



AVIA REALTY

FOR SALE

Commercial Building Site

ADDRESS:	1212 Corporate Crossing, Rockwall
UTILITIES:	3-Phase Electric, Fiber, City Water & Sewer
AREA:	1.88 Acres (81,875 SF)
ZONING:	Light Industrial/Commercial (PD-46)
PRICE:	\$635,370 (\$7.76/SF)

This high-profile corner property offers a great location for retailers or service businesses wanting to capitalize on the proximity to the Technology Park and I-30. The Tech Park is home to over a dozen manufacturers and sophisticated technology companies with over 2,900 employees. Phase 3 of the Tech Park was opened in Q2, 2024, creating another fully-developed 220 acres ready for new businesses.

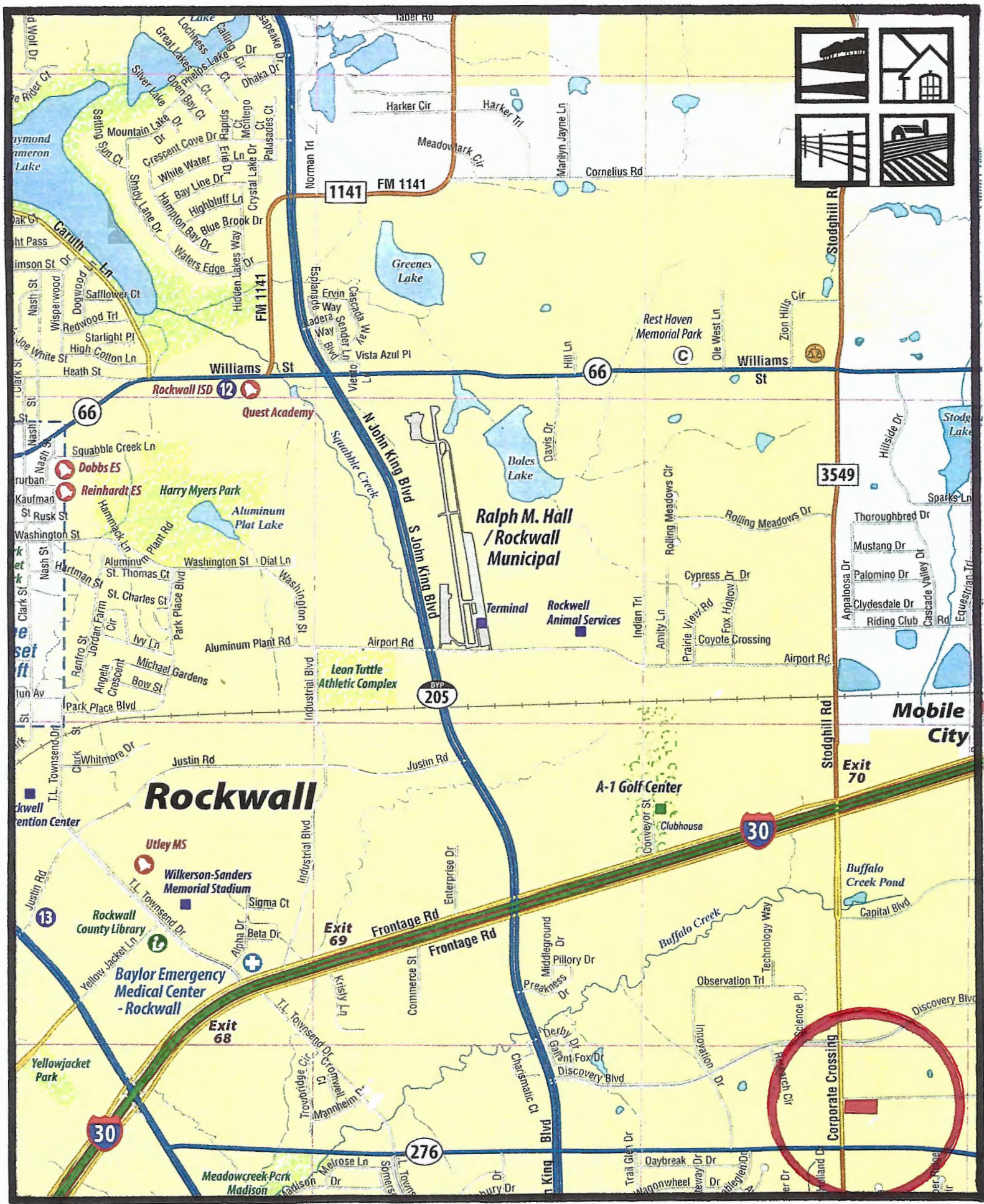
This property is within PD-46, a City Ordinance which guides commercial development in the NEQ of SH-276 and Corporate Crossing. The PD includes more than 40 permitted commercial uses. Nearby businesses include a national specialty parts distribution center, several professional offices, and commercial contractors.

A new manufacturing facility is under construction directly north of the property. Chewters Chocolates (HQ, Vancouver, BC) is building 240,000 SF where they will produce and package decorative and fancy chocolates for a variety of name-brand retailers. The building will include a small retail store and glassed-in walking tour where the public can view the highly automated production process.

Properties on both sides of Corporate Crossing are within an "overlay district." Design criteria in the district address standards for architecture, building materials and landscaping. These same standards are in place on all major roadways in Rockwall. The Planning & Zoning website provides details regarding types of materials, signage, parking requirements, and other design elements.

6 / 2025

This information was gathered from sources deemed reliable, but is not guaranteed by AVIA REALTY. It is subject to errors, omissions, and corrections. It is also subject to prior sale or withdrawal without notice. Interested parties are encouraged to tour the property and seek an independent evaluation.



Rockwall

Ralph M. Hall / Rockwall Municipal

Mobile City

Baylor Emergency Medical Center - Rockwall

3549

30

205

1141

66

66

Exit 69

Exit 68

Exit 70

276

Corporate Crossing

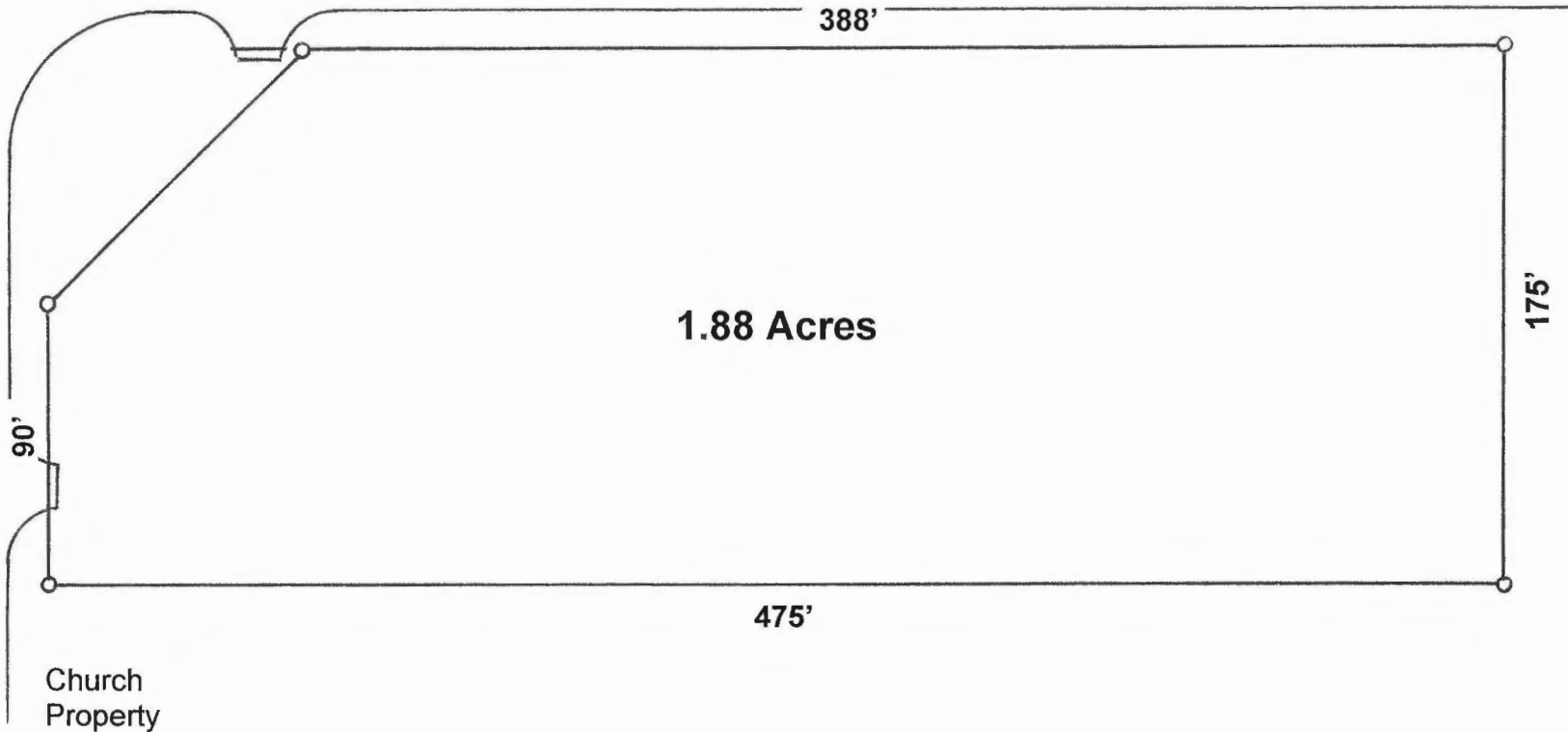
PROPERTY DRAWING



Chewters Chocolates (U.C.)

SPRINGER ROAD

CORPORATE CROSSING

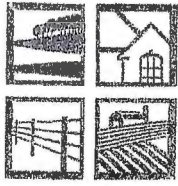


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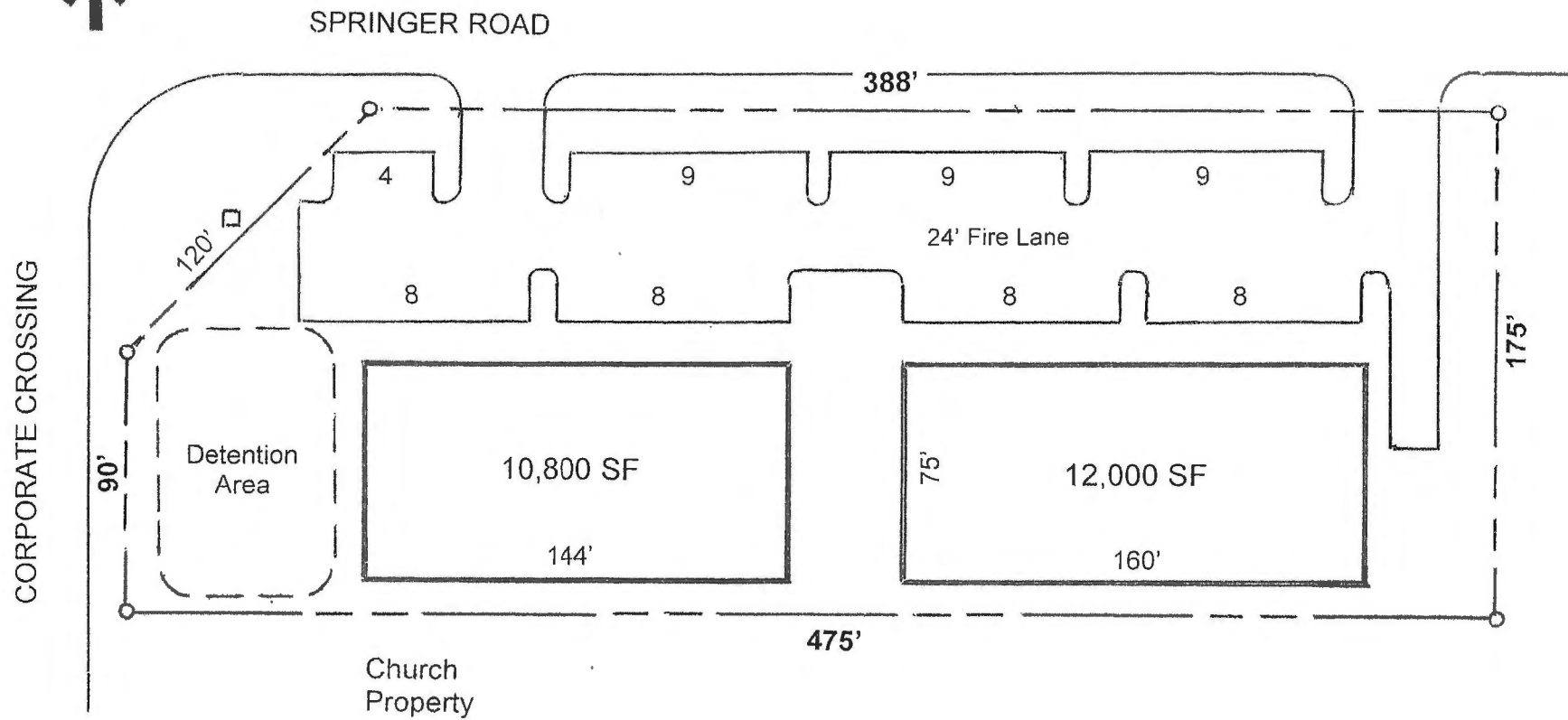
Scale: 1" = 60'

All dimensions are approximate. This drawing will be amended based on a new survey.





CONCEPT DRAWING



6 / 1 / 2025

Scale: 1" = 60'

63 parking spaces based on 1 per 250SF, General Office





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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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