

NEQ - I-30 & JOHN KING BLVD.

ROCKWALL, TX | ROCKWALL COUNTY | ROCKWALL I.S.D | LAND FOR SALE

SIMON BEAKLEY
SBeakley@db2re.com
214.526.3626 x 122



PROPERTY INFORMATION



SIZE:
± 19.78 AC



TRAFFIC COUNTS:
I-30: 126,897 VPD



ZONING:
Light Industrial
Future Use: Special Commercial Corridor

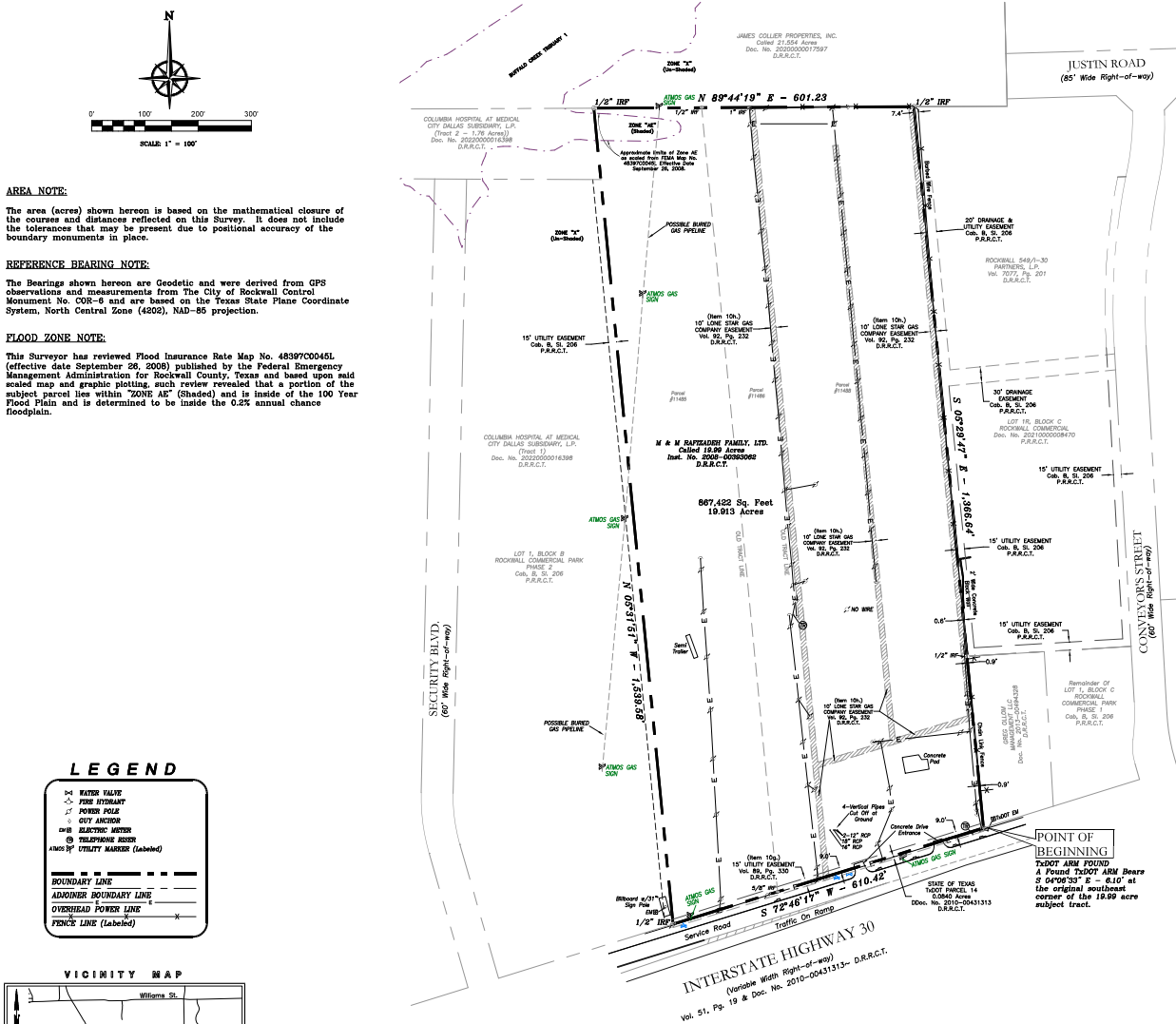


UTILITIES:
To Site

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	1,588	18,285	44,076
% Proj Growth 2024-2029	2.03%	1.74%	2.14%
2024 Average HH Income	\$125,779	\$127,678	\$144,260
2024 Median HH Income	\$82,805	\$104,321	\$118,576

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
Davidson & Bogel Real Estate, LLC 2023



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

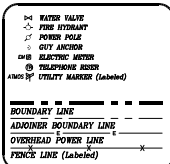
REFERENCE BEARING NOTE:

The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of Rockwall Control Monument No. COR-6 and are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.

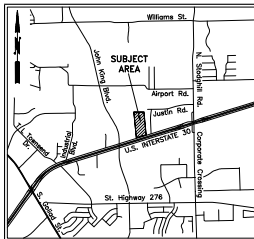
FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C00451, (effective date September 20, 2000) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that a portion of the subject parcel lies within 2000 ACF (shaded) and is inside of the 100 Year Flood Plain and is determined to be inside the 0.2% annual chance floodplain.

LEGEND



VICINITY MAP



ABBREVIATIONS

Vol. = Volume
Cub. = Cabinet
Pg. = Page
Bl. = Slide
Doc. No. = Document Number
D.R.R.C.T. = Deed Records, Rockwall County, Texas
P.R.R.C.T. = Plat Records, Rockwall County, Texas
CM = Controlling Monument
IRP = Iron Rod Found
TxDOT ARM = 6/8" Iron Rod Found, topped with an Aluminum Right-of-way Marker, stamped Texas Department of Transportation.

LEGAL DESCRIPTION

SITUATED in the City of Rockwall, in the John Lockhart Survey, Abstract No. 134 of Rockwall County, Texas and being the remainder of that certain called 19.99 acre tract of land described in a Special Warranty Deed With Vendor's Lien, dated January 23, 2008 to M & M Rafizadeh Family, Ltd. and recorded in Document No. 2008-00390682, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by meter & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a standard Texas Department of Transportation aluminum disk (TxDOT ARM), found at the intersection of the east line of the above described 19.99 acre tract of land and the current northern right-of-way line of Interstate Highway 30 (a variable width right-of-way) for the northeast corner of that certain called 0.0840 acre strip of land described as Parcel 14 in a deed to the State of Texas, recorded in Document No. 2010-00431913, D.R.R.C.T. and said point also being on the west line of that certain tract of land described in a deed to Greg Olom Management LLC, recorded in Document No. 2013-00494328, D.R.R.C.T.;

THENCE South 72 deg. 46 min. 17 sec. West, along the northern line of said Parcel 14 (same being the northern right-of-way line of said Interstate Highway 30), a distance of 610.42 feet to a 1/2 inch iron rod found for the northwest corner of said Parcel 14, on the west line of said 19.99 acre M & M Rafizadeh tract and same being on the east line of Lot 1, Block B of Rockwall Commercial Park, Phase 2, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet 5, Slide 206, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 06 deg. 32 min. 29 sec. West, departing from said Interstate Highway 30, along the common line of said 19.99 acre tract and said Lot 1, Block B, a distance of 1,539.55 feet to a 1/2 inch iron rod found for the northwest corner of said 19.99 acre tract and the northeast corner of that certain called 1.76 acre tract of land described as Tract 2 in a deed to Columbia Hospital At Medical City Dallas Subsidiary, L.P., recorded in Document No. 20220000101386, D.R.R.C.T. and same being on the south line of that certain called 21.554 acre tract of land described in a deed to James Collier Properties, Inc., recorded in Document No. 20200000017597, D.R.R.C.T.;

THENCE North 89 deg. 44 min. 19 sec. East, along the common line of said 19.99 acre tract and said 21.554 acre Collier Properties tract, a distance of 601.23 feet to a 1/2 inch iron rod found for the northeast corner of said 19.99 acre tract and same being the northwest corner of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, according to the replat thereof, recorded in Document No. 20210000008470, P.R.R.C.T.;

THENCE South 06 deg. 30 min. 10 sec. East, along the common line of said 19.99 acre tract and said Lot 1R, Block C, at a distance of 1,037.11 feet, passing a 1/2 inch iron rod found for the southwest corner of said Lot 1R, Block C and the northwest corner of the above described Greg Olom Management tract and continuing along the common line of said 19.99 acre tract and said Greg Olom tract for a total distance of 1,360.54 feet to the POINT OF BEGINNING and containing 187,425 square feet or 19.913 acres of land.

TITLE COMMITMENT NOTES

This Survey was prepared in conjunction with a Title Commitment prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY under GP No. 71522-38711 with an effective date of November 19, 2022, at 8:00 a.m. and issued on December 2, 2022, at 8:00 a.m. This Surveyor has reviewed the items listed in Schedule B of said commitment and has concluded that the following items AFFECT or DO NOT AFFECT the Subject Tract as noted. No additional research of easements was performed by Ringley & Associates, Inc.

10f. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in Mineral Deed from Herbert T. Liles and wife, Opal M. Liles, to Alene McElroy, dated December 30, 1969, filed December 30, 1969, recorded in Volume 80, Page 330, Deed Records, Rockwall County, Texas. Reference to which instrument is here made for particulars. No further search of Title has been made as to the interest(s) evidenced by this instrument, and the company makes no representation as to the ownership or holder of such interest(s). THIS ITEM BLANKETS AND AFFECTS THE ENTIRE SUBJECT TRACT.

10g. Easement executed by Herbert T. Liles and wife Opal M. Liles to Alene McElroy, dated December 30, 1969, filed December 30, 1969, recorded in Volume 80, Page 330, Deed Records, Rockwall County, Texas. THIS ITEM AFFECTS THE SOUTH LINE OF THE SUBJECT TRACT, AS SHOWN.

10h. Easement executed by Sherman McElroy, and wife, Topsy McElroy, to Lane Star Gas Company, a corporation, dated August 3, 1970, filed September 8, 1970, recorded in Volume 92, Page 232, Deed Records, Rockwall County, Texas. THIS ITEM AFFECTS THE SUBJECT TRACT, AS SHOWN.

GENERAL NOTES:

- At the time of this Survey, this Surveyor did not see any evidence of current earth moving work, building construction or building additions. (ALTA, Table A Item 16).
- There is currently No Proposed Changes to the right-of-way of Interstate Highway 30 (ALTA, Table A Item 17).
- At the time of this Survey, this Surveyor did not see any evidence of the site currently being used as a solid waste dump, sump or sanitary landfill.
- At the time of this Survey, this Surveyor did observe a series of Atmos Gas Pipeline Signs that direct the northwest quadrant of the Subject Tract, as shown. This Surveyor suspects there may be a buried gas line in the vicinity of these marker signs but an easement of record for this line was not disclosed in Schedule B of the Title Commitment or found by this Surveyor.
- At the time of this Survey, the Subject Tract was vacant of any buildings and there is no pavement or striped parking spaces. As shown, the Subject Tract has many old power poles and overhead powerlines (ALTA, Table A, Items 7, 8, 9 & 10).
- Subject Tracts I and II are accessed from the public right-of-way of Interstate Highway 30 along the south boundary line. There were two (2) curb cuts with driveways observed along the service road of Interstate Highway 30 onto the Subject Tracts.

ALTA LAND TITLE SURVEY

19.913 ACRE TRACT

Surveyed by
John Lockhart Survey, Abstract No. 134
City of Rockwall
Rockwall County, Texas

PROPERTY ADDRESS

Un-Assigned by the City of Rockwall, TX
at the time of this Survey

Rockwall County Appraisal District
Parcel No. 11485
Parcel No. 11486
Parcel No. 11488



RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10081300
701 S. Remondino - Building 1000 - Dallas, Texas 75069
(972) 542-1286

Drawn by	Date	Scale	Title	Sheet
David Bogel	01/30/2023	1" = 100'	2022-074-ALTA.DWG	1 of 1

SURVEYOR'S CERTIFICATION

To: M & M RAFIZADEH FAMILY, LTD., a Texas limited partnership; GILBANE DEVELOPMENT COMPANY, a Rhode Island corporation and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on December 20, 2022.

Date of Plat or Map: January 30, 2023

LAWRENCE H. RINGLEY, R.P.L.S. No. 4701



IKEA PUTTING TOGETHER SMALL-FORMAT STORE IN ROCKWALL FOR LATE 2025

The Dallas Morning News



Ikea is planning another new store for Dallas-Fort Worth, but it won't be one of its hefty-sized locations.

The Swedish retailer is set to open a one-floor store in December 2025 in Rockwall with a "small format" site. It will be about 108,000 square feet, less than the roughly 293,000 square feet at the existing Ikea in Frisco, said Ben Sandoval, Ikea market area manager.

"We want to make sure that we are available to the customers whenever and however they want to interact with us," Sandoval said. "We like to innovate at Ikea and there are a lot of different footprints around the world, in different countries that are being rolled out."

Ikea, which also has sizable location in Grand Prairie, will not only be able to reach customers in the eastern part of the Dallas area, but assist with shoppers as far away as Texarkana and Little Rock, Ark., Sandoval said.

Customers will be able to purchase in-store and take-home items, and larger furniture items like sofas and beds that will be available for delivery or in-store pick-up. A new "Swedish Deli" concept will let customers enjoy food, including its well-known meatballs, on site or to-go, according to a statement.

The space — as Ikea shoppers have come to expect — will include furnished room settings to explore as it aims for sustainability, including solar power, electric vehicle chargers and recycling. The site, which is set for an area near I-30 and Stodghill Road, will have about 90 employees.

The store has become a key player in the U.S.'s retail landscape as it offers a variety of furniture options with a modern, Swedish approach to design. The store sells everything from large rugs and sleek couches to everyday items such as plants and batteries.

Ikea, a multi-billion-dollar retailer has been investing in the region for a while. It also has a much smaller-format site, which covers less than 11,000 square feet, in Southlake. The site lets customers work with Ikea representatives to plan and order home furnishings such as kitchens and bedrooms — as well as pick up online purchases.

Ikea has been ramping up with new stores across the country. The company, which opened its first store in the U.S. nearly four decades ago, has attracted devoted customers with European-inspired furniture, stuffed animals and cafeterias featuring Swedish food.

The store will buttress the city's retail lineup that includes Lowe's, Best Buy, Kohl's and The Home Depot. H-E-B has plans for a store there as well.

I-30 & JOHN KING BLVD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
SIMON BEAKLEY
SALES AGENT/ASSOCIATE

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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.

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:
 - 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Simon Beakley	653368	sbeakley@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date