

LEASE

HORIZON CORNERS PLAZA

6601 HORIZON ROAD ROCKWALL, TX 75032



LEASE RATE

Negotiable



CLICK TO VIEW VIDEO

Peg Pannell Smith

(972) 489-0788

TX #0614037

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PROPERTY DESCRIPTION

Discover a new standard of modern leasing opportunities at 6601 Horizon Road. This exceptional property presents an unparalleled location, perfectly situated directly across the street from Pullen Elementary School and Cain Middle School. Boasting new construction and a prime spot within the City of Rockwall, with the City of Heath just across the street, this property offers an ideal setting for businesses seeking an impressive and strategic presence. With its excellent location and contemporary design, this space is poised to redefine the leasing experience, offering an unmatched opportunity for tenants looking for a standout commercial property in Rockwall, TX.

PROPERTY HIGHLIGHTS

- Newly constructed commercial space
- Prime location in City of Rockwall
- Proximity to Pullen Elementary School and Cain Middle School

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,146 - 8,803 SF
Lot Size:	2.22 Acres
Building Size:	20,405 SF

DEMOGRAPHICS	1 MILE	5 MILES	9 MILES
Total Households	757	19,441	73,967
Total Population	2,287	52,968	214,361
Average HH Income	\$163,006	\$131,537	\$114,125

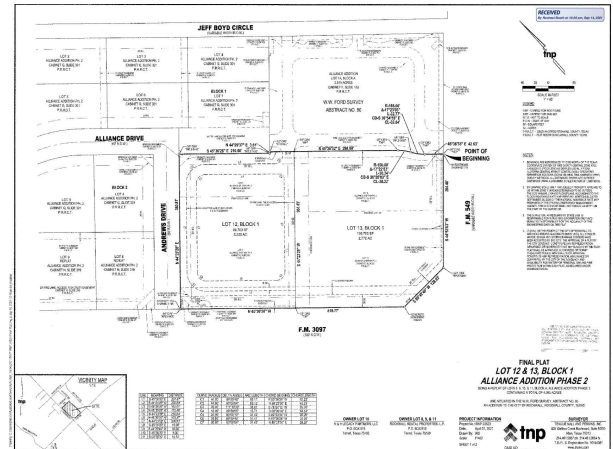
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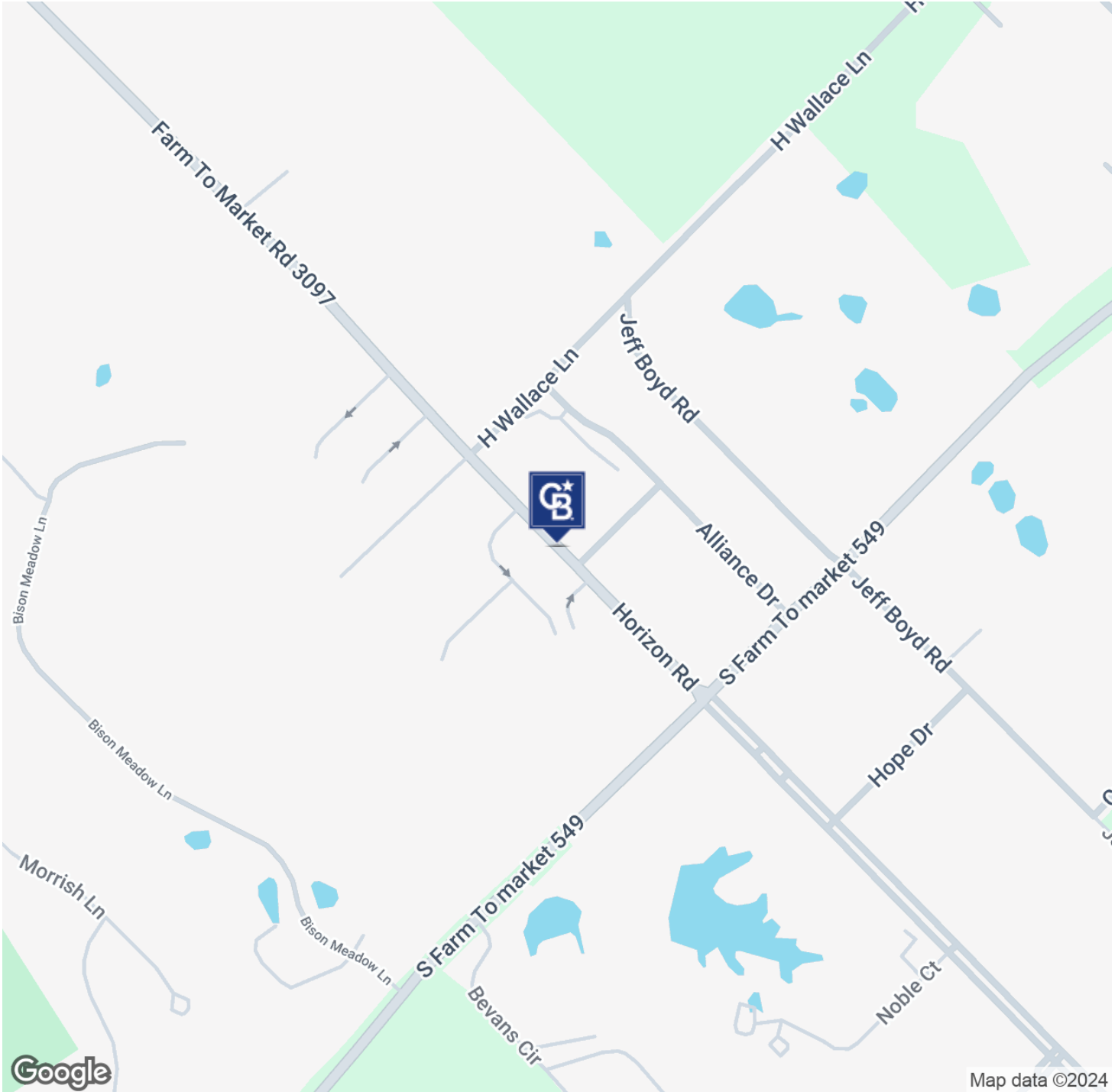
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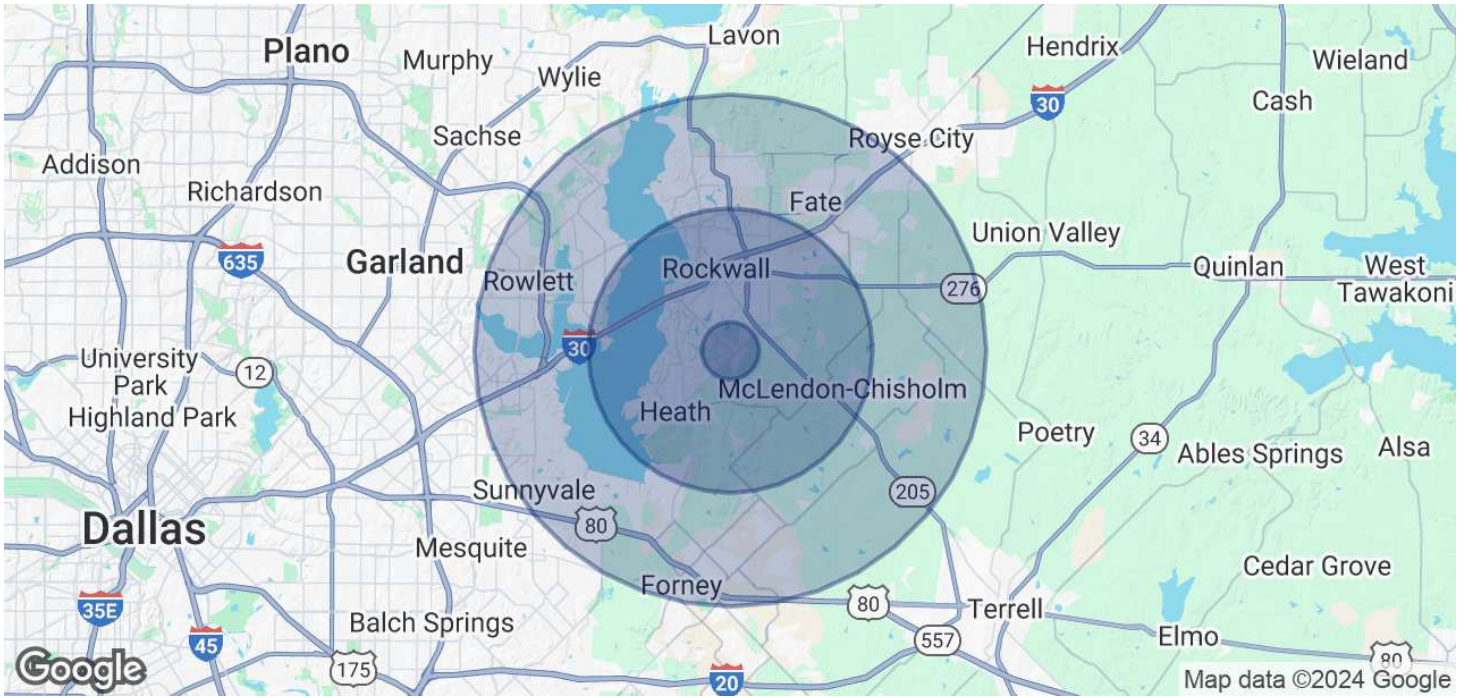
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POPULATION	1 MILE	5 MILES	9 MILES
Total Population	2,287	52,968	214,361
Average Age	40.4	40.5	37.7
Average Age (Male)	45.1	39.6	36.9
Average Age (Female)	39.7	42.4	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	9 MILES
Total Households	757	19,441	73,967
# of Persons per HH	3	2.7	2.9
Average HH Income	\$163,006	\$131,537	\$114,125
Average House Value	\$441,190	\$325,562	\$266,454

* Demographic data derived from 2020 ACS - US Census

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EDUCATION & MEMBERSHIPS

- Certified Commercial Investment Member Designee (CCIM)
- Graduate REALTORS® Institute (GRI)
- Texas Association of REALTORS® (TAR)
- National Association of Realtors
- Texas Real Estate Commission Sales Agent (TREC) #0614037
- Resort and Second Home Specialist (RSPS)
- Resort and Second Home Specialist (RSPS)
- Texas Accredited Commercial Specialist (TACS)
- Seller Representative Specialist (SRS)
- REALTORS® Accredited Land Institute Candidate (ALC)
- North Texas CCIM Chapter
- North Texas Commercial Association of REALTORS® (NTCAR)
- International Council of Shopping Centers (ICSC)

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