

# For Sale



**Hard Corner 9.705 Acres**  
**Rockwall County ETJ**  
Northwest Corner FM 548 & Hwy 276



## Hunington

Hunington Properties, Inc.  
501 W President George Bush Hwy.,  
Suite #150, Richardson, TX 75080  
**214-689-3600**  
hpiproperties.com



## HARD CORNER 9.705 AC ROCKWALL COUNTY ETJ

Northwest Corner FM 548 & Hwy 276



### Property Details

Sale Price	\$3,300,000.00
Lot Size	9.705 Acres
Utilities	4' and 6' Water line



### Property Highlights

- Prime Hard Corner Signalized Intersection
- Hwy 276 Roadway Expansion
- Over 37% Projected Population Growth 3-Mile Radius
- Nearby proposed Rockwall Outer Loop (refer to page 5)



Population (2025)	1 mi. - 930
	3 mi. - 12,704
	5 mi. - 51,664
Population Projection (2024-2029)	1 mi. - 33.85%
	3 mi. - 37.51%
	5 mi. - 35.97%
Average HHI (2025)	1 mi. - \$141,023
	3 mi. - \$143,193
	5 mi. - \$168,289
Traffic Counts	TX-276: 14,190 vpd
	FM 548: 4,147 vpd



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**SITE**

**9.705 Acres**

3,948 vpd

276

14,190 vpd

**ROYSE CITY**  
INDEPENDENT SCHOOL DISTRICT  
±165 Acres

**INCREDIBLE CRUSH**

**CORE & MAIN**

**GARDNER**  
CONSTRUCTION

25th Anniversary  
**NATIVE**  
Outdoors  
2003-2025

**A-AFFORDABLE**  
STORAGE

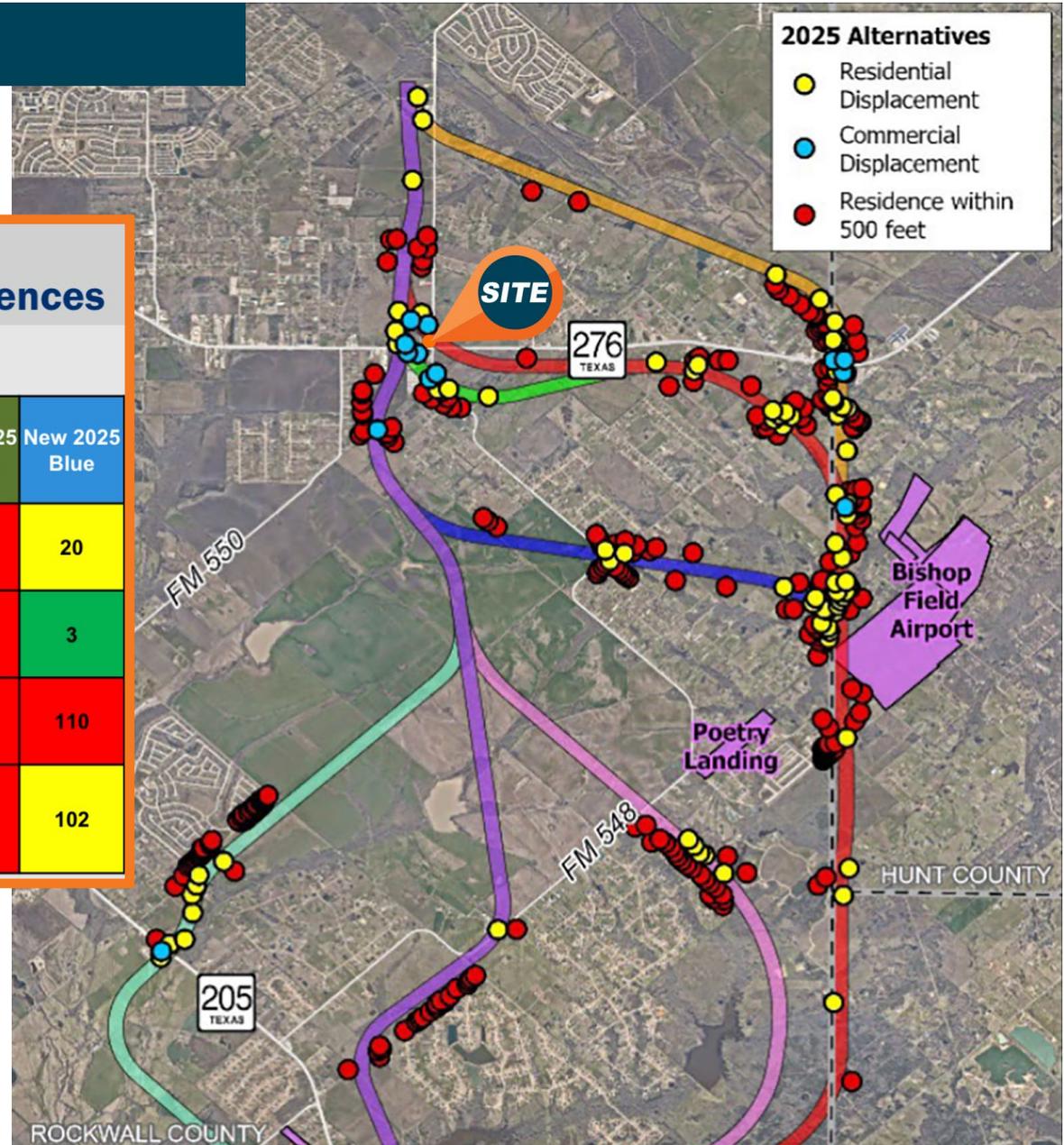


## Nearby proposed Rockwall Outer Loop



### Socio-Economic Impacts | Displacements and Nearby Residences

	Updated Purple/ Green Mod	Updated Aqua	Updated Pink	New 2025 Orange	New 2025 Red	New 2025 Green	New 2025 Blue
# Residential Displacements	5	12	9	34	28	34	20
# Commercial Displacements	3	4	3	5	3	6	3
# Residences within 500 ft	53	82	53	111	107	112	110
# Property Owners Impacted by ROW	53	56	80	115	114	128	102



# 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.

**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.

**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.

**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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date