



±1 Acre For Sale or Lease in Downtown Rockwall

THE SPACE

Location	503 N. Goliad St., Rockwall, TX, 75032
County	Rockwall
Cross Street	N. Alamo Rd.
Traffic Count	29,924



HIGHLIGHTS

- Located in a prime high-traffic area with significant footfall
- Ideal for restaurant/retail
- Close proximity to a thriving residential market
- Downtown Rockwall

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,679	38,925	103,997

AVERAGE HOUSEHOLD INCOME

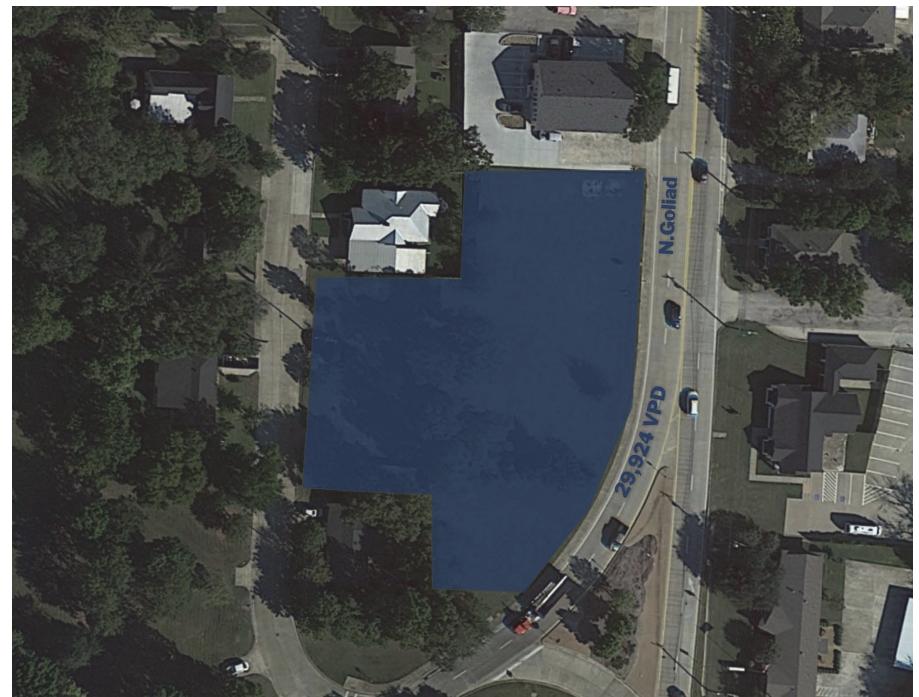
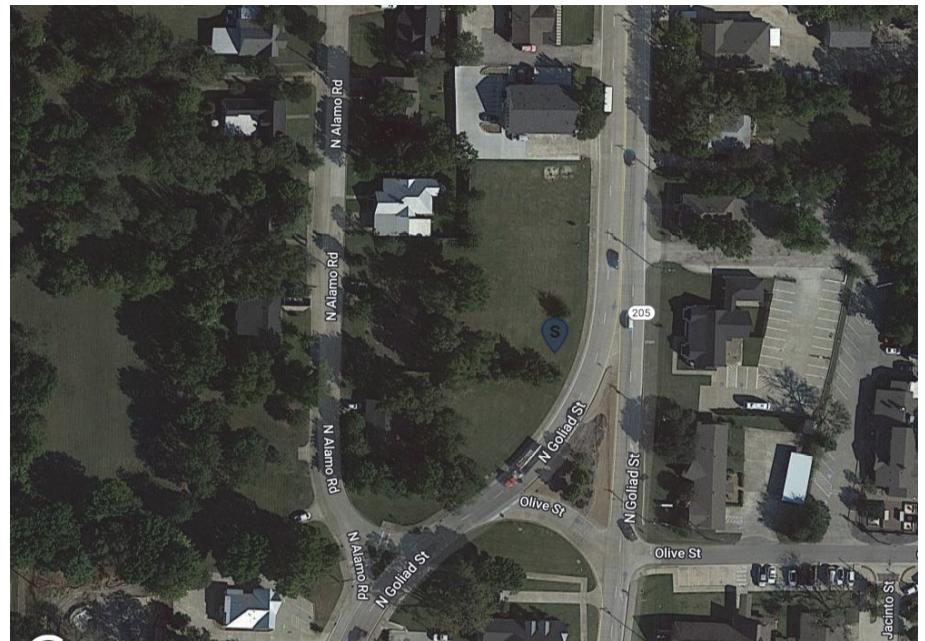
1.00 MILE	3.00 MILE	5.00 MILE
\$141,895	\$137,945	\$142,622

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,047	13,928	35,300

For Sale or Lease in Downtown Rockwall

For sale or lease in downtown Rockwall: There is an approximately 1-acre lot up for lease in a highly sought-after, high-traffic area. This prime location experiences substantial foot traffic, making it an excellent option for establishing a restaurant or retail business. The lot provides a build-to-suit opportunity, enabling you to tailor the space to meet your exact requirements. With a thriving residential market nearby, this opportunity holds great potential for attracting a steady and consistent flow of customers.



32,262 VPD

SH 66

DOWNTOWN ROCKWALL



N. GOLIAD

29,924 VPD

**±1 ACRE
FOR SALE OR LEASE
RESTURANT/RETAIL
BUILD TO SUIT**

POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE	
2000 Population	5,444	16,405	48,190	2000 Total Housing	2,013	6,117	16,876	
2010 Population	7,308	28,804	80,696	2010 Total Households	2,597	10,099	26,921	
2022 Population	8,679	38,925	103,997	2022 Total Households	3,047	13,928	35,300	
2027 Population	9,281	41,387	111,336	2027 Total Households	3,276	14,971	38,120	
2022 African American	530	3,029	11,736	2022 Average Household Size	2.78	2.77	2.93	
2022 American Indian	87	316	892	2000 Owner Occupied Housing	1,537	4,431	13,674	
2022 Asian	297	1,478	4,762	2000 Renter Occupied Housing	358	1,335	2,436	
2022 Hispanic	1,240	5,851	21,019	2022 Owner Occupied Housing	2,574	10,843	29,400	
2022 Other Race	358	1,760	7,188	2022 Renter Occupied Housing	472	3,086	5,900	
2022 White	6,455	28,048	66,043	2022 Vacant Housing	219	1,027	2,064	
2022 Multiracial	943	4,260	13,255	2022 Total Housing	3,266	14,955	37,364	
2022-2027: Population: Growth Rate	6.75 %	6.15 %	6.85 %	2027 Owner Occupied Housing	2,786	11,581	31,513	
2022 HOUSEHOLD INCOME		1 MILE	3 MILE	5 MILE	2027 Renter Occupied Housing	490	3,390	6,607
less than \$15,000		30	181	581	2027 Vacant Housing	300	1,226	2,525
\$15,000-\$24,999		127	512	1,042	2027 Total Housing	3,576	16,197	40,645
\$25,000-\$34,999		57	251	721	2022-2027: Households: Growth Rate	7.30 %	7.25 %	7.75 %
\$35,000-\$49,999		182	909	2,054				
\$50,000-\$74,999		584	2,829	6,239				
\$75,000-\$99,999		454	1,953	4,707				
\$100,000-\$149,999		559	2,746	8,084				
\$150,000-\$199,999		554	2,429	6,079				
\$200,000 or greater		499	2,117	5,793				
Median HH Income	\$105,557	\$104,035	\$110,061					
Average HH Income	\$141,895	\$137,945	\$142,622					



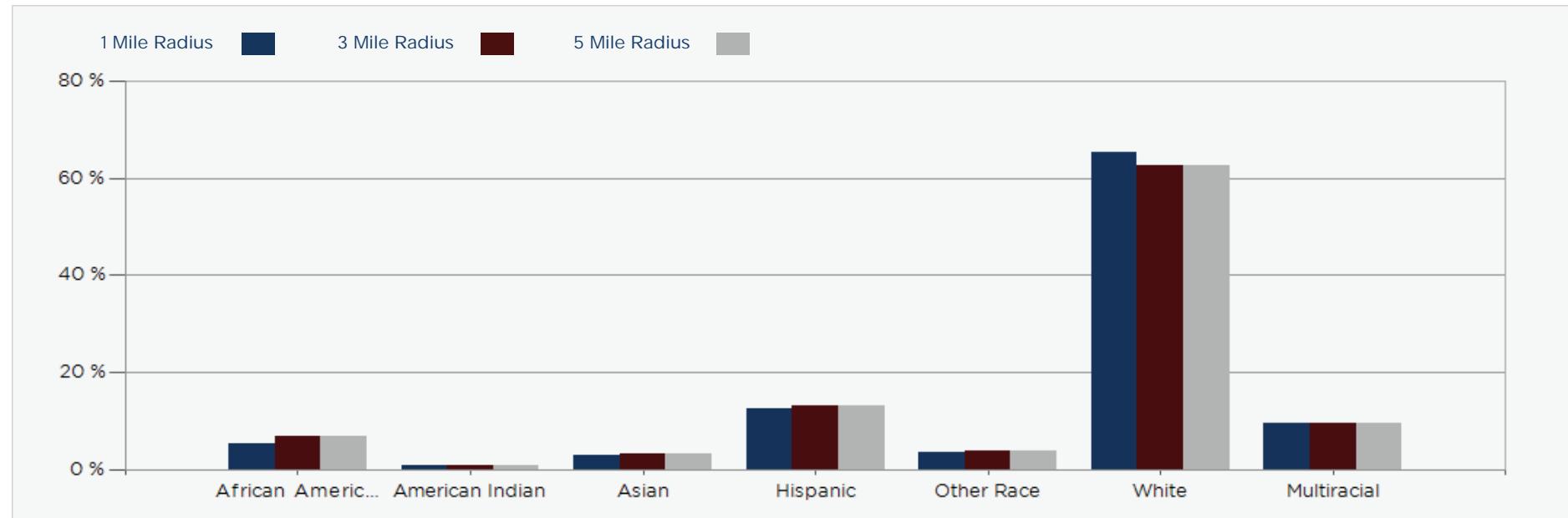
Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE	2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	502	2,488	6,887	2027 Population Age 30-34	616	3,004	9,317
2022 Population Age 35-39	586	2,737	7,598	2027 Population Age 35-39	648	3,046	8,549
2022 Population Age 40-44	549	2,678	7,484	2027 Population Age 40-44	634	2,897	7,910
2022 Population Age 45-49	567	2,602	6,946	2027 Population Age 45-49	556	2,605	7,068
2022 Population Age 50-54	573	2,504	6,686	2027 Population Age 50-54	559	2,442	6,399
2022 Population Age 55-59	614	2,629	6,811	2027 Population Age 55-59	578	2,453	6,296
2022 Population Age 60-64	596	2,466	6,059	2027 Population Age 60-64	599	2,480	6,275
2022 Population Age 65-69	545	2,273	5,034	2027 Population Age 65-69	635	2,580	5,840
2022 Population Age 70-74	436	1,759	3,772	2027 Population Age 70-74	527	2,120	4,572
2022 Population Age 75-79	322	1,203	2,514	2027 Population Age 75-79	412	1,574	3,330
2022 Population Age 80-84	191	691	1,411	2027 Population Age 80-84	286	1,011	2,028
2022 Population Age 85+	183	674	1,285	2027 Population Age 85+	232	851	1,612
2022 Population Age 18+	6,765	29,734	77,438	2027 Population Age 18+	7,310	31,961	83,375
2022 Median Age	42	40	37	2027 Median Age	43	41	38
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE	2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,583	\$97,241	\$104,709	Median Household Income 25-34	\$107,929	\$103,785	\$113,684
Average Household Income 25-34	\$137,933	\$125,024	\$130,790	Average Household Income 25-34	\$151,972	\$138,580	\$146,381
Median Household Income 35-44	\$130,420	\$121,074	\$123,690	Median Household Income 35-44	\$150,125	\$136,676	\$138,270
Average Household Income 35-44	\$162,949	\$154,092	\$156,149	Average Household Income 35-44	\$187,726	\$174,298	\$174,023
Median Household Income 45-54	\$147,120	\$139,731	\$133,708	Median Household Income 45-54	\$156,716	\$153,991	\$150,657
Average Household Income 45-54	\$174,023	\$168,883	\$166,551	Average Household Income 45-54	\$197,493	\$189,868	\$184,976
Median Household Income 55-64	\$127,591	\$125,140	\$122,724	Median Household Income 55-64	\$147,091	\$144,499	\$139,353
Average Household Income 55-64	\$159,797	\$157,905	\$156,770	Average Household Income 55-64	\$181,464	\$177,770	\$175,464
Median Household Income 65-74	\$82,579	\$79,859	\$85,180	Median Household Income 65-74	\$89,381	\$90,596	\$101,795
Average Household Income 65-74	\$115,469	\$113,200	\$119,548	Average Household Income 65-74	\$131,983	\$130,149	\$138,879
Average Household Income 75+	\$88,317	\$83,791	\$87,898	Average Household Income 75+	\$104,712	\$100,267	\$106,004

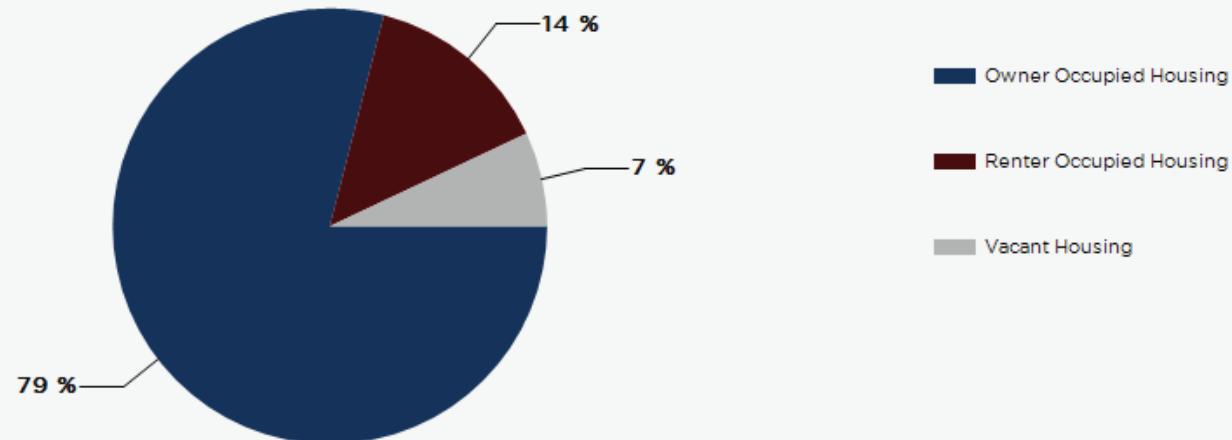
2022 Household Income



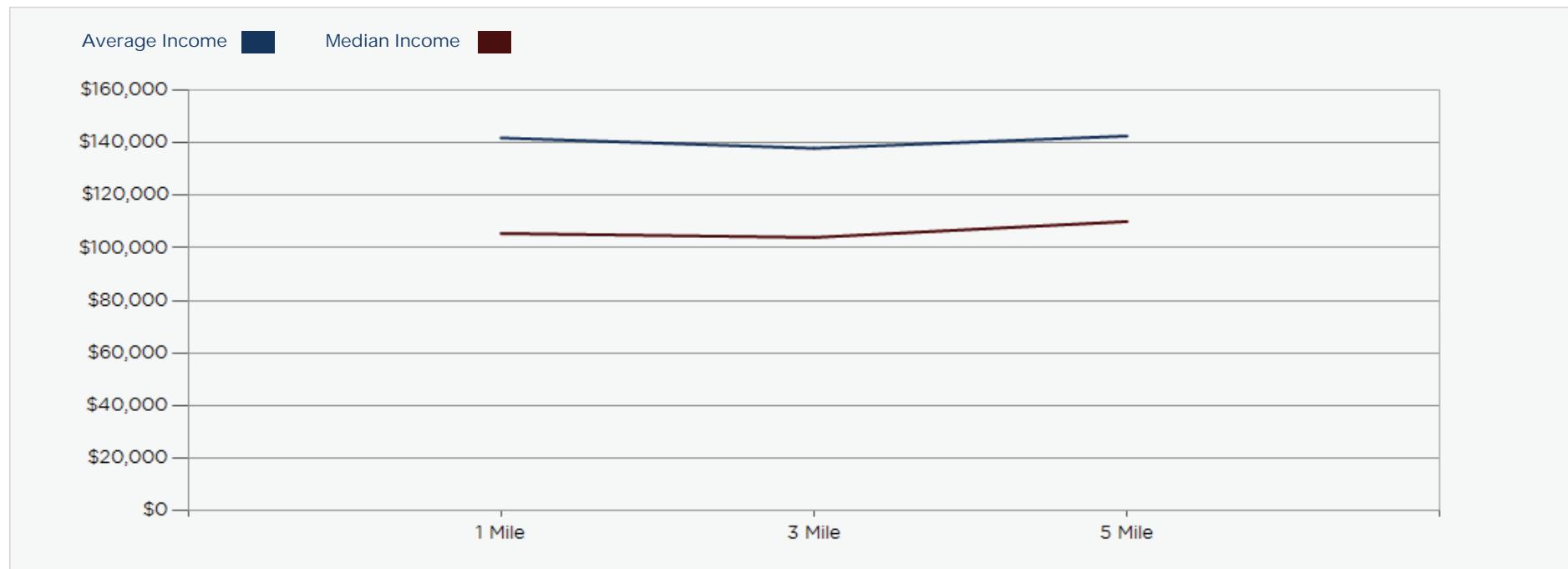
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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