

1.143 ACRE PREMIUM LOT

000pinnacleway.ebby.com

Harbor View Site

Perfect for Retail · Restaurant · Office · Medical

Glen Hill Way | Pinnacle Way | Summer Lee Drive | Rockwall Harbor District



EBBY HALLIDAY

Commercial

For more information please contact:

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 **KIM WOODUL**
REALTOR

Pricing, terms and availability subject to change.
Information deemed reliable, but not guaranteed.



EXECUTIVE SUMMARY

Rockwall Harbor Residences

ABOUT THE PROPERTY

Premium 1.143 acre lot zoned COMMERCIAL, PD-32. Build up to 5 stories high. Perfect for retail, restaurant, office, restaurant, mixed use. Located in Rockwall's premier central business district with high visibility from I-30 and next to luxury apartments, townhomes, condos and hotels supporting HIGH FOOT TRAFFIC. Located across from Rockwall's premier Harbor District, overlooking Lake Ray Hubbard and the Dallas skyline in the distance, just minutes off of I-30. Premium East Dallas submarket, 30 minutes east of Downtown Dallas.

PROPERTY AT A GLANCE

Legal Property Description: George Moton Estate, Lot 2, Block A, 49,786 sq. ft., 1.143 acres

No. of lots: 1

Zoning Description: Commercial, Mixed Use, PD-32

Frontage: Summer Lee Drive, Glen Hill Way, and Pinnacle Way

Location: Just south of Trend Tower, on Hillside in Rockwall Harbor District on Lake

DIRECTIONS

From I-30 east, exit Horizon Road. From the access road turn right on Sunset Ridge Drive. Turn right on Summer Lee Drive. Property is south of Summer Lee, between Sunset Ridge and Shoreline Trail in Rockwall's most robust central commercial business district.



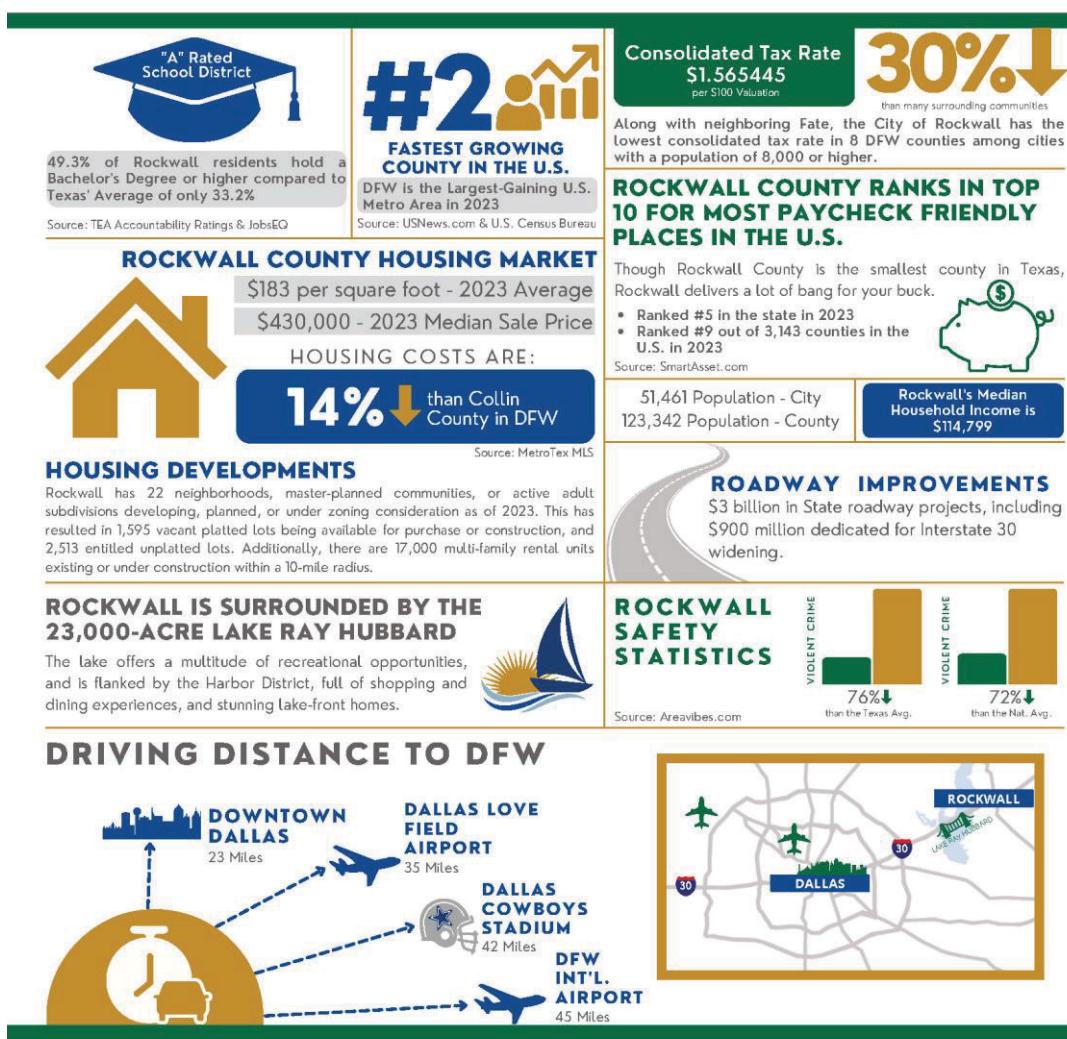


ROCKWALL, TEXAS

Rockwall Harbor Residences

The Harbor District is the dining, entertainment and retail destination hub for Rockwall County and the five surrounding counties. This site is located in PD-32, a walkable neighborhood rich in new development of luxury condos, townhomes and high-end apartments. With over 2,700 residences within walking distance, this site is perfectly suited for retail, restaurant, office, medical, hospitality or mixed use. Rockwall County is an affluent community made up of savvy suburbanites, ex-urbanites and boasts an average net worth four times the national average.

Rockwall boasts an affluent demographic with twice the national average household income, and four times the average net worth. Ranked by Money Magazine and US Today as one of the Top Four places in the US to live, making this an ideal target market for commercial development.



SOURCE: REALTY INVESTMENTS



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HIGHLIGHTS

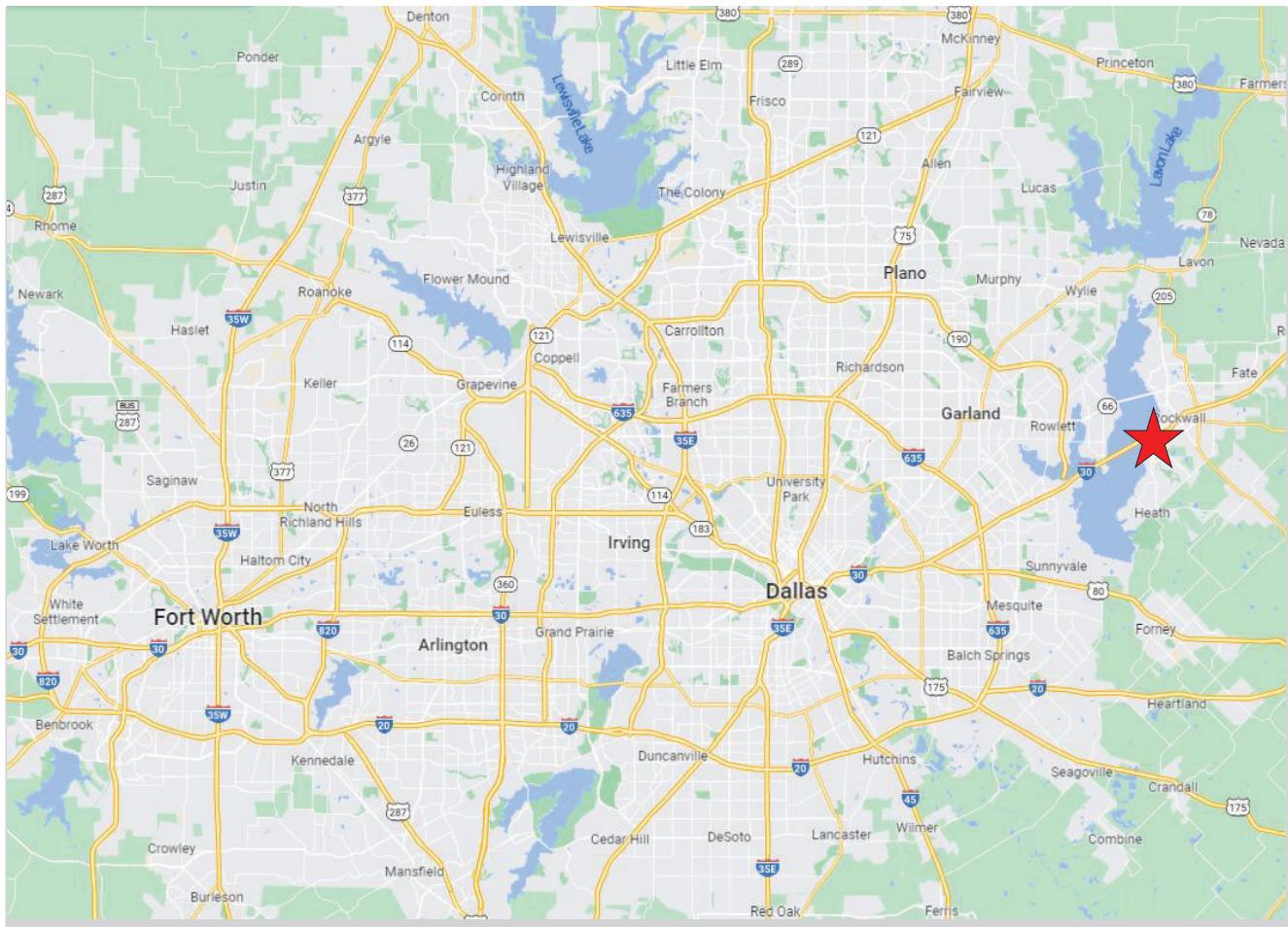
Rockwall Harbor Residences

- In 2020, Rockwall was ranked by Money Magazine as the No. 4 best place to live in the United States.
- DFW surpassed Chicago as No. 3 Designated Marketing Area in the U.S.
- Rockwall County is one of the most affluent counties in the state of Texas.
- The property taxes of Rockwall are **substantially below** surrounding municipalities. For instance, Dallas has a total property tax rate of **2.64%** while Rockwall is **1.80%**.
- The Harbor District boasts some of the strongest market economics in the DFW metroplex with office, restaurant and retail rent comps, as well as multi-family rent comps well above average; making this a developer's ideal site.
- High visibility from I-30.
- Rockwall County's central business district, the Harbor District is the dining, entertainment and retail destination hub for Rockwall County and the 5 surrounding counties.
- This site is located in PD-32, a walkable neighborhood rich in new development of luxury condos, townhomes and high-end apartments. With over 2,700 luxury residences within walking distance, this site is perfectly suited for retail, restaurant, office, medical or mixed use.
- Rockwall is an affluent community made up of savvy suburbanites, ex-urbanites and boasts a net worth four times higher than the national average.
- Public Parking Lot located, and shared garage parking located nearby.
- City Streets, curbs, sidewalks and city utilities available in the area.
- I-30 expansion and new Sapphire Bay and Bayside development opposite Lake Ray Hubbard further establish Rockwall as a destination hub.



ROCKWALL LOCATION MAP

Rockwall Harbor Residences



This map illustrates the location of the harbor district of Rockwall to the Dallas/Ft. Worth Metroplex.



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ROCKWALL HARBOR DISTRICT MAP

Rockwall Harbor Residences



This aerial shows the location of the Project to the surrounding harbor district.

Rockwall is a city located in Rockwall County, Texas, United States. With a population of approximately 38,000 people, Rockwall is a rapidly growing city that offers residents and visitors alike a high quality of life. One of the city's key attractions is its stunning natural beauty. Rockwall is located on the shores of Lake Ray Hubbard, a 22,000-acre lake that provides numerous opportunities for boating, fishing, and other water sports. The city also boasts several parks and hiking trails that offer breathtaking views of the lake and surrounding countryside. Another highlight of Rockwall is its vibrant downtown area. The city's historic downtown district is a charming and picturesque area that features a variety of shops, restaurants, and cultural venues. The area is also home to the Rockwall Farmers Market, which takes place on Saturday mornings and features locally grown produce, handmade crafts, and live music. In addition to its natural beauty and thriving downtown, Rockwall is known for its excellent schools. The city is served by the Rockwall Independent School District, which consistently ranks among the best in Texas. Rockwall is also home to a number of higher education institutions, including Texas A&M University-Commerce and Collin College. The city's strong economy is another important aspect of life in Rockwall. Rockwall is home to a number of major employers, including the Rockwall County Office of Emergency Management, the Rockwall Independent School District, and the Rockwall County Historical Foundation. The city is also located within easy commuting distance of major cities like Dallas and Fort Worth, making it an ideal place to live and work.

ROCKWALL HARBOR DISTRICT MAP

Rockwall Harbor Residences



This aerial shows the location of the Project to the surrounding harbor district.

The Harbor District of Rockwall, Texas is a vibrant and thriving area that offers residents and visitors alike a unique blend of recreation, shopping, dining, and entertainment options. Located on the shores of Lake Ray Hubbard, the Harbor District is one of the most popular destinations in Rockwall and is known for its stunning views of the lake and surrounding countryside. One of the key attractions of the Harbor District is its diverse range of recreational opportunities. The area is home to several parks and hiking trails that offer breathtaking views of the lake and surrounding countryside. It also features a marina and boat ramp, making it an ideal place for boaters and water sports enthusiasts. The Harbor District is also home to several fishing piers and a fish cleaning station, making it a popular destination for anglers. Another highlight of the Harbor District is its vibrant shopping and dining scene. The area is home to a variety of shops and restaurants, including local boutiques, specialty stores, and popular chain restaurants. The Harbor District is also home to a number of events and festivals throughout the year, including the Rockwall Farmers Market, the Rockwall Art and Wine Festival, and the Rockwall County Fair.

MARKET DEMOGRAPHICS

Rockwall Harbor Residences

POPULATION (1 mi)

8,403

AVG. HH SIZE (1 mi)

2.4

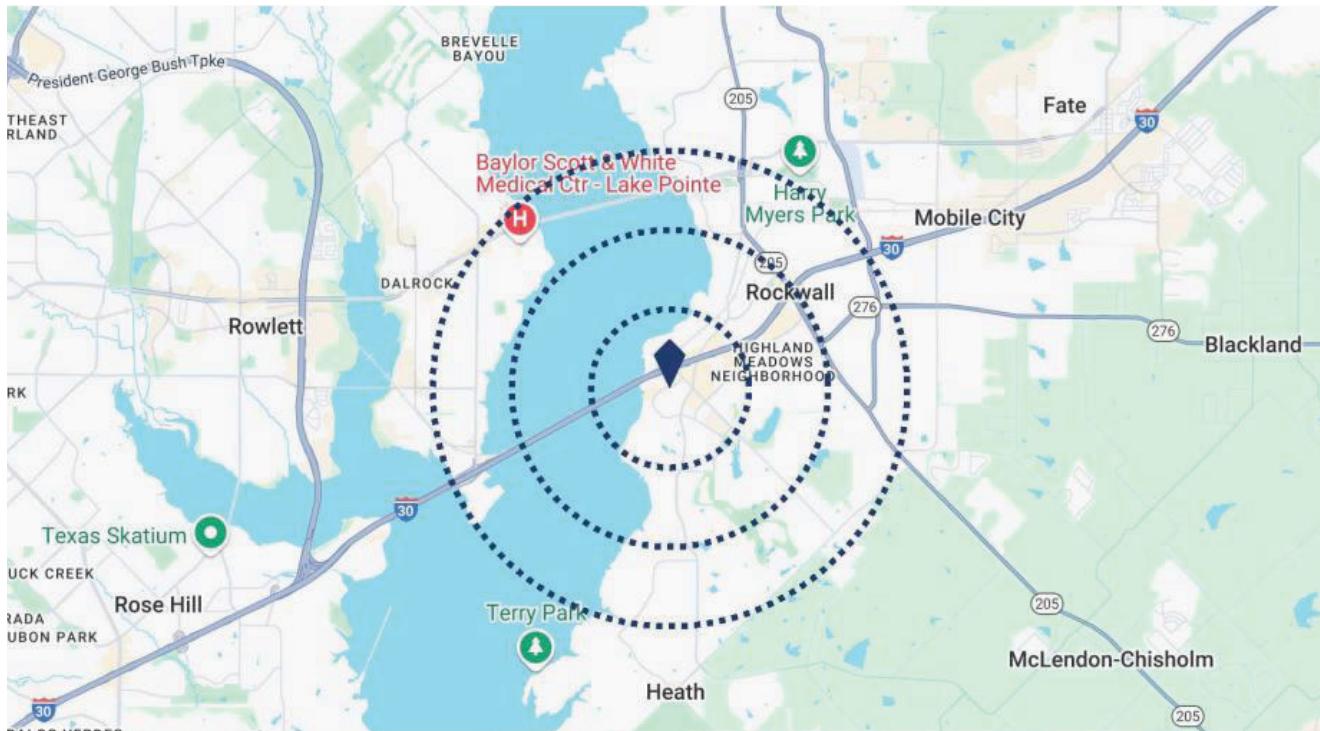
AVG. AGE (1 mi)

44

MED. HH INC. (1 mi)

\$132,724

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	2 Mile	3 Mile
2024 Population	8,403	21,013	48,869
2029 Population	11,516	28,670	64,825
Pop Growth 2024-2029	37.1%	36.4%	32.7%
2024 Average Age	44	41	41
Households			
2024 Households	3,474	8,228	18,189
2029 Households	4,779	11,258	24,231
Household Growth 2024-2029	37.6%	36.8%	33.2%
Median Household Income	\$132,724	\$113,315	\$109,535
Average Household Size	2.4	2.5	2.6
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$348,922	\$352,893	\$309,760
Median Year Built	2000	2000	1999

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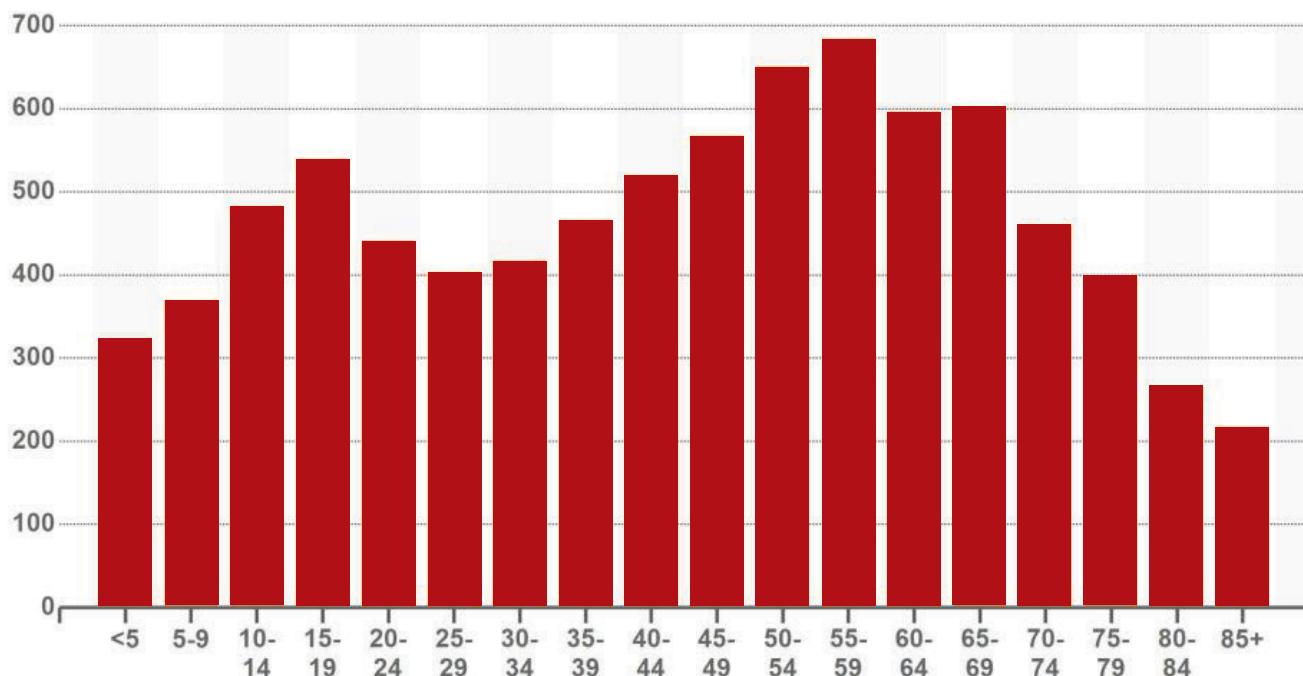


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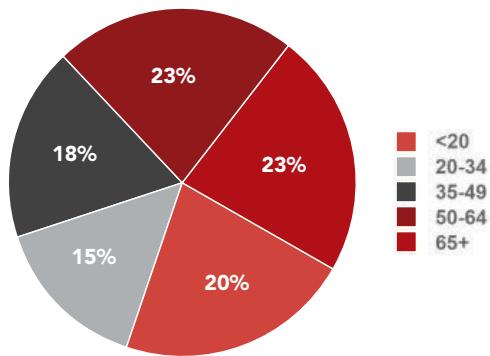
AGE & EDUCATION DEMOGRAPHICS

Rockwall Harbor Residences

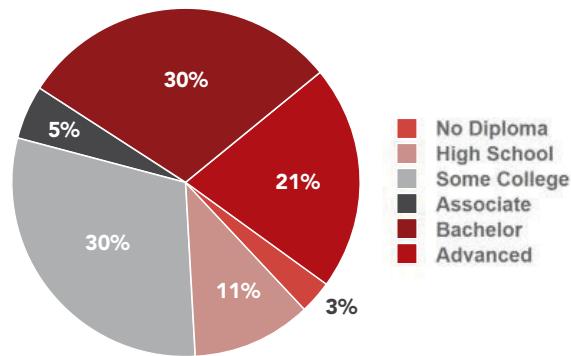
POPULATION BY AGE GROUP IN 1 MILE RADIUS



POPULATION BY AGE IN 1 MILE RADIUS



POPULATION BY EDUCATION IN 1 MILE RADIUS



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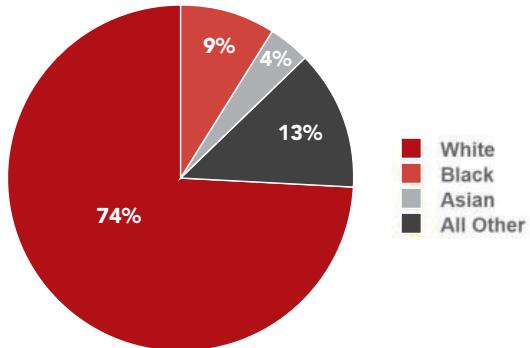
ETHNICITY DEMOGRAPHICS

Rockwall Harbor Residences

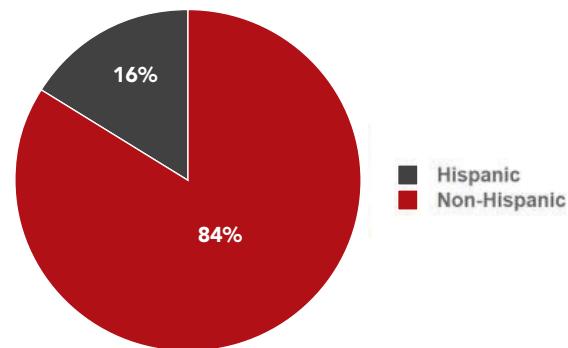
POPULATION BY RACE

Race	2024 Population					
	1 Mile		2 Mile		3 Mile	
White	6,184	73.59%	13,653	64.97%	31,488	64.43%
Black	719	8.56%	1,918	9.13%	5,779	11.83%
Asian	368	4.38%	884	4.21%	2,003	4.10%
American Indian & Alaskan	49	< 1%	171	< 1%	345	< 1%
Hawaiian & Pacific Islander	8	< 1%	50	< 1%	133	< 1%
Other	1,075	12.79%	4,337	20.64%	9,120	18.66%

POPULATION BY RACE IN 1 MILE RADIUS



HISPANIC POPULATION IN 1 MILE RADIUS



MILITARY POPULATION

	2024 Population					
	1 Mile		2 Mile		3 Mile	
Military	0	0.00%	0	0.00%	2	< 1%
Non-Military Workforce	4,551	100.00%	11,030	100.00%	26,341	99.99%

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