

Available - Rockwall Pad Sites & Future Retail

NEC I-30 & FM 549 | Rockwall, TX



SITE

AIRPORT RD

STODGILL RD 10,914 VPD '24

CORPORATE KING 18,140 VPD '24

126,725 VPD '24

110,918 VPD '24

67

30

Future 485 MF Units

IKEA
NOW OPEN!

Medical City Healthcare

Hunington
Development

CAVENDERS

Carls Jr
Loves

FUTURE HOTEL

Rockwall
Technology park
2,200-2,400+Employees

Rockwall
Technology Park
2,200-2,400+Employees

DISCOVERY BLVD

Rockwall Technology Pa
Future Expansion

HEB
Opened
Oct 2025

NISSAN

AVESA

Karat
LULLIGUR

PRATT
INDUSTRIES

BIMBO
Bakeries USA

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Rockwall Pad Sites & Future Retail

NEC I-30 & FM 549
Rockwall, TX

Property Specifications

BOX, MULTI-TENANT & PAD SITES AVAILABLE

Up to ±23 AC

RATES & PRICING

Contact Broker



About the Property

- Shovel ready pad sites and retail space available with drive thru & patio opportunities
- Located in the heart of Rockwall's thriving retail corridor with nearby traffic generators including IKEA, H-E-B, Fit Sport Life & Medical City
- Adjacent to IKEA (now open!) and less than 1 mile east of H-E-B (now open!)
- Excellent access and visibility to I-30
- Significant residential growth with over 26 new residential projects underway within a 5-mile radius totaling over 14,500 new homes under construction or proposed
- Delivery: Q2 2028
- Zoned: [Commercial \(C\) District – Permitted Uses](#)

Traffic Counts

I-30	110,918 VPD
FM 549	10,914 VPD

Year: 2024 | Source: TxDOT

Join These Retailers



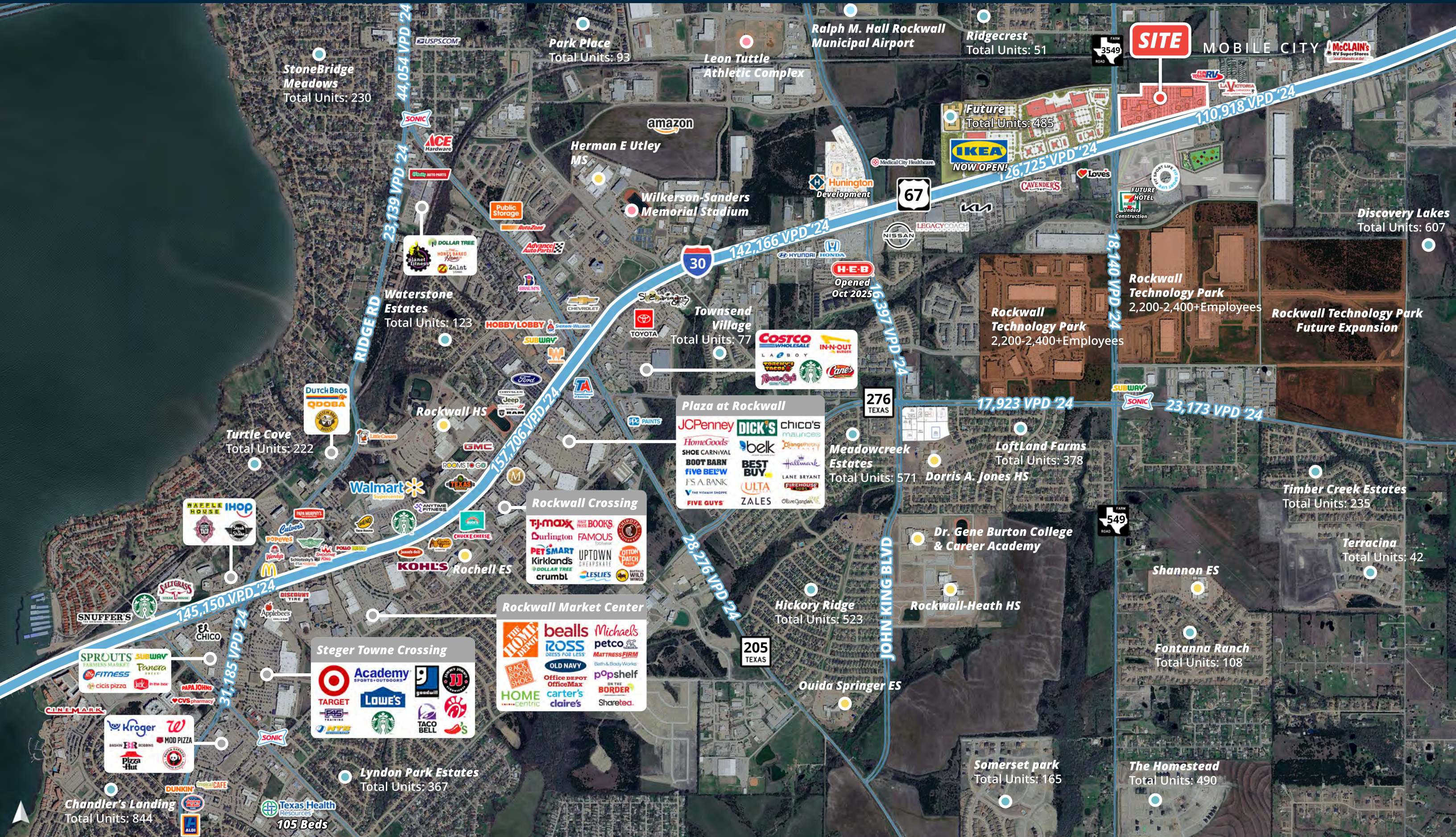
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Trade Area Aerial

Rockwall, TX



Site Trade Area

Rockwall, TX

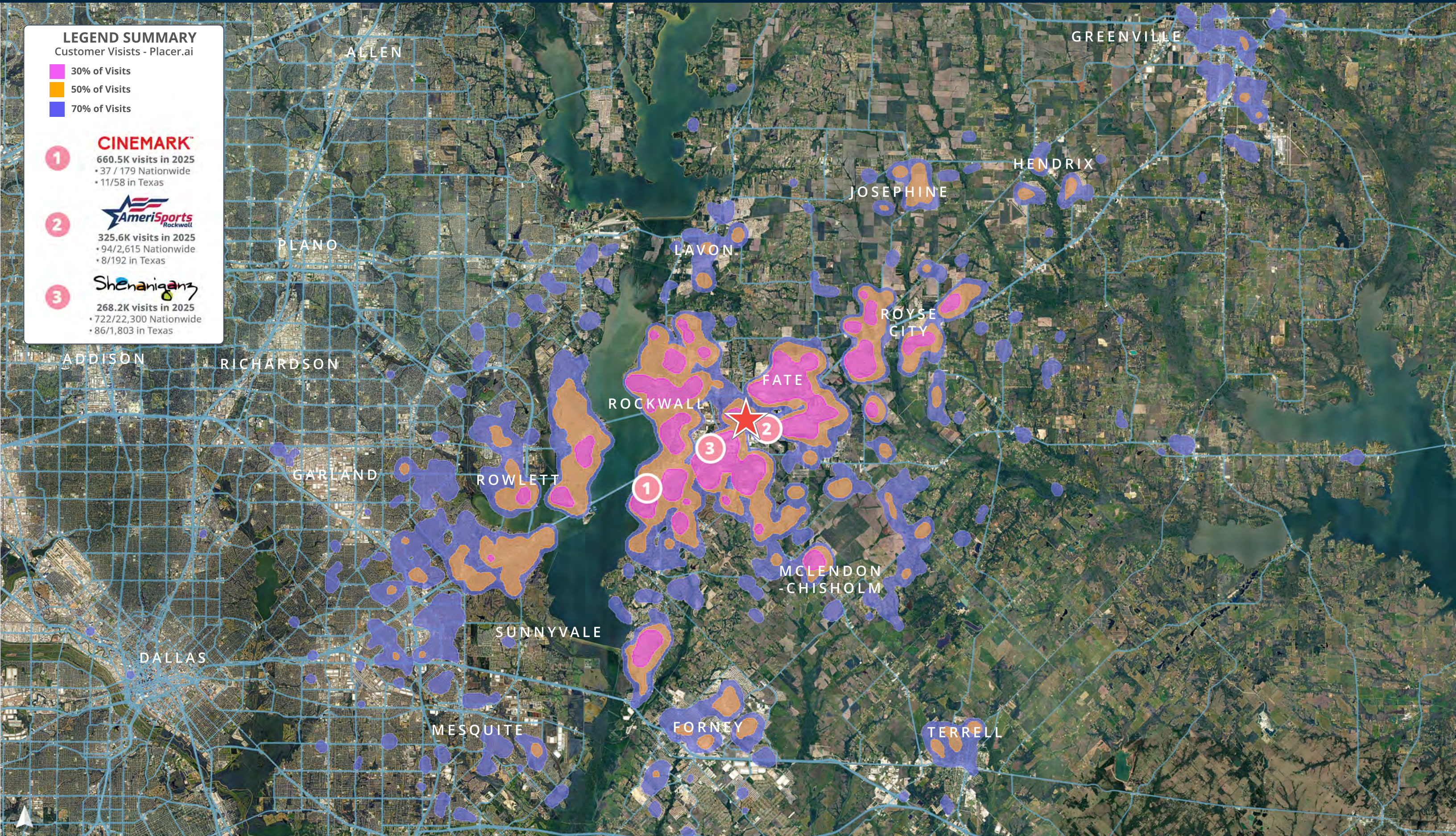
LEGEND SUMMARY
Customer Visits - Placer.ai

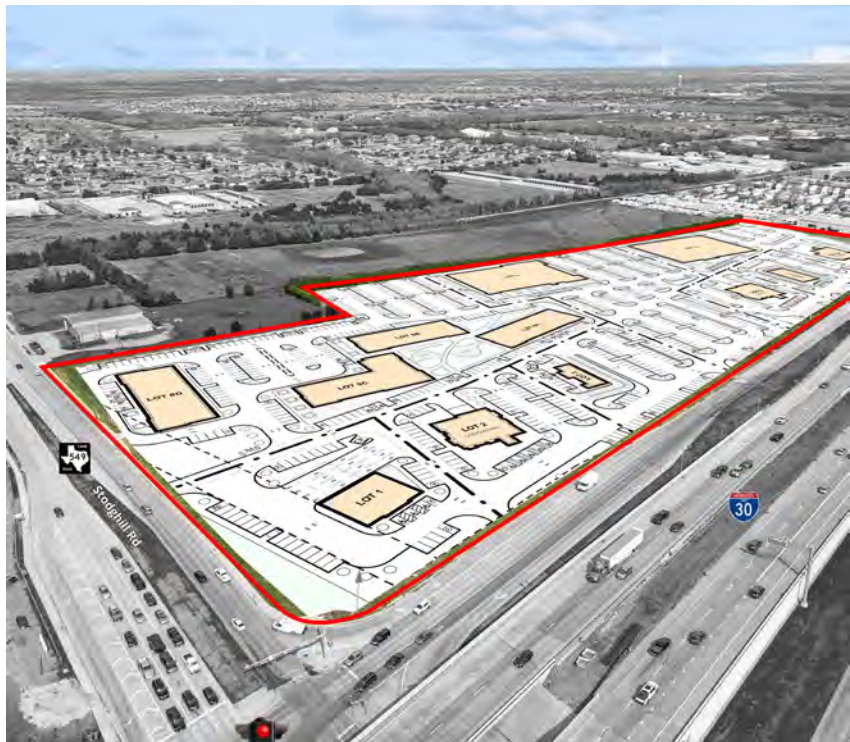
- 30% of Visits
- 50% of Visits
- 70% of Visits

1 **CINEMARK™**
660.5K visits in 2025
• 37 / 179 Nationwide
• 11/58 in Texas

2 **AmeriSports Rockwall**
325.6K visits in 2025
• 94/2,615 Nationwide
• 8/192 in Texas

3 **Shenanigans**
268.2K visits in 2025
• 722/22,300 Nationwide
• 86/1,803 in Texas



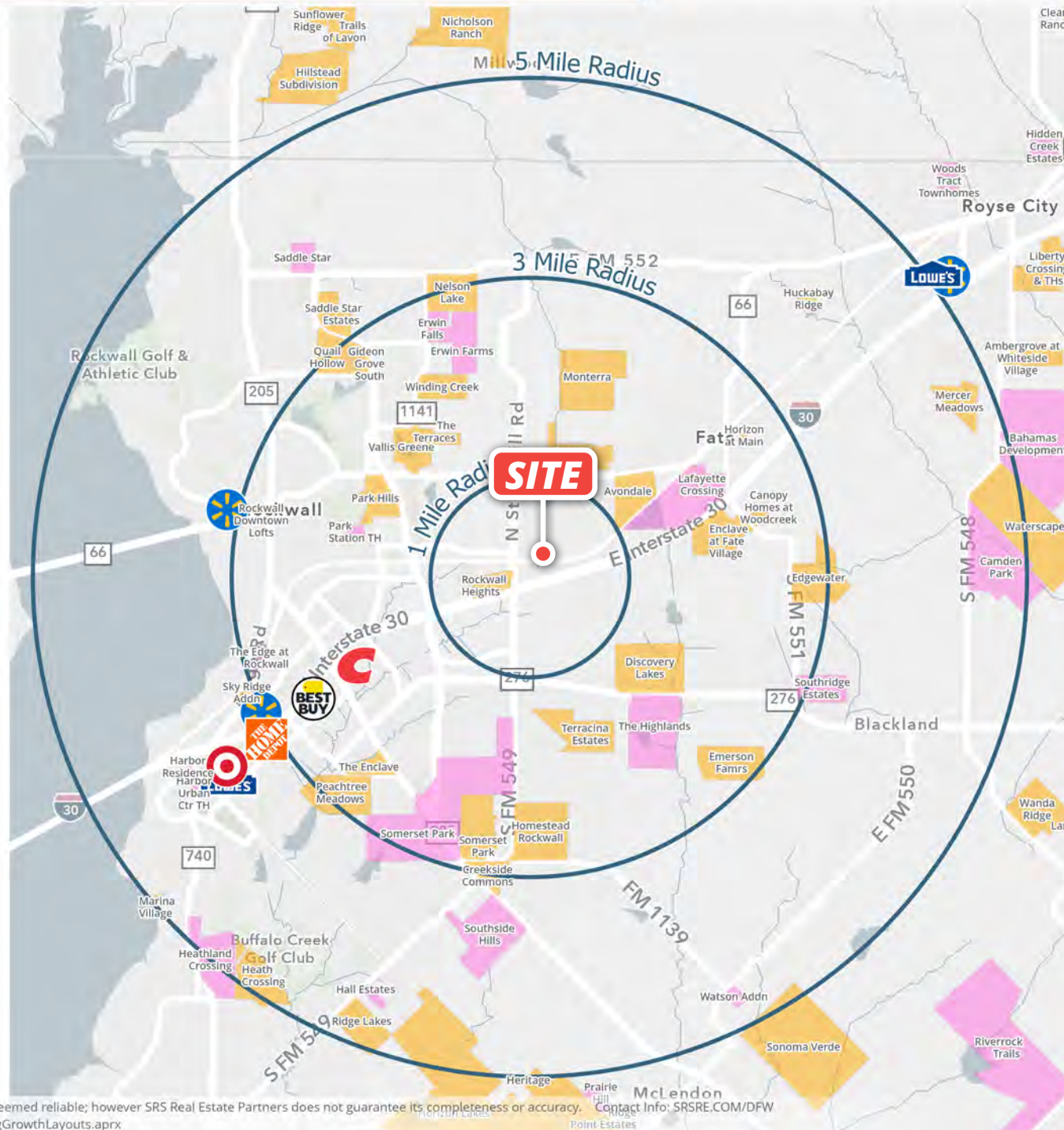
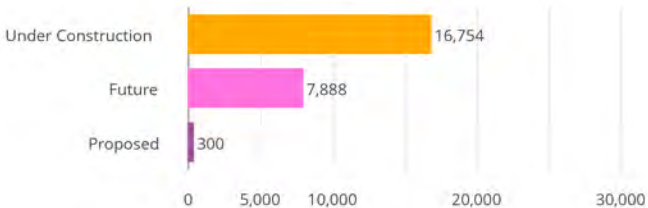


RESIDENTIAL COMMUNITIES

Name	Tot Units	Status
Bahamas Development	1,822	Future
Horizon Lakes	1,786	Under Construction
Nicholson Ranch	1,508	Under Construction
Lafayette Crossing	1,300	Future
Clearview Ranch	1,297	Under Construction
Somerset Park	1,146	Future
Sonoma Verde	1,094	Under Construction
Waterscape	1,000	Under Construction
Hidden Creek Estates	987	Future
Edgewater	805	Under Construction
Camden Park	763	Future
Trails of Lavon	653	Under Construction
Monterra	650	Under Construction
Hillstead Subdivision	615	Under Construction
Liberty Crossing & THs	591	Under Construction
Homestead Rockwall	566	Under Construction
Rockwall Heights	500	Under Construction
Southside Hills	484	Future
Avondale	470	Under Construction
The Terraces	456	Under Construction
Discovery Lakes	426	Under Construction
Terracina Estates	342	Under Construction
Southridge Estates	320	Future
The Edge at Rockwall	300	Proposed
Mercer Meadows	298	Under Construction
Peachtree Meadows	295	Under Construction
Somerset Park	290	Under Construction
Rockwall Downtown Lofts	263	Under Construction
Nelson Lake	261	Under Construction
Quail Hollow	252	Under Construction
Ascend at Fate	245	Under Construction
Heath Crossing	242	Under Construction
The Highlands	213	Future
Saddle Star Estates	206	Under Construction

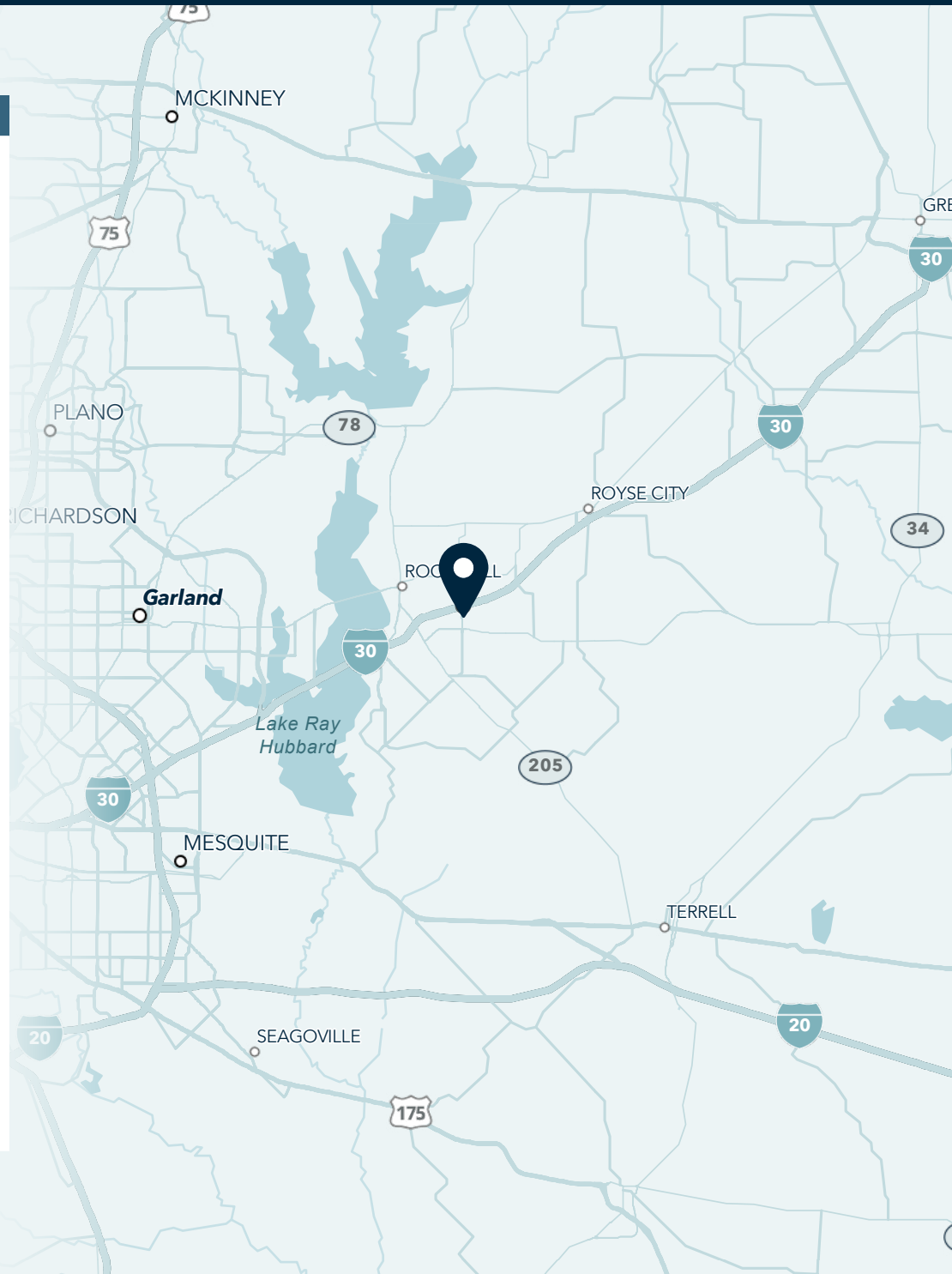
TOTAL 24,942

Units by Status



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	2,001	44,068	91,435
2030 Projected Population	2,806	55,183	111,663
Proj. Annual Growth 2025 to 2030	7.00%	4.60%	4.08%
Daytime Population			
2025 Daytime Population	2,761	42,518	85,601
Workers	1,968	21,114	39,248
Residents	793	21,404	46,353
Income			
2025 Est. Average Household Income	\$108,881	\$131,010	\$144,104
2025 Est. Median Household Income	\$83,715	\$108,254	\$115,612
Households & Growth			
2025 Estimated Households	869	15,497	31,883
2030 Estimated Households	1,218	19,683	39,598
Proj. Annual Growth 2025 to 2030	6.99%	4.90%	4.43%
Race & Ethnicity			
2025 Est. White	63%	61%	63%
2025 Est. Black or African American	12%	12%	10%
2025 Est. Asian or Pacific Islander	4%	4%	4%
2025 Est. American Indian or Native Alaskan	0%	1%	1%
2025 Est. Other Races	21%	22%	21%
2025 Est. Hispanic (Any Race)	23%	23%	22%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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.

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Designated Broker of Firm	License No.	Email	Phone

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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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