

FREESTANDING BUILDING ON SH-205

FOR LEASE

1407 S Goliad St, Rockwall, TX 75087



LOCATION:

NEQ of Goliad & Yellow Jacket
1407 S Goliad St, Rockwall, Texas

BUILDING SIZE:

4,539 SF

LAND SIZE:

0.48 AC Lot (±20,900 SF)

LEASE RATE:

Contact Broker

TRAFFIC COUNTS:

Goliad St: 29,019 vpd
I-30: 146,275 vpd
(TXDOT 2023)

PROPERTY INFORMATION:

Half-mile north of I-30

Fronting Hwy 205/Goliad St, just west of Yellow Jacket Ln in Rockwall, Texas

Former martial arts school and former smoothie shop

Pylon signage

30 marked parking spaces (additional parking behind building)

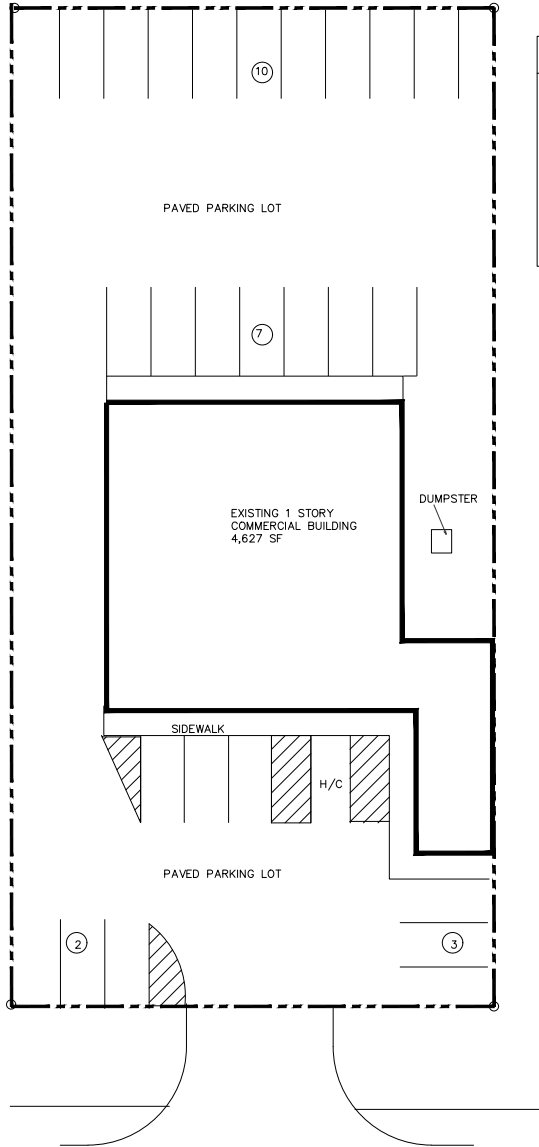
Building has grease trap

DEMOGRAPHICS:

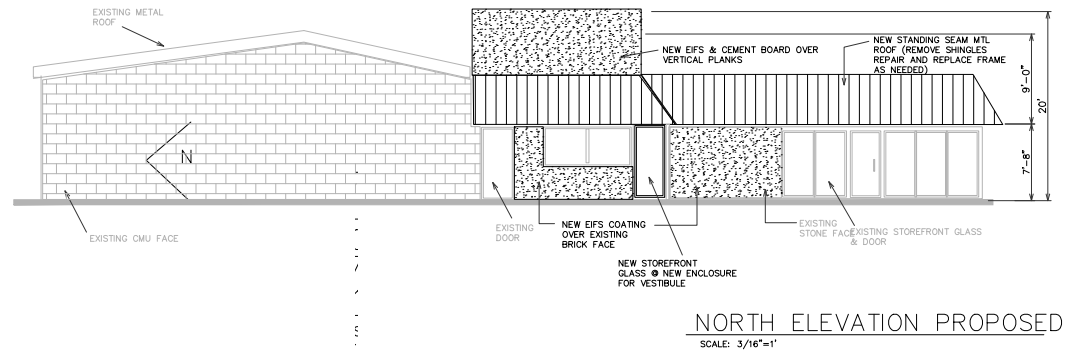
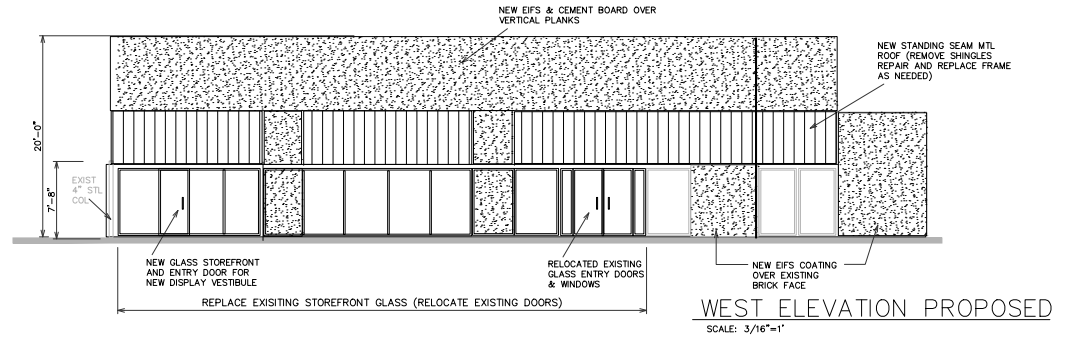
	1 mile	3 miles	5 miles
2024 Population	6,352	44,786	109,511
2029 Proj. Pop.	6,621	48,508	121,258
Daytime Pop.	14,093	52,642	96,681
Avg. HH Income	\$111,643	\$149,591	\$154,877

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PARKING DATA	
PARKING FOR SUITE A:	T.B.C
PARKING FOR SUITE B:	1,582 SF/250= 7 SF
PARKING FOR SUITE C:	T.B.C
TOTAL PARKING PROVIDED:	26



For more information, please contact David English

971-961-8532 office • 214-676-6424 mobile • denglish@ridgepcr.com

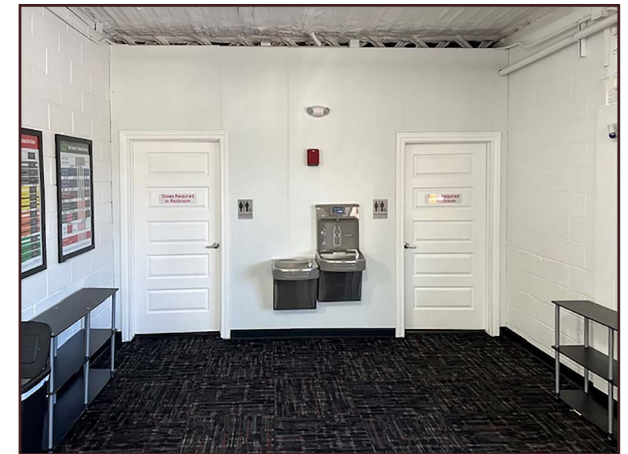
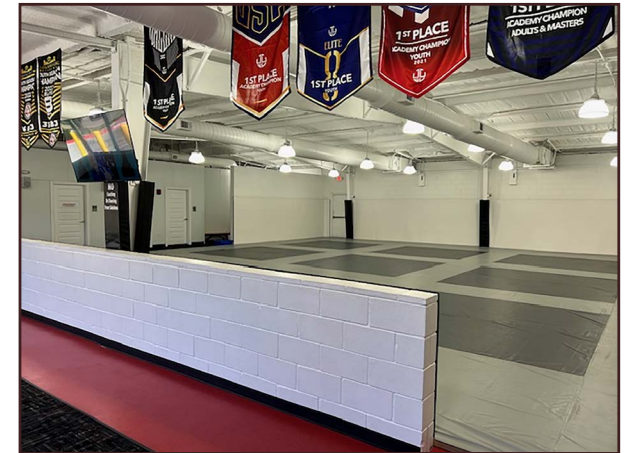
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Former Martial Arts School



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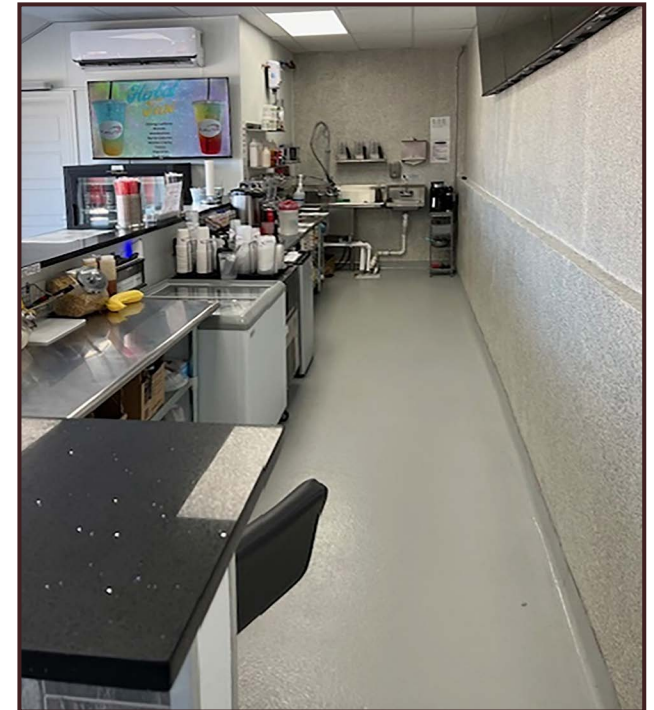
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Former Smoothie Shop



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BRIDGE POINTE

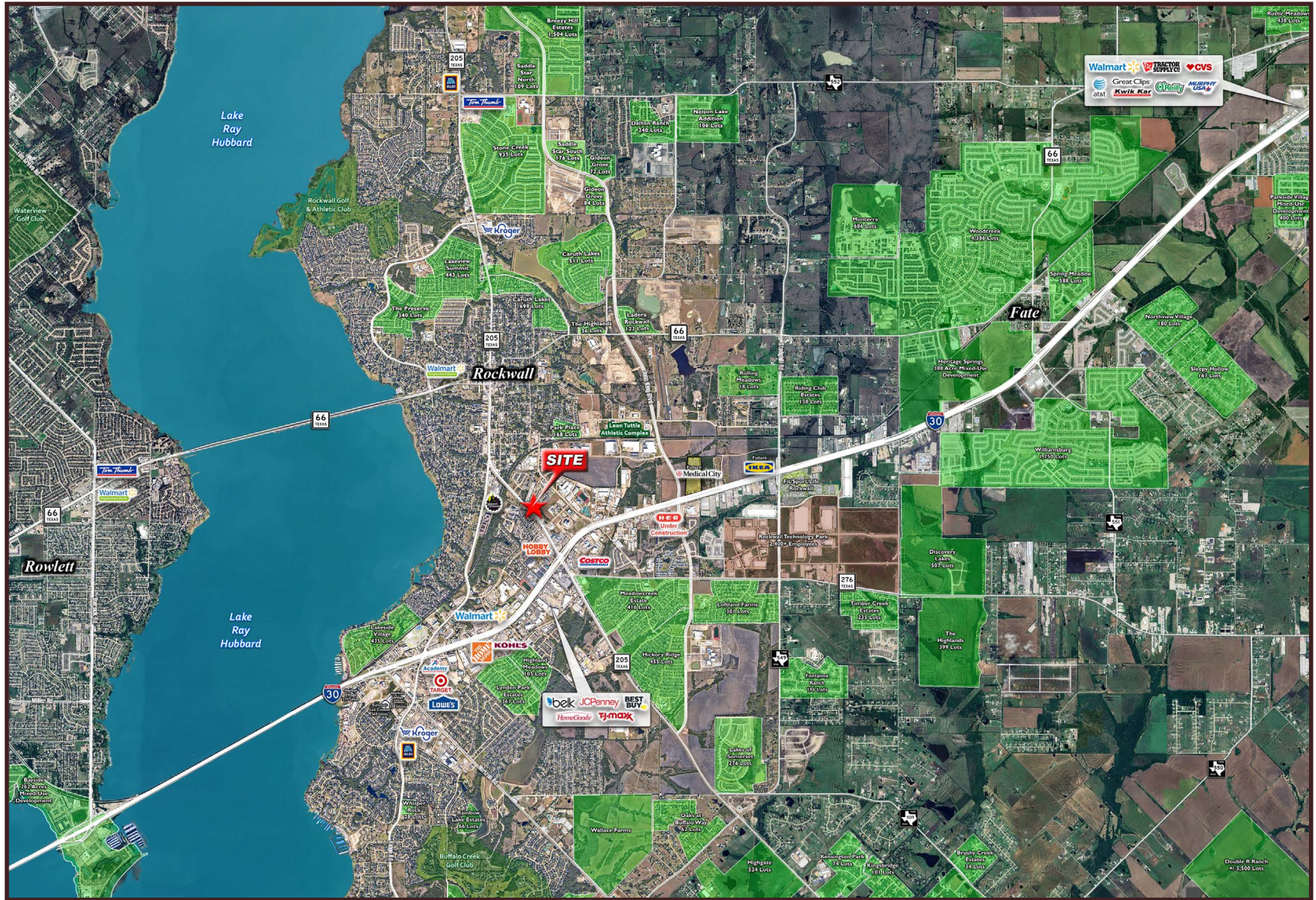
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972-961-8532

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