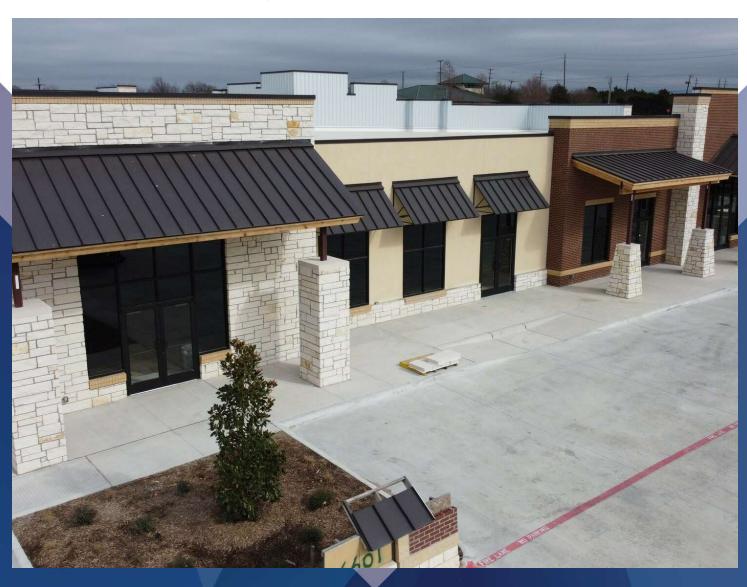
## HORIZON CORNERS PLAZA

6601 HORIZON ROAD ROCKWALL, TX 75032



**LEASE RATE** 

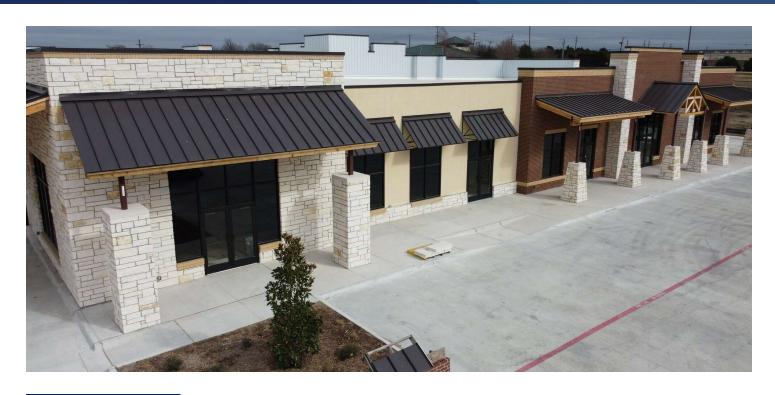
Negotiable





### HORIZON CORNERS PLAZA

6601 HORIZON ROAD ROCKWALL, TX 75032



### **VIDEO**

### 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:		2,1	46 - 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



## HORIZON CORNERS PLAZA

6601 HORIZON ROAD ROCKWALL, TX 75032



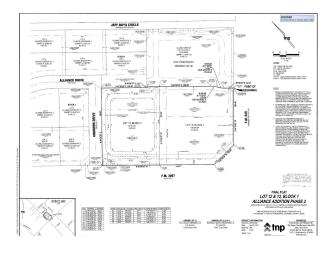








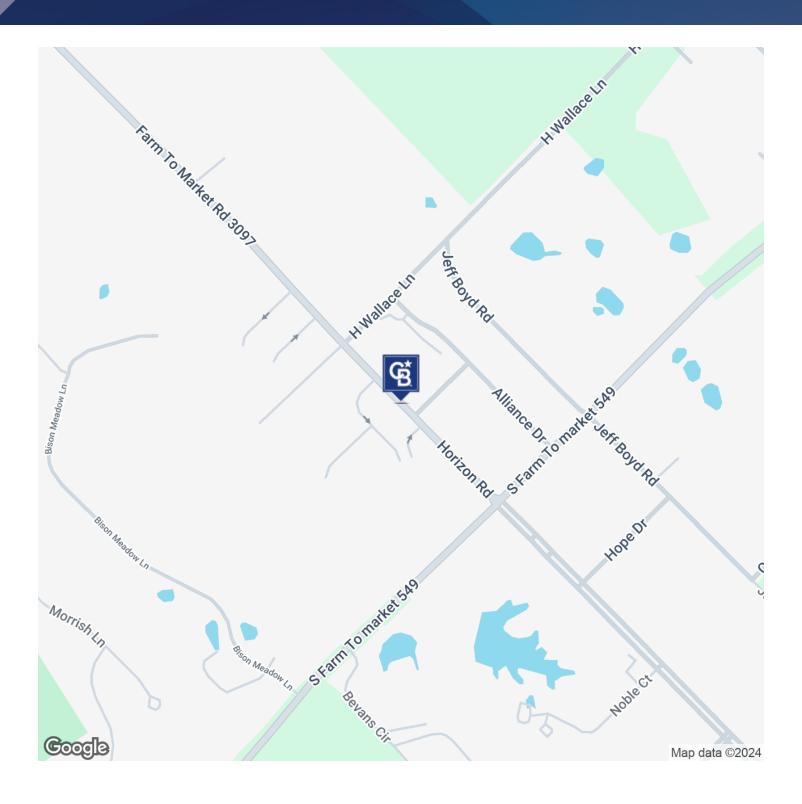






## HORIZON CORNERS PLAZA

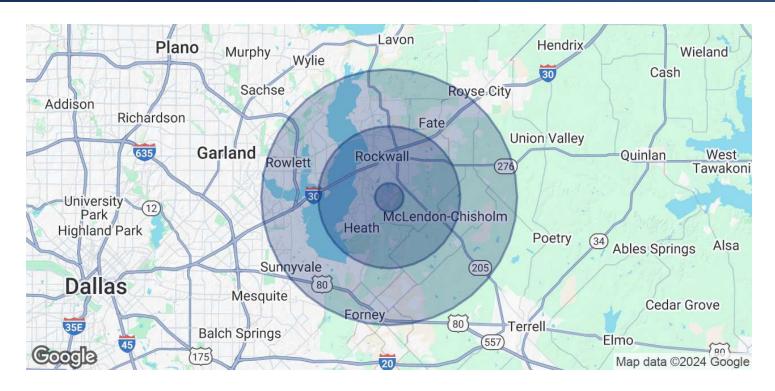
6601 HORIZON ROAD ROCKWALL, TX 75032





## HORIZON CORNERS PLAZA

6601 HORIZON ROAD ROCKWALL, TX 75032



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

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



## HORIZON CORNERS PLAZA

6601 HORIZON ROAD ROCKWALL, TX 75032



**PEG PANNELL SMITH** 

Comm Sales Associate

peg@pegpannellsmith.com Direct: (972) 489-0788

TX #0614037

#### **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)

4701 W Parker Ste 650 Plano, TX 75093 972.596.9100





## **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Coldwell Banker Realty	0420132	joanne.justice@cbrealty.com	972 906 7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joanne Justice	0159793	joanne.justice@cbrealty.com	972 906 7786
Designated Broker of Firm	License No.	Email	Phone
Frank Obringer	0738874	frank.obringer@cbrealty.com	972 599 3451
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Peg Pannell Smith	0614037	peg@pegpannellsmith.com	972 489 0788
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Land	dlord Initials Date	