

Pad Sites for Sale

Rockwall, Texas

Ridge Road at W Yellowjacket Lane

Overview

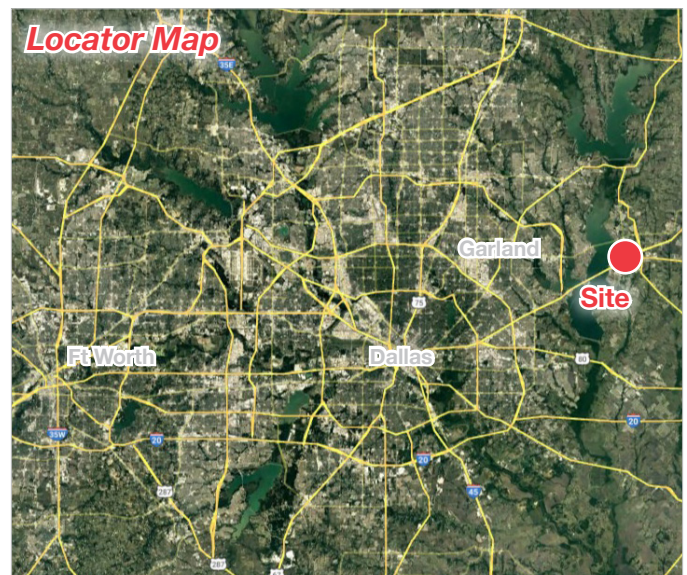
- + Has some of the few remaining pad sites in Rockwall at signalized intersection
- + Located south of Downtown Rockwall
- + 26,871 VPD along Ridge Rd, south of W Yellow Jacket Ln
- + Lot 6 - 1.868 acres
- + Lot 7 - 3.853 acres

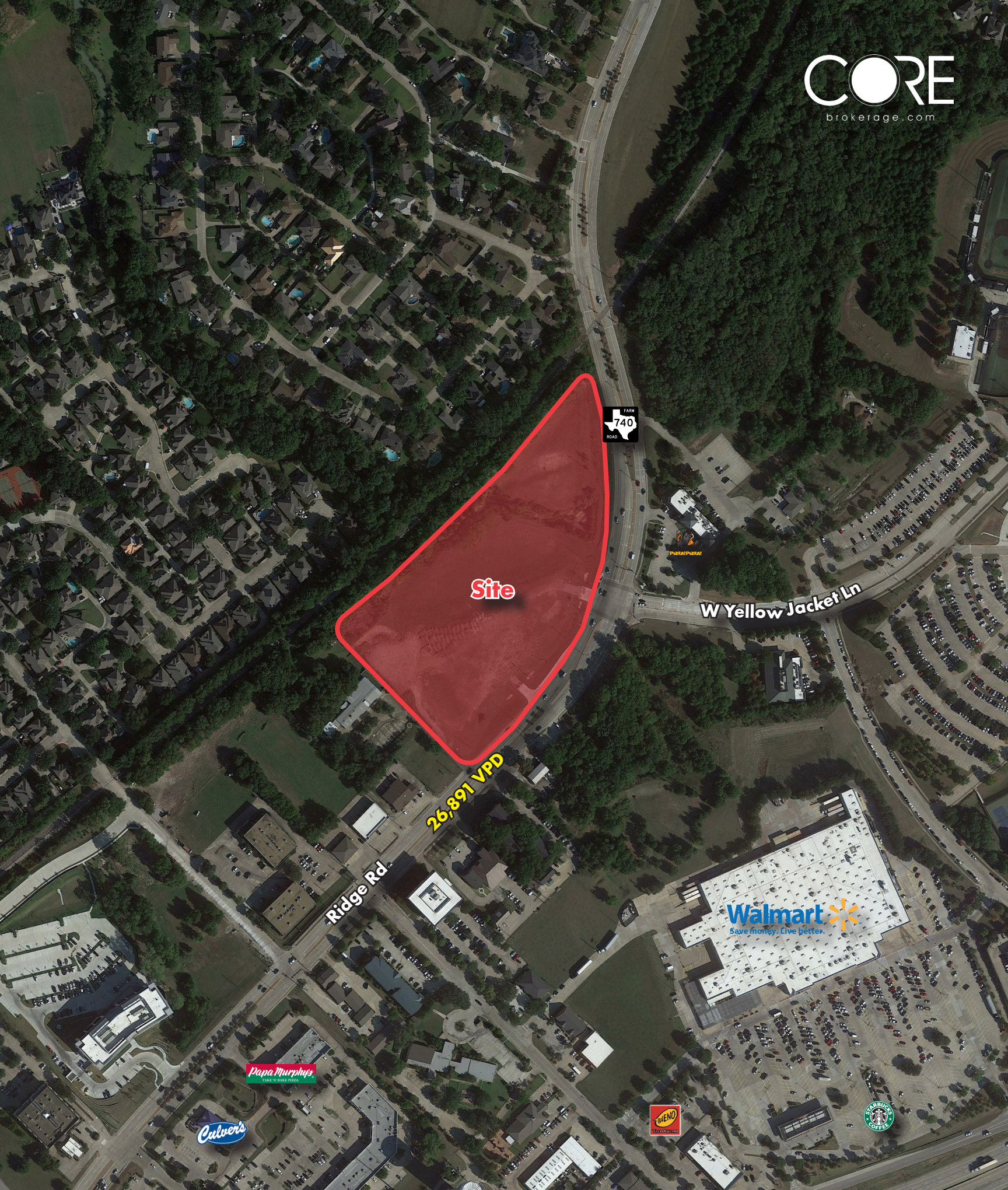
Contact

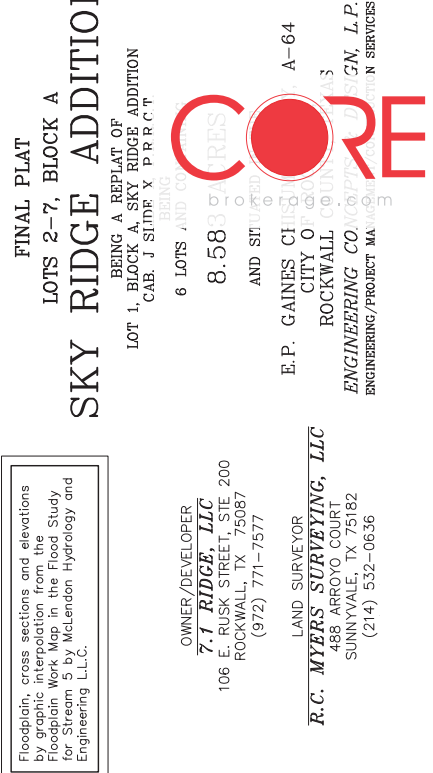
Jason Claunch
(972)213-0094 x1
jason@corebrokerage.com

Chris Branham
(972)213-0094 x4
chris@corebrokerage.com

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
Population	2024	5,756	42,313	100,779
Population	2029	5,872	45,747	110,339
Daytime Population	2024	12,534	52,256	91,821
Average HH Size	2024	2.34	2.60	2.83
Median Age	2024	38.0	41.0	39.7
Median HH Income	2024	\$101,618	\$117,612	\$125,193
Median HH Income	2029	\$107,273	\$130,366	\$143,845
Average HH Income	2024	\$115,379	\$148,232	\$155,553
Average HH Income	2029	\$128,526	\$163,890	\$174,591







OF
ING-

MONUMENT
S 97°23'15" W
0.23'

BUTTER

RIDGE ROAD (FM 740)
VARIABLE R.O.W.

is of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 600000018015, D.R.C.T.

geographical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor has analyzed the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can occur and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the Surveyor.

is of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 600000018015, D.R.R.C.T.



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.

Core Location Advisors, LLC	900114		972-213-0094
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Claunch	0456163	jason@corebrokerage.com	972-213-0094
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0