

# JOHN KING OFFICE PARK SHELL CONDOS

**FOR SALE**

1940 S. John King Blvd, Rockwall, Texas 75032



**LOCATION:**

SWQ John King Blvd & Hwy 276  
in Rockwall, Texas 75032

**AVAILABLE:**

±1,100 SF to 4,400 SF  
Condominium Units

**PRICE:**

Contact Broker

**BUILDING 1:**

Summer 2024

**TRAFFIC COUNTS:**

John King Blvd: 5,073 vpd  
(TXDOT 2022)  
Highway 276: 10,410 vpd  
(TXDOT 2023)

**FOR VIDEO IMAGE IDEAS:**

JohnKingOfficePark.com

**PROPERTY INFORMATION:**

Shell Condominiums Include:

- Stone, Hardie Board & Stucco Exterior
- Front Glass Window Line
- Glass Entry Door
- Asphalt Shingles and Standing Seam Metal Roof
- Concrete Slab with Leave Outs
- Building Prep for Water & Sewer
- Dedicated Electric Meter per Unit
- Exterior Lighting
- Insulated Perimeter Walls
- Drywall Perimeter Walls
- Unfinished Ceiling
- Thermal Low E Windows
- Gutters & Downspouts

Parking Ratio 1/300 SF

HEB, Costco, Highlands Meadow Health & Rehab, Jones, Springer and Shannon Elementary Schools, Dr. Gene Burton College & Career Center, and Rockwall Indoor Sports Expo are all within 1 mile of the site

**DEMOGRAPHICS:**

	1 mile	3 miles	5 miles
2024 Population	6,950	34,626	93,588
2029 Proj. Pop.	7,418	38,525	108,210
Daytime Pop.	6,235	43,993	87,016
Avg. HH Income	\$129,502	\$137,739	\$157,629

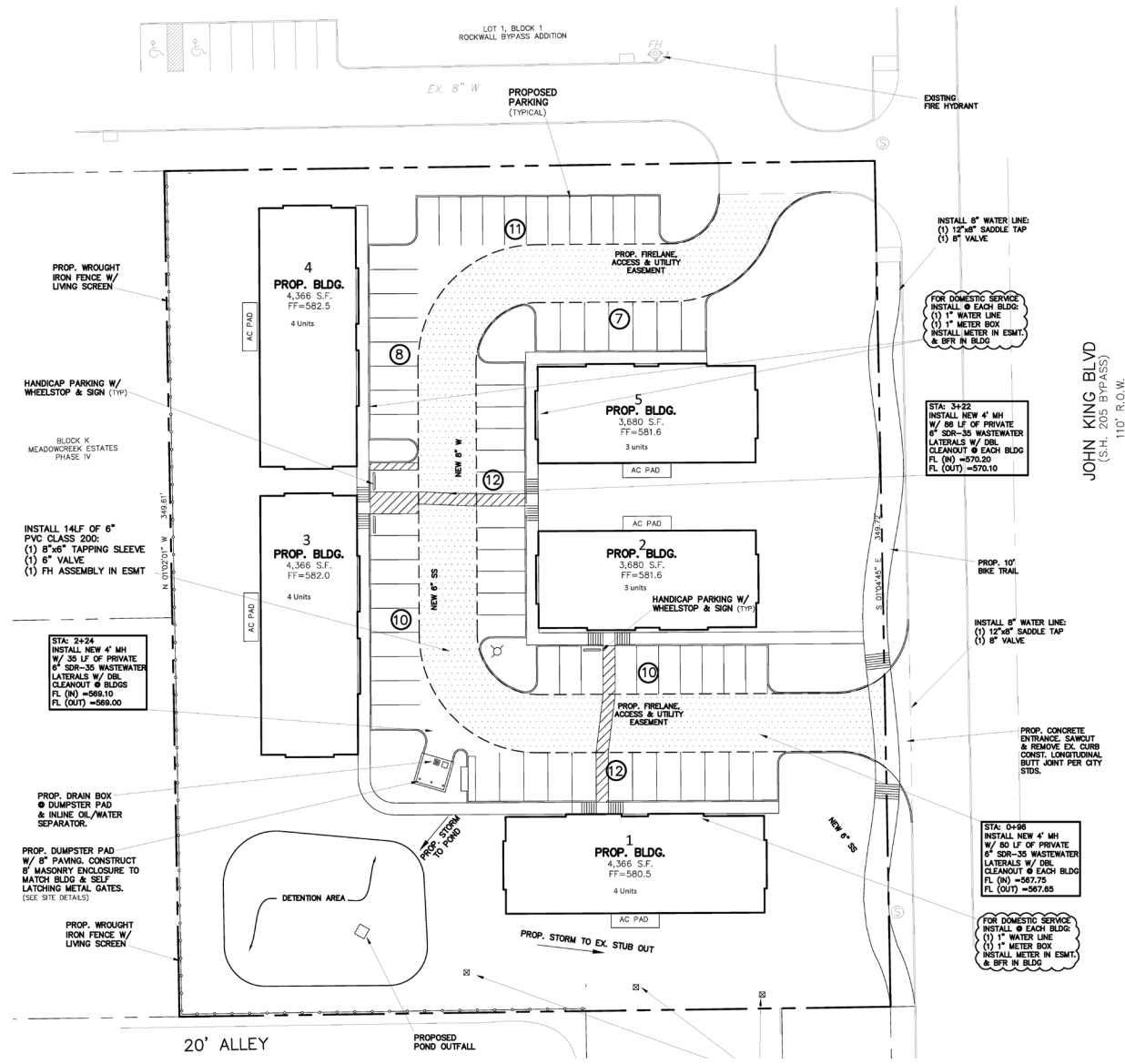
**For more information, please contact David English**

214-676-6424 • denglish@ridgepre.com

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**1 UNIT**



**2 UNITS**



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**PROSPERITY BANK OFFERS  
SBA OR COMMERCIAL  
FINANCING  
TO QUALIFIED BUYERS  
832.249.7600**

**One Building Medical Office Concept**



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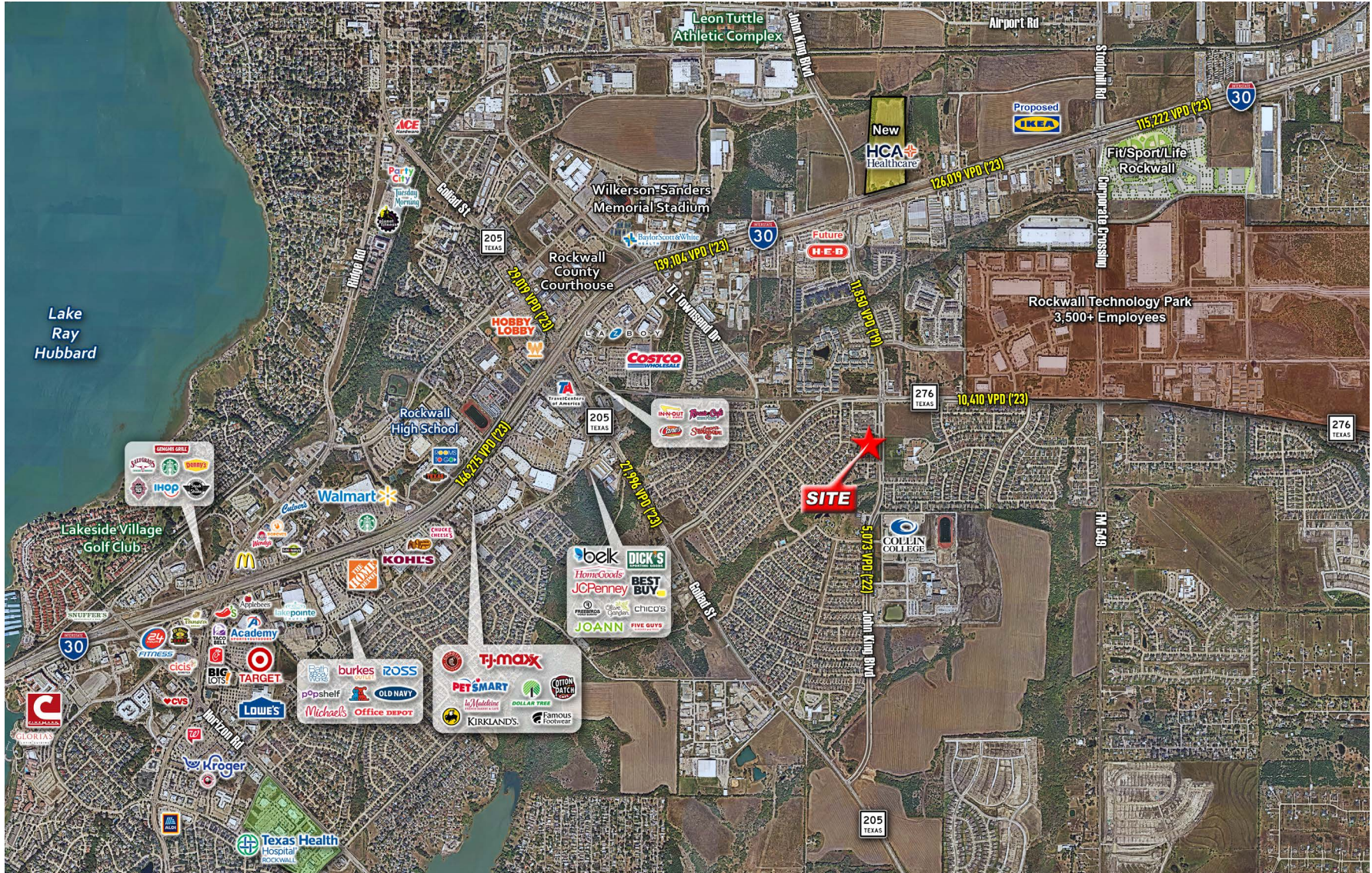
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## Information About Brokerage Services

*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:
  - 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.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
L. David English	370006	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials                      Date