

The Heath Reserve



FOR SALE



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PROPERTY OVERVIEW

This exceptional 9.56-acre (divisible) tract is part of the highly sought-after Heath Town Center, a major mixed-use development offering outstanding visibility and connectivity. The property is trail-connected to prominent residential neighborhoods, providing seamless access for the community. Positioned adjacent to a large high school with over 2,300 students, it benefits from strong daily traffic and a vibrant local presence. Ideal for a variety of uses, this site is perfectly suited for corporate or medical offices, retail, restaurants, salons, and more.



Rockwall- Heath High School
(2300 students)

SITE - 9.56ac
(divisible)

Future Heath Fire/Police Station



ROCKWALL, TEXAS

Rockwall, Texas, is an ideal place to run a business thanks to its strategic location just 25 miles east of Dallas along the I-30 corridor, providing easy access to the entire DFW metroplex. As one of the fastest-growing counties in Texas, Rockwall boasts a rising population and strong consumer demand, supported by high median household incomes and a robust local economy that includes thriving sectors such as retail, healthcare, and professional services. The city offers a business-friendly environment with streamlined permitting, low taxes, and support from organizations like the Rockwall Economic Development Corporation. Coupled with a high quality of life—featuring excellent schools, low crime, and recreational amenities like Lake Ray Hubbard—Rockwall also benefits from a vibrant historic downtown that attracts foot traffic and supports small businesses. These factors make it a prime location for both startups and established enterprises looking to grow.

LOCATION



DEMOGRAPHICS 2023 3 MILE RADIUS

26.1K *Population*

\$129K *Average HH Income*

LOCATION



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Confidentiality Disclosure

The information provided regarding this property is confidential and intended solely for the use of prospective tenants or buyers working with Regal Realtors. By receiving this information, you agree not to disclose any details to third parties without prior written consent from Regal Realtors. All inquiries, tours, and negotiations must be conducted through Regal Realtors.



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 or 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 by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable. An owner's agent fees are not set by law and are fully negotiable.

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written offer or purchase 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:
 - 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.

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Sales Agent/Associate's Name						

Buyer/Tenant/Seller/Landlord Initials Date

