULATION	60,429	117,334	392,220

Traffic Counts

I-30: 125,428 VPD

FM-3549: 18,140 VPD



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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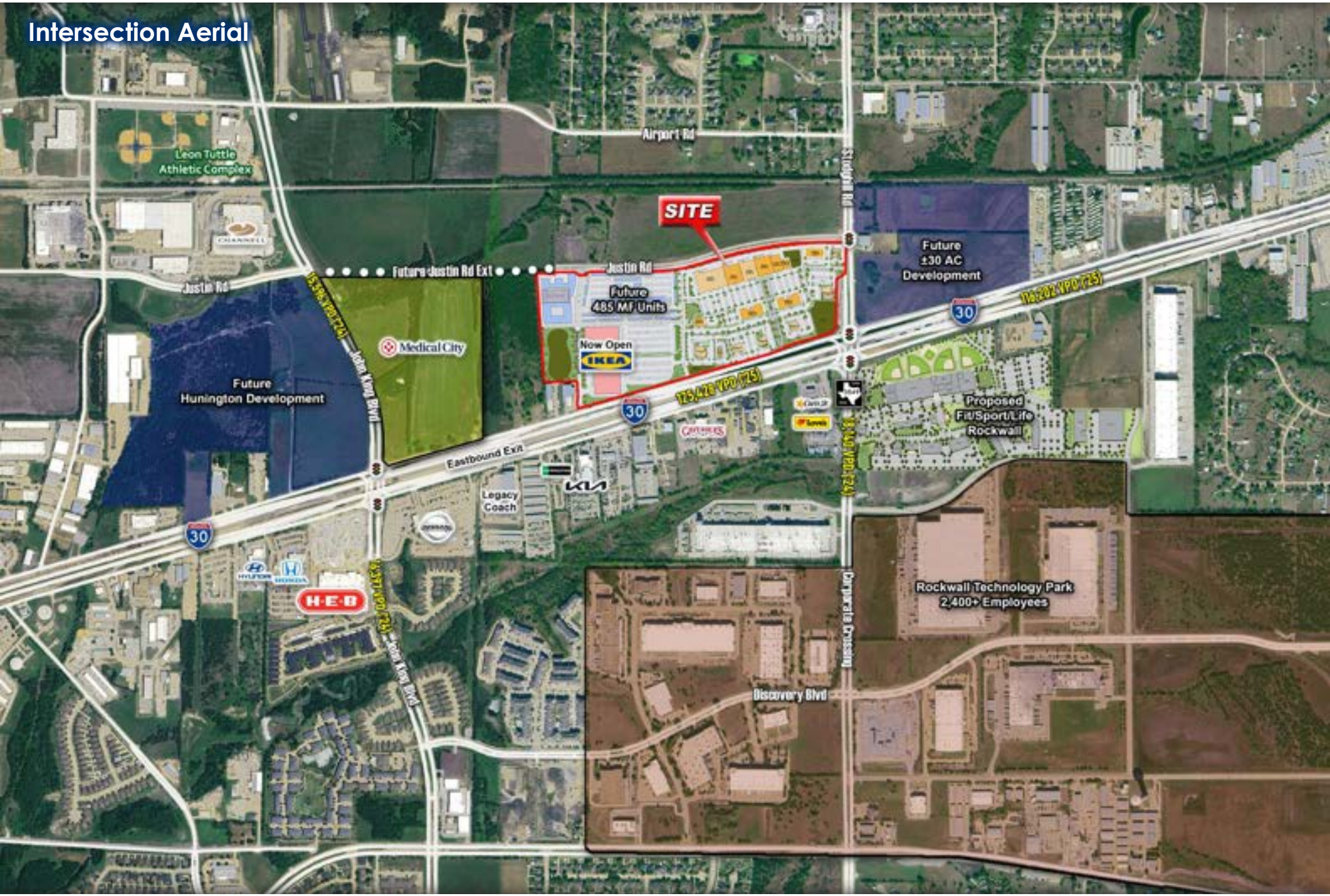
Intersection Aerial



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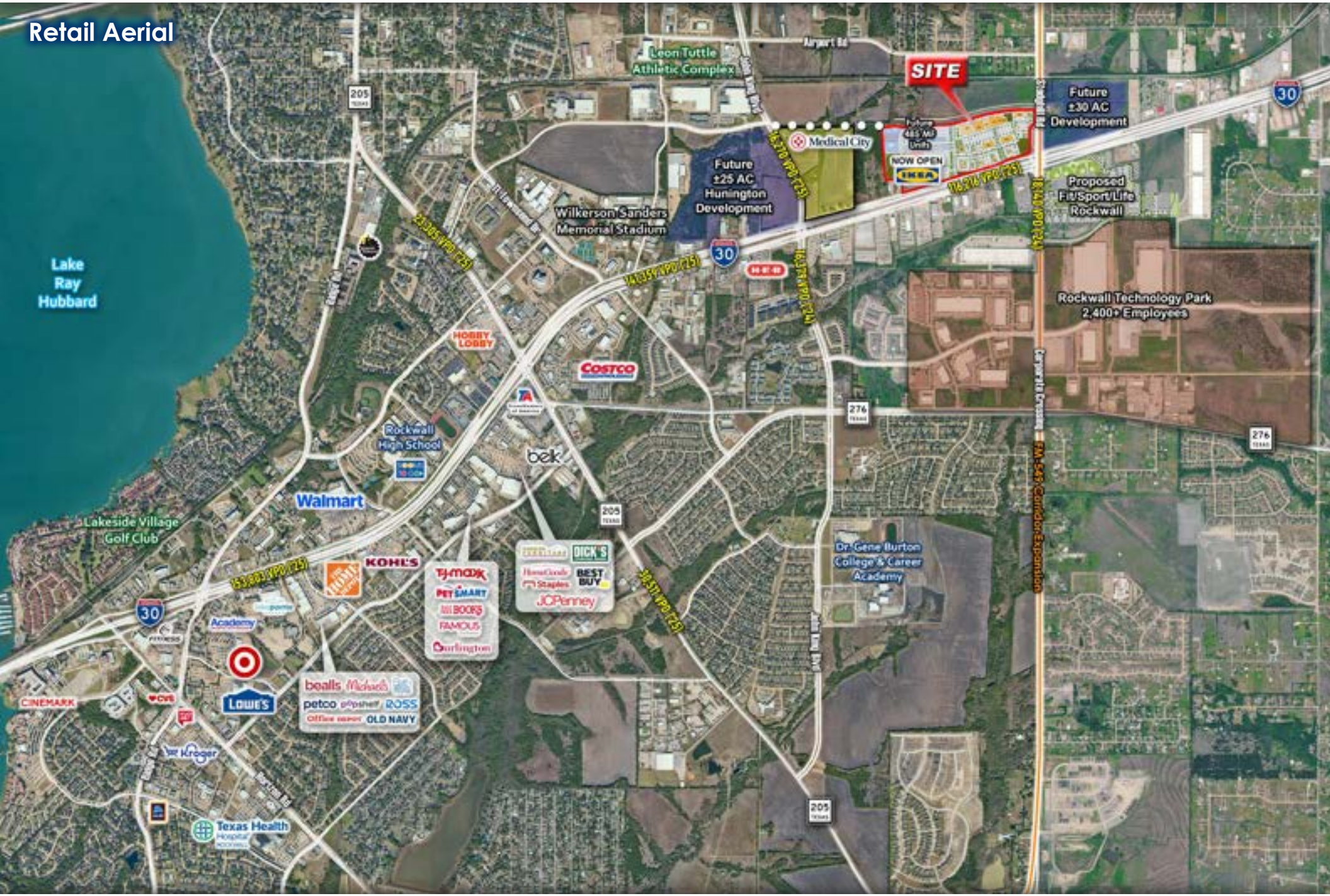

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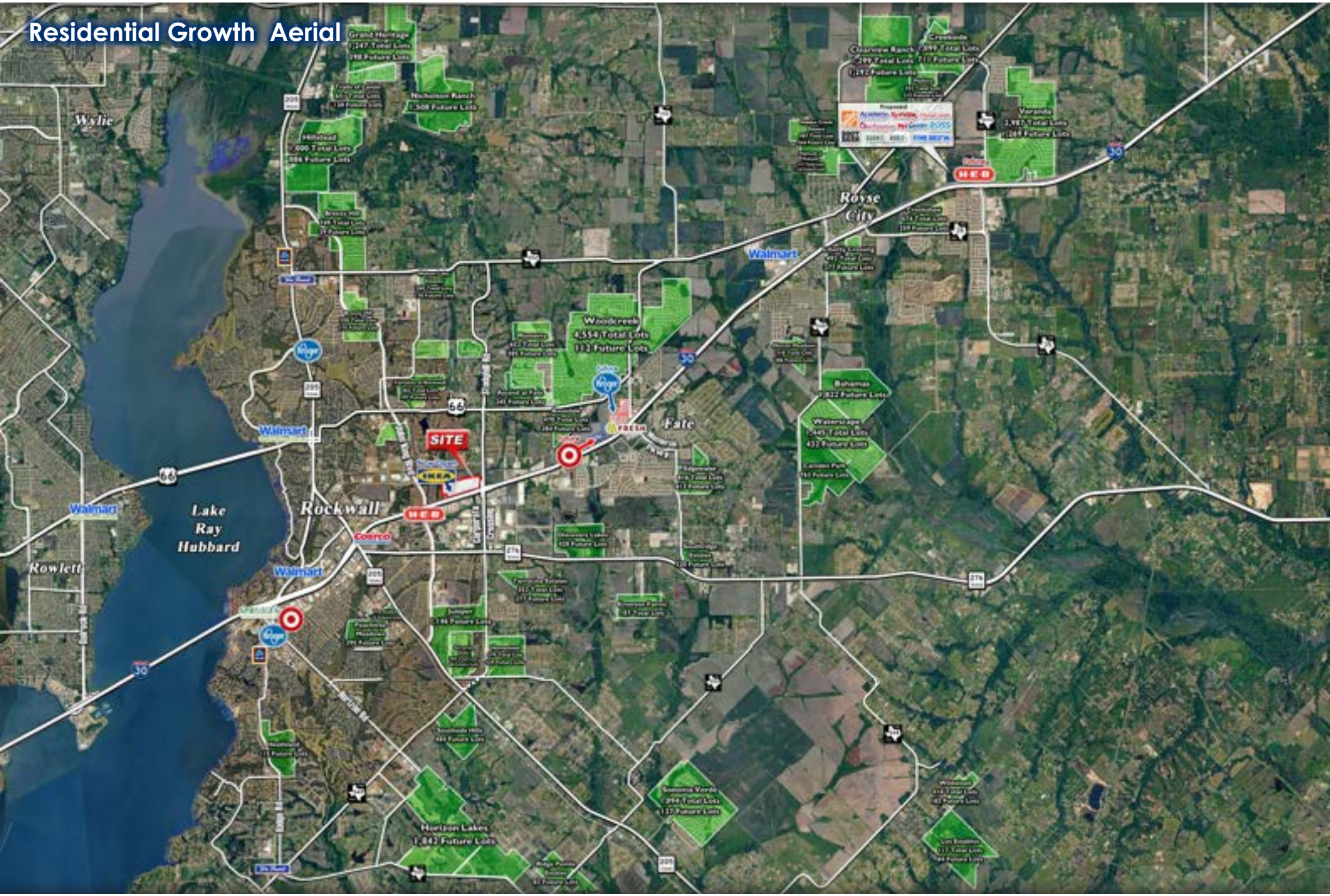
Residential Growth Aerial



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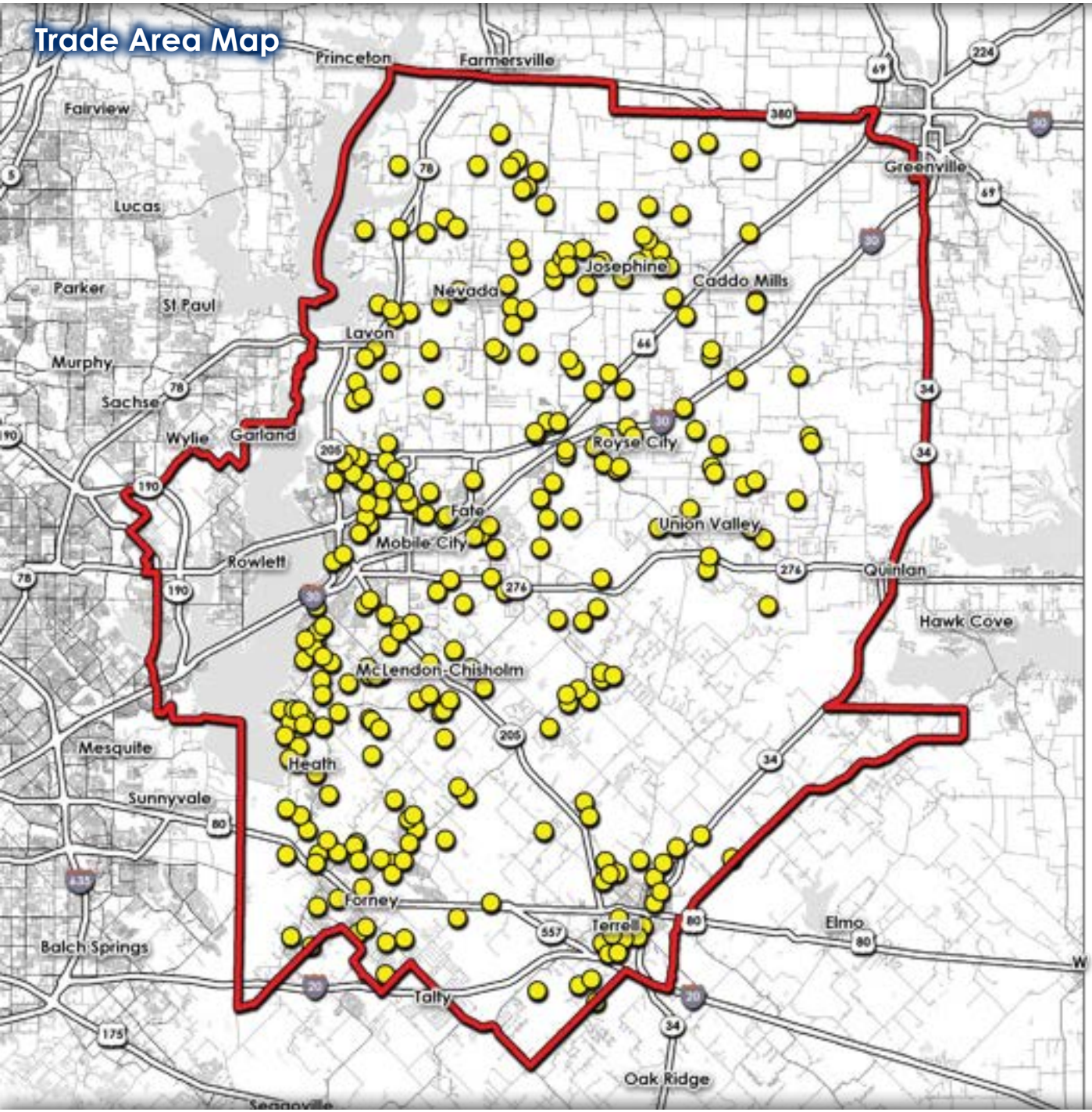
Trade Area Map



Trade Area Statistics

ESRI:
2025 Population Est: 377,919
Persons per Household: 2.93

Zonda:
Lots Under Development: 17,368
Future/Planned Lots: 56,899
Annual Closings (T12): 11,877

Annual Population Growth: 34,799 (9.2%)
(11.877 x 2.93 PPH)

Trade Area

Active Subdivision Developments

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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.

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Jennifer Elizabeth Frank	369268	jennifer@segoviapartners.com	214.668.0605
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 _____