

LOT AVAILABLE

000pinnacleway.ebby.com

Glen Hill Way between Pinnacle Way and Summer Lee Drive

Rockwall, TX 75032



EBBY HALLIDAY
Commercial

A Berkshire Hathaway Affiliate

For more information please contact:

Kim Woodul

214.392.7303

kimwoodul@ebby.com

kimwoodulrealtor.com/commercial



 KIM WOODUL
REALTOR

Pricing, terms and availability subject to change.
Information deemed reliable, but not guaranteed.



ABOUT THE PROPERTY

Premium 1.143 acre lot zoned COMMERCIAL, PD-32. Build up to 5 stories high. Perfect for retail, restaurant, office, restaurant, mixed use. Located in Rockwall's premier central business district with high visibility from I-30 and next to luxury apartments, townhomes, condos and hotels supporting HIGH FOOT TRAFFIC. Located across from Rockwall's premier Harbor District, overlooking Lake Ray Hubbard and the Dallas skyline in the distance, just minutes off of I-30. Premium East Dallas submarket, 30 minutes east of Downtown Dallas.

PROPERTY AT A GLANCE

Legal Property Description: George Moton Estate, Lot 2, Block A, 49,786 sq. ft., 1.143 acres

No. of lots: 1

Zoning Description: Commercial, Mixed Use, PD-32

Frontage: Summer Lee Drive, Glen Hill Way, and Pinnacle Way

Location: Just south of Trend Tower, on Hillside in Rockwall Harbor District on Lake

DIRECTIONS


From I-30 east, exit Horizon Road. From the access road turn right on Sunset Ridge Drive. Turn right on Summer Lee Drive. Property is south of Summer Lee, between Sunset Ridge and Shoreline Trail in Rockwall's most robust central commercial business district.





The Harbor District is the dining, entertainment and retail destination hub for Rockwall County and the five surrounding counties. This site is located in PD-32, a walkable neighborhood rich in new development of luxury condos, townhomes and high-end apartments. With over 2,700 residences within walking distance, this site is perfectly suited for retail, restaurant, office, medical, hospitality or mixed use. Rockwall County is an affluent community made up of savvy suburbanites, ex-urbanites and boasts an average net worth four times the national average.

Rockwall boasts an affluent demographic with twice the national average household income, and four times the average net worth. Ranked by Money Magazine and US Today as one of the Top Four places in the US to live, making this an ideal target market for commercial development.



"A" Rated School District

42.6% of Rockwall residents hold a Bachelor's Degree or higher compared to Texas' Average of only 29%

Source: TEA Accountability Ratings & US Census Bureau

Consolidated Tax Rate
\$1.9367
per \$100 Valuation

#4
in the US

In 2020, Money Magazine ranked Rockwall, Texas, fourth in their list of "Best Places to Live in America." A few reasons Rockwall ranked high on the list: job growth, stable employers, high median income, and unique developments, such as historic Downtown Rockwall and the Harbor District.

40%↓

than surrounding cities with manufacturing opportunities



ROCKWALL HOUSING MARKET

\$165 per square foot - 2021 Average

\$370,000 - 2021 Median Sale Price

HOUSING COSTS ARE:

15%↓ than Collin, Dallas or Tarrant Counties in DFW

Source: MetroTex MLS

ROCKWALL COUNTY RANKS IN TOP 5 IN TEXAS COUNTIES FOR PURCHASING POWER

Though Rockwall County is the smallest county in Texas, Rockwall delivers a lot of bang for your buck.

- Ranked #1 in the state in 2019
- Ranked #4 in the state in 2021

Source: SmartAsset.com



Rockwall's Median Household Income is \$95,653

47,251 Population - City
107,819 Population - County

Rockwall's Median Household Income is \$95,653

HOUSING DEVELOPMENTS

Rockwall has approximately 15 neighborhoods, master-planned communities, or active adult subdivisions planned or under development as of 2021, and over 1,000 developing residential lots available for purchase and/or under construction.



ROADWAY IMPROVEMENTS

\$1.5 Billion in State roadway funding, including approximately \$750 Million spent widening Interstate 30

ROCKWALL IS SURROUNDED BY THE 23,000-ACRE LAKE RAY HUBBARD

The lake offers a multitude of recreational opportunities, and is flanked by the Harbor District, full of shopping and dining experiences, and stunning lake-front homes.



ROCKWALL SAFETY STATISTICS

VIOLENT CRIME



72%↓
than the Texas Avg.

VIOLENT CRIME



68%↓
than the Nat. Avg.

Source: AreaVibes.com

DRIVING DISTANCE TO DFW



- DOWNTOWN DALLAS: 23 Miles
- DALLAS LOVE FIELD AIRPORT: 35 Miles
- DALLAS COWBOYS STADIUM: 42 Miles
- DFW INT'L. AIRPORT: 45 Miles



SOURCE: REALTY INVESTMENTS

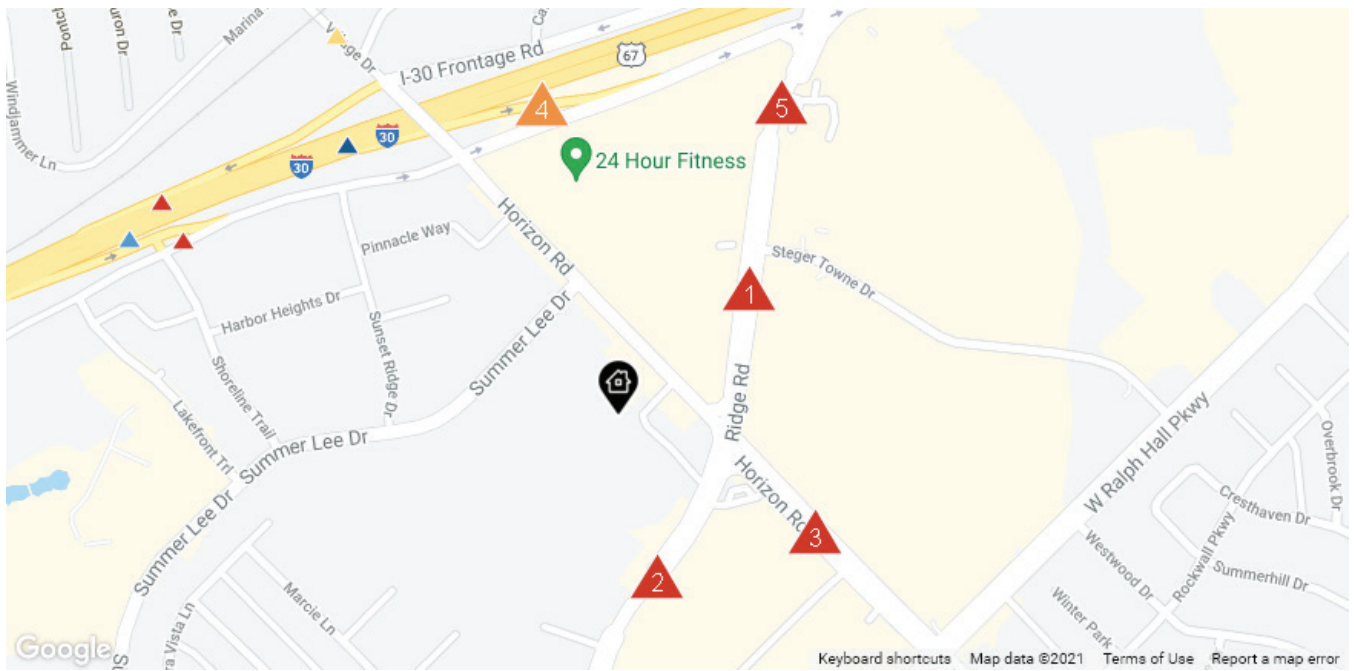
HIGHLIGHTS

Rockwall Harbor Residences

- IN 2020, ROCKWALL WAS RANKED BY MONEY MAGAZINE AS THE NO. 4 BEST PLACE TO LIVE IN THE UNITED STATES.
- DFW SURPASSED CHICAGO AS NO. 3 DESIGNATED MARKETING AREA IN THE U.S.
- ROCKWALL COUNTY IS ONE OF THE MOST AFFLUENT COUNTIES IN THE STATE OF TEXAS.
- THE PROPERTY TAXES OF ROCKWALL ARE SUBSTANTIALLY BELOW SURROUNDING MUNICIPALITIES. FOR INSTANCE, DALLAS HAS A TOTAL PROPERTY TAX RATE OF 2.64% WHILE ROCKWALL IS 1.80%.
- THE HARBOR DISTRICT BOASTS SOME OF THE STRONGEST MARKET ECONOMICS IN THE DFW METROPLEX WITH OFFICE, RESTAURANT AND RETAIL RENT COMPS, AS WELL AS MULTI-FAMILY RENT COMPS WELL ABOVE AVERAGE; MAKING THIS A DEVELOPER'S IDEAL SITE.
- HIGH VISIBILITY FROM I-30.
- ROCKWALL COUNTY'S CENTRAL BUSINESS DISTRICT, THE HARBOR DISTRICT IS THE DINING, ENTERTAINMENT AND RETAIL DESTINATION HUB FOR ROCKWALL COUNTY AND THE 5 SURROUNDING COUNTIES.
- THIS SITE IS LOCATED IN PD-32, A WALKABLE NEIGHBORHOOD RICH IN NEW DEVELOPMENT OF LUXURY CONDOS, TOWNHOMES AND HIGH-END APARTMENTS. WITH OVER 2,700 LUXURY RESIDENCES WITHIN WALKING DISTANCE, THIS SITE IS PERFECTLY SUITED FOR RETAIL, RESTAURANT, OFFICE, MEDICAL OR MIXED USE.
- ROCKWALL IS AN AFFLUENT COMMUNITY MADE UP OF SAVVY SUBURBANITES, EX-URBANITES AND BOASTS A NET WORTH FOUR TIMES HIGHER THAN THE NATIONAL AVERAGE.
- PUBLIC PARKING LOT LOCATED, AND SHARED GARAGE PARKING LOCATED NEARBY.
- CITY STREETS, CURBS, SIDEWALKS AND CITY UTILITIES AVAILABLE IN THE AREA.
- I-30 EXPANSION AND NEW SAPPHIRE BAY AND BAYSIDE DEVELOPMENT OPPOSITE LAKE RAY HUBBARD FURTHER ESTABLISH ROCKWALL AS A DESTINATION HUB.



TRAFFIC



Daily Traffic Counts ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

18,059

2018 Est. daily traffic counts

Street: Ridge Rd
 Cross: Steger Towne Rd
 Cross Dir: N
 Dist: 0.03 miles

Historical counts

Year	Count	Type
2012	▲ 21,000	AADT
2011	▲ 24,000	AADT
2009	▲ 25,000	AADT
2008	▲ 24,000	AADT
2004	▲ 25,210	ADT

2

29,132

2018 Est. daily traffic counts

Street: Ridge Rd
 Cross: Chaparral Ln
 Cross Dir: SW
 Dist: 0.07 miles

Historical counts

Year	Count	Type
2016	▲ 28,652	AADT
2015	▲ 25,505	AADT

3

19,299

2018 Est. daily traffic counts

Street: Horizon Rd
 Cross: Ridge Rd
 Cross Dir: NW
 Dist: 0.11 miles

Historical counts

Year	Count	Type
2016	▲ 20,674	AADT
2015	▲ 20,074	AADT
2012	▲ 19,500	AADT
2011	▲ 22,000	AADT
2009	▲ 20,000	AADT

4

7,783

2018 Est. daily traffic counts

Street: I- 30
 Cross: Village Dr
 Cross Dir: W
 Dist: 0.09 miles

Historical counts

Year	Count	Type
2009	▲ 7,580	AADT
2004	▲ 7,351	ADT
1998	▲ 6,000	MPSI Estimate

5

27,898

2018 Est. daily traffic counts

Street: Ridge Rd
 Cross: I- 30
 Cross Dir: NE
 Dist: 0.1 miles

Historical counts

Year	Count	Type
2016	▲ 28,102	AADT
2015	▲ 24,995	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

TRAFFIC COUNT FOR HORIZON & SUMMER LEE: 5,245 VEHICLES PER DAY

HILLSIDE MIXED-USE SUB-DISTRICT

The primary intent of the *Hillside Mixed-Use Sub-District* is to provide a mix of retail and residential uses along the main pedestrian and vehicular corridor within the district. A high quantity of residential units within this *Sub-District* will contribute to the overall density of the district. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

Street Type D	3'
Street Type K	7½'
Street Type E	4'
Street Type F	7'

SETBACK (DISTANCE FROM ROW LINE)

Summer Lee Drive	5'
Street Type B	5'

BUILDING FORM

Each block face must have a minimum of 85% of its length defined by a building façade.

Street Type D Min. Façade Built to BTL	45%
Street Type K Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Street Type F Min. Façade Built to BTL	45%
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	80%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE

Ground Floor	Retail, Restaurant & Residential
Upper Floors	Residential & Office

HEIGHT

Maximum Building Height	5	75'
Min. 1 st Floor Commercial Height (w/ Uses Above)	15'	
Minimum 1 st Floor Commercial Height	25'	

ENCROACHMENTS

Summer Lee Drive	5'
Street Type D	5'
Street Type K	5'
Street Type E	5'
Street Type F	5'
Street Type B	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

Summer Lee Drive	15'
Street Type D	10'
Street Type K	10'
Street Type E	10'
Street Type F	10'
Street Type B	10'

SURFACE PARKING LOTS

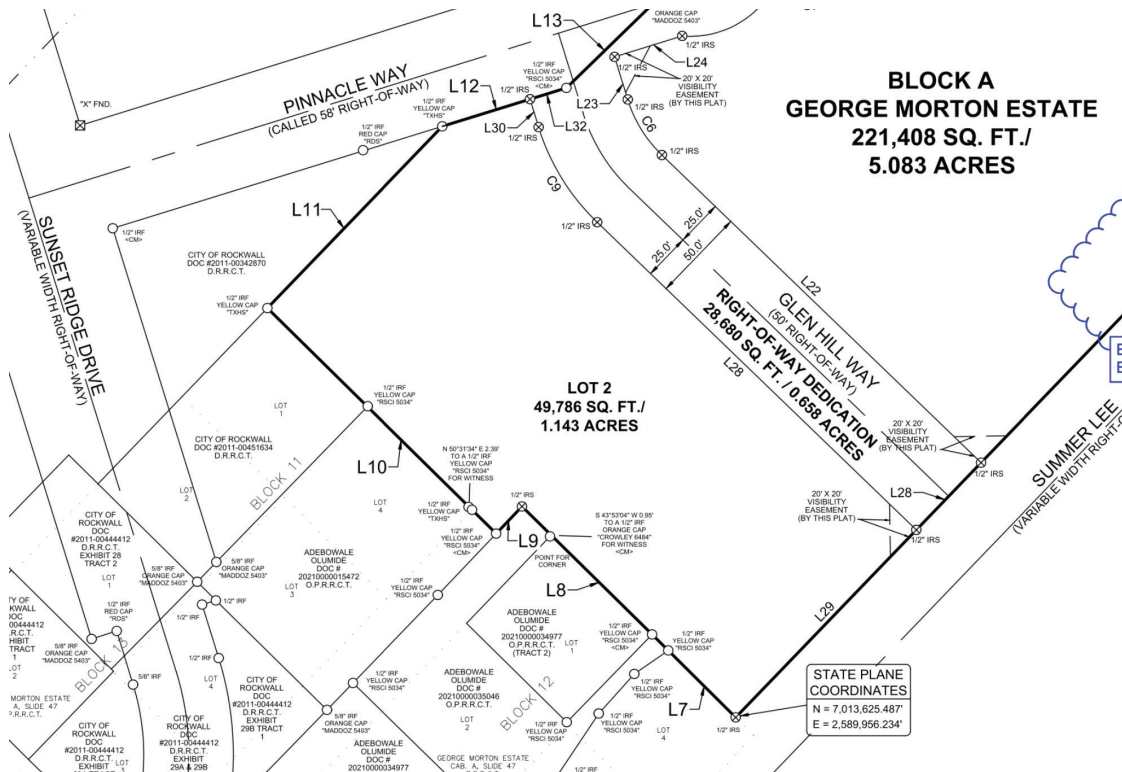
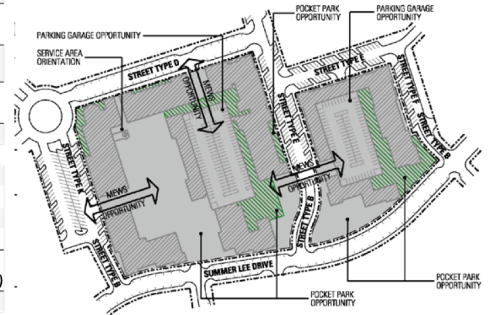
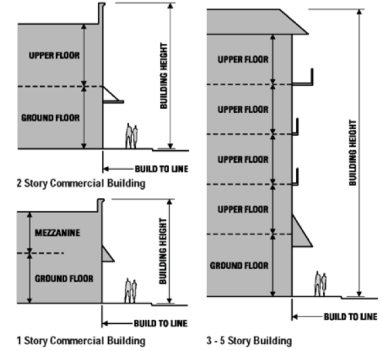
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

Street Type D	1
Street Type K, B	1
Street Type E	1
Street Type E, B	2
Street Type F, B	1
Summer Lee Drive	2

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)

Street Type C	1
Street Type K, B	1
Street Type E	1
Street Type E, B	2



**BLOCK A
GEORGE MORTON ESTATE
221,408 SQ. FT./
5.083 ACRES**

For more information please contact:



Kim Woodul

214.392.7303

kimwoodul@ebby.com

kimwoodulrealtor.com/commercial



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