



THE
HARBOR

edge

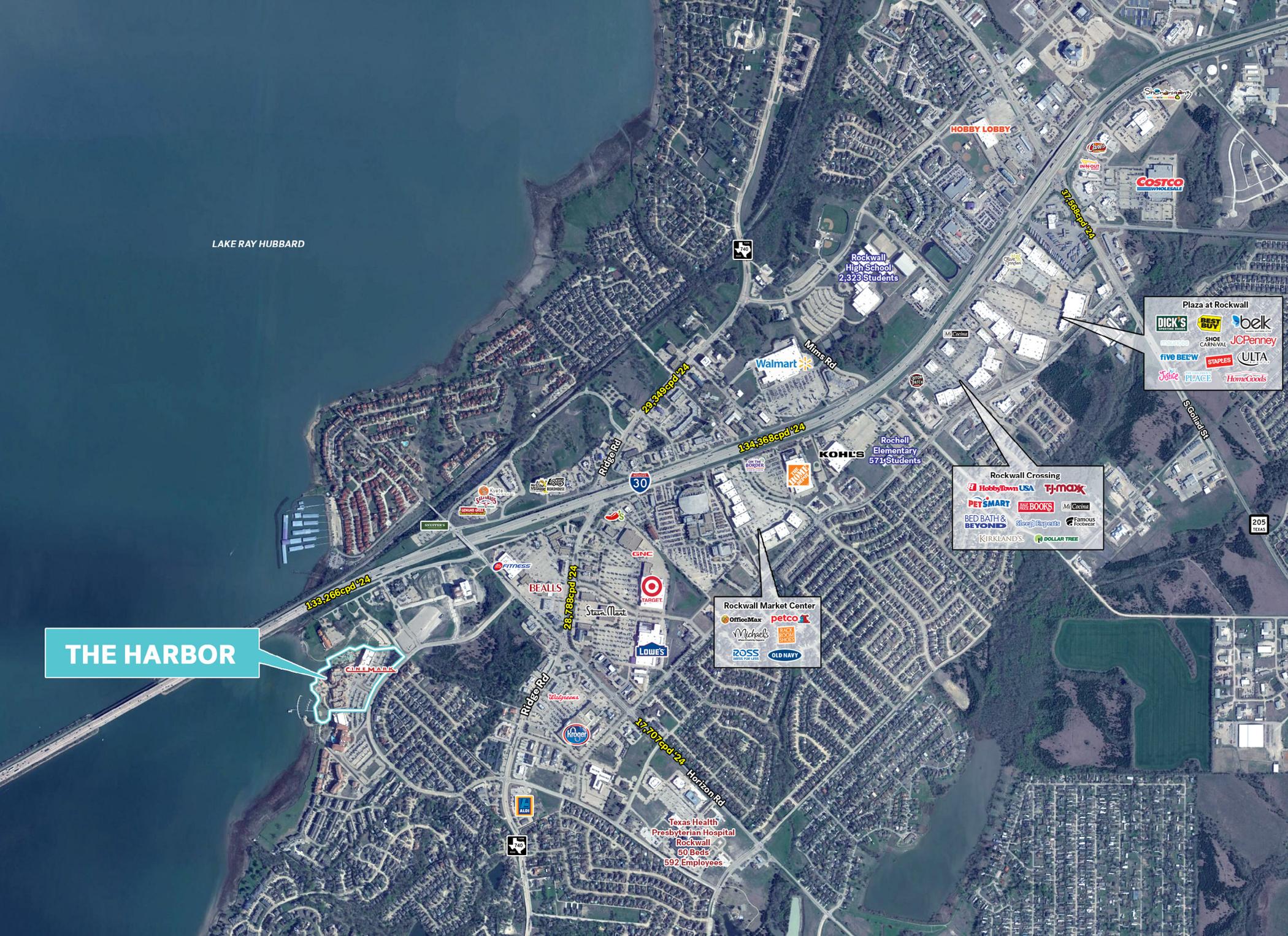
PegasusAblon™

2024 DEMOGRAPHIC SNAPSHOT

	4 MINUTE	10 MINUTE
TOTAL POPULATION	3,381	51,759
DAYTIME POPULATION	9,886	57,875
MEDIAN AGE	50.7	40.8
AVG HH INCOME	\$122,174	\$108,691



KALIFEMAN



LAKE RAY HUBBARD

THE HARBOR

Rockwall High School
2,323 Students

Rockwell Elementary
571 Students

Plaza at Rockwall

- DICK'S
- BEST BUY
- belk
- WALGREENS
- SHOE CARNIVAL
- JCPenney
- FIVE BELOW
- STAPLES
- ULTA
- Jiffy Lube
- PLAGE
- HomeGoods

Rockwall Crossing

- HobbyLobby USA
- TJ-MAXX
- PETSMART
- BOOKS
- MAZDA
- BED BATH & BEYOND
- Sleep Systems
- Famous Footwear
- KIRKLAND'S
- DOLLAR TREE

Rockwall Market Center

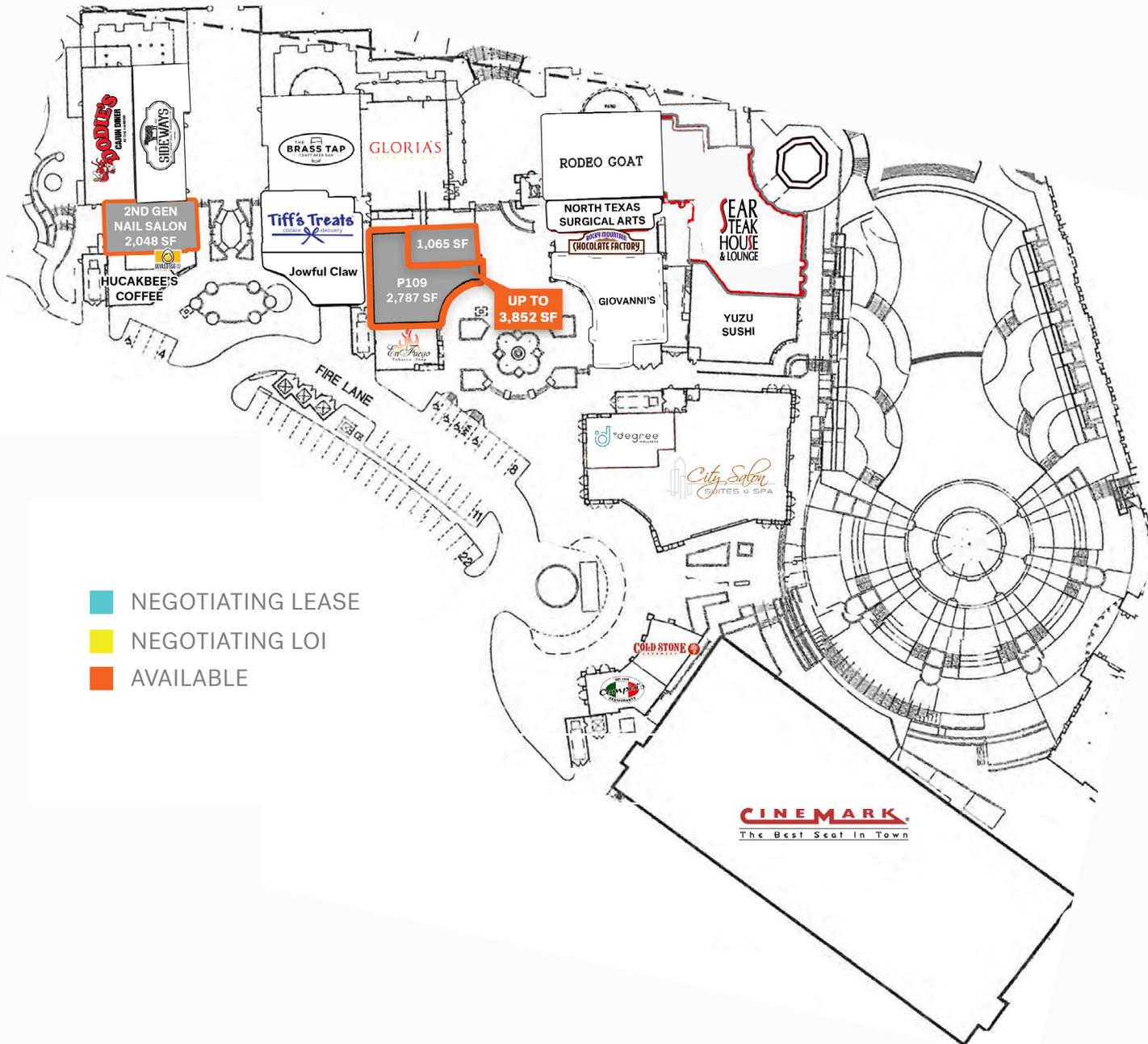
- OfficeMax
- petco
- Michaels
- ROSS
- OLD NAVY

Texas Health Presbyterian Hospital
Rockwall
50 Beds
592 Employees

AREA HOUSING



SITE PLAN - 1ST FLOOR



THE HARBOR CROWD

- Passionate about arts, literature, culture
- Well-traveled
- Healthy habits: organic foods & fitness enthusiasts
- Routine spa & salon visits
- Prioritize home improvements & gardening
- Highly educated: 46% college education
- Drawn to experiential & family driven activities
- Savvy & active in latest technology

**Psychographic information provided by ESRI.
Data based on 4-minute and 8-minute drive times.*



THE VISION

The Harbor is the 'go to' lifestyle and entertainment destination East of Lake Ray Hubbard. With the only Cinemark over 30 miles east of the Lake and 20 miles east of Downtown Dallas, The Harbor draws far beyond just Rockwall.

With new ownership, The Harbor will be brought to life through the major property improvements: re-landscaping, LED lighting, additional parking, new management and security – and an upgraded tenant mix. The front door will be activated through a variety of boutiques, fitness concepts, and other entertainment uses. The waterfront dining will offer a mix of local and unique dining opportunities.

Through best in class local operators and selective tenant mix, The Harbor will provide an experience and create an ambiance that is lacking and desired in the trade area.



CHEF-DRIVEN DINING



BOUTIQUE FITNESS

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.

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;
- (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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC

594592

info@edge-re.com

214.545.6900

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.