



±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			AVERAGE HOUSEHOLD INCOME			NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE	1.00 MILE	3.00 MILE	5.00 MILE	1.00 MILE	3.00 MILE	5.00 MILE
8,679	38,925	103,997	\$141,895	\$137,945	\$142,622	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.



LAKE RAY HUBBARD

32,262 VPD

SH 66

DOWNTOWN ROCKWALL



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

N. GOLIAD

29,924 VPD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,444	16,405	48,190
2010 Population	7,308	28,804	80,696
2022 Population	8,679	38,925	103,997
2027 Population	9,281	41,387	111,336
2022 African American	530	3,029	11,736
2022 American Indian	87	316	892
2022 Asian	297	1,478	4,762
2022 Hispanic	1,240	5,851	21,019
2022 Other Race	358	1,760	7,188
2022 White	6,455	28,048	66,043
2022 Multiracial	943	4,260	13,255
2022-2027: Population: Growth Rate	6.75 %	6.15 %	6.85 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	30	181	581
\$15,000-\$24,999	127	512	1,042
\$25,000-\$34,999	57	251	721
\$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

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,013	6,117	16,876
2010 Total Households	2,597	10,099	26,921
2022 Total Households	3,047	13,928	35,300
2027 Total Households	3,276	14,971	38,120
2022 Average Household Size	2.78	2.77	2.93
2000 Owner Occupied Housing	1,537	4,431	13,674
2000 Renter Occupied Housing	358	1,335	2,436
2022 Owner Occupied Housing	2,574	10,843	29,400
2022 Renter Occupied Housing	472	3,086	5,900
2022 Vacant Housing	219	1,027	2,064
2022 Total Housing	3,266	14,955	37,364
2027 Owner Occupied Housing	2,786	11,581	31,513
2027 Renter Occupied Housing	490	3,390	6,607
2027 Vacant Housing	300	1,226	2,525
2027 Total Housing	3,576	16,197	40,645
2022-2027: Households: Growth Rate	7.30 %	7.25 %	7.75 %



Source: esri



2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	502	2,488	6,887
2022 Population Age 35-39	586	2,737	7,598
2022 Population Age 40-44	549	2,678	7,484
2022 Population Age 45-49	567	2,602	6,946
2022 Population Age 50-54	573	2,504	6,686
2022 Population Age 55-59	614	2,629	6,811
2022 Population Age 60-64	596	2,466	6,059
2022 Population Age 65-69	545	2,273	5,034
2022 Population Age 70-74	436	1,759	3,772
2022 Population Age 75-79	322	1,203	2,514
2022 Population Age 80-84	191	691	1,411
2022 Population Age 85+	183	674	1,285
2022 Population Age 18+	6,765	29,734	77,438
2022 Median Age	42	40	37

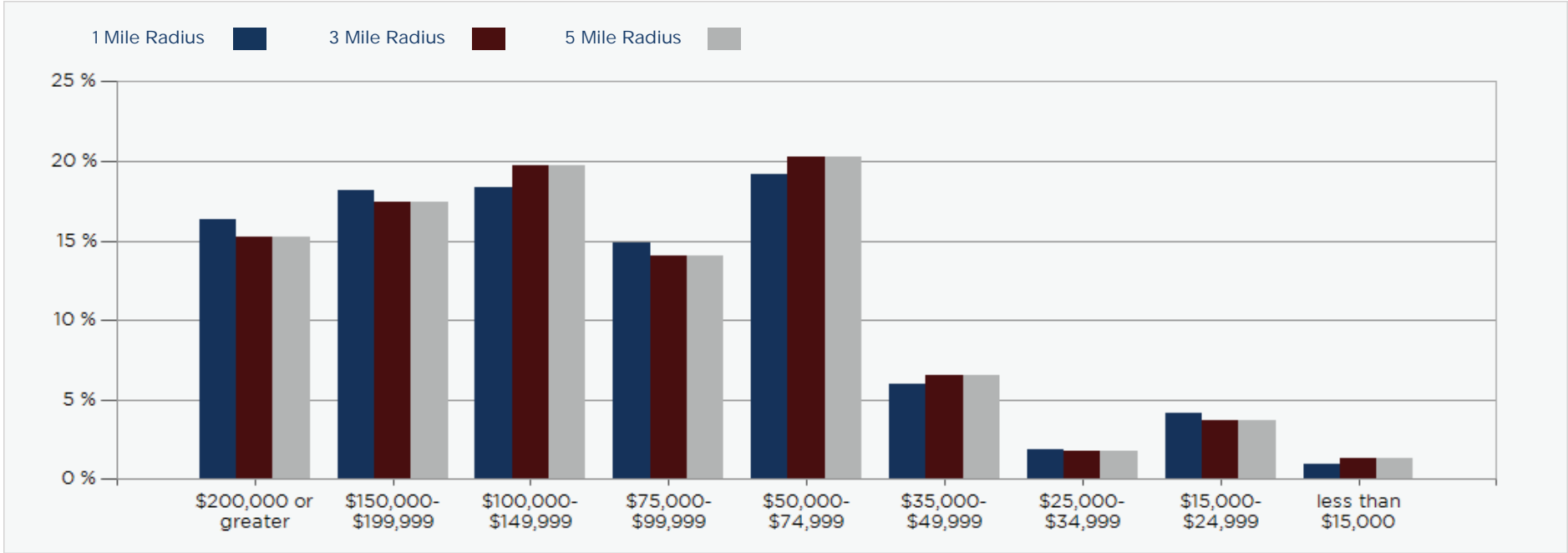
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,583	\$97,241	\$104,709
Average Household Income 25-34	\$137,933	\$125,024	\$130,790
Median Household Income 35-44	\$130,420	\$121,074	\$123,690
Average Household Income 35-44	\$162,949	\$154,092	\$156,149
Median Household Income 45-54	\$147,120	\$139,731	\$133,708
Average Household Income 45-54	\$174,023	\$168,883	\$166,551
Median Household Income 55-64	\$127,591	\$125,140	\$122,724
Average Household Income 55-64	\$159,797	\$157,905	\$156,770
Median Household Income 65-74	\$82,579	\$79,859	\$85,180
Average Household Income 65-74	\$115,469	\$113,200	\$119,548
Average Household Income 75+	\$88,317	\$83,791	\$87,898

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	616	3,004	9,317
2027 Population Age 35-39	648	3,046	8,549
2027 Population Age 40-44	634	2,897	7,910
2027 Population Age 45-49	556	2,605	7,068
2027 Population Age 50-54	559	2,442	6,399
2027 Population Age 55-59	578	2,453	6,296
2027 Population Age 60-64	599	2,480	6,275
2027 Population Age 65-69	635	2,580	5,840
2027 Population Age 70-74	527	2,120	4,572
2027 Population Age 75-79	412	1,574	3,330
2027 Population Age 80-84	286	1,011	2,028
2027 Population Age 85+	232	851	1,612
2027 Population Age 18+	7,310	31,961	83,375
2027 Median Age	43	41	38

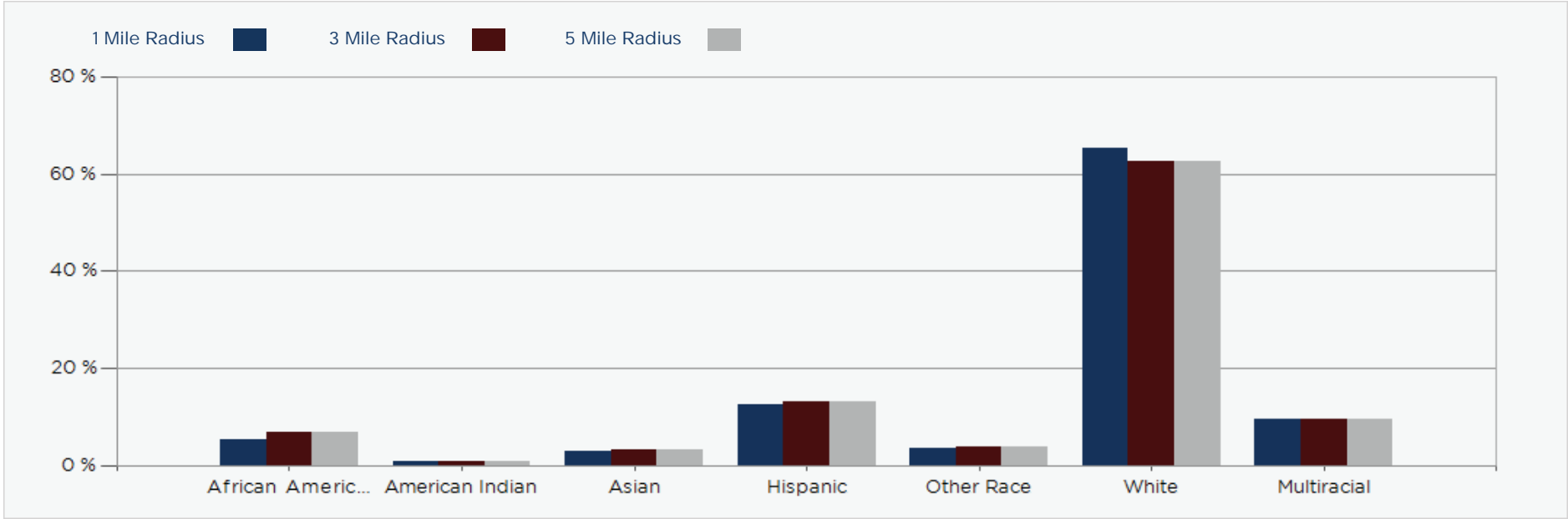
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,929	\$103,785	\$113,684
Average Household Income 25-34	\$151,972	\$138,580	\$146,381
Median Household Income 35-44	\$150,125	\$136,676	\$138,270
Average Household Income 35-44	\$187,726	\$174,298	\$174,023
Median Household Income 45-54	\$156,716	\$153,991	\$150,657
Average Household Income 45-54	\$197,493	\$189,868	\$184,976
Median Household Income 55-64	\$147,091	\$144,499	\$139,353
Average Household Income 55-64	\$181,464	\$177,770	\$175,464
Median Household Income 65-74	\$89,381	\$90,596	\$101,795
Average Household Income 65-74	\$131,983	\$130,149	\$138,879
Average Household Income 75+	\$104,712	\$100,267	\$106,004



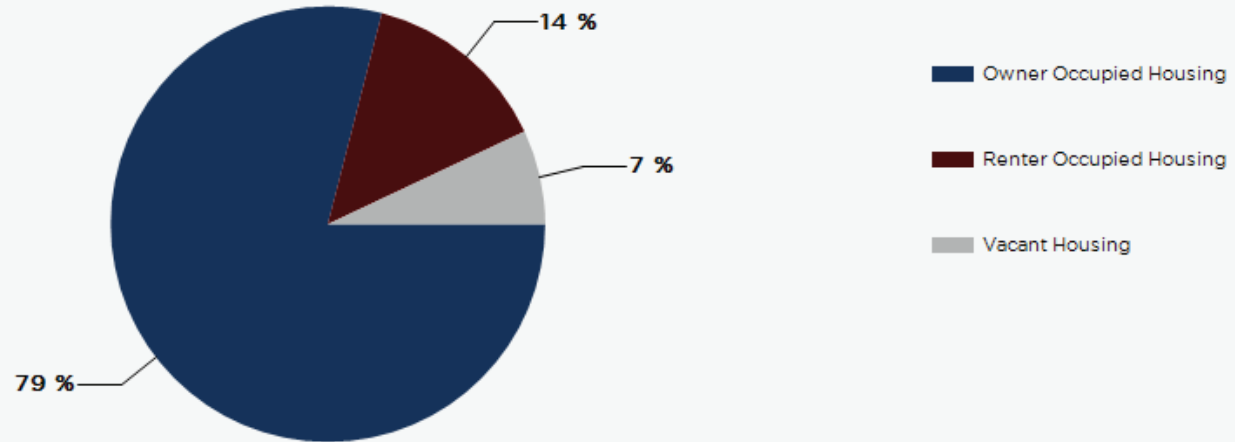
2022 Household Income



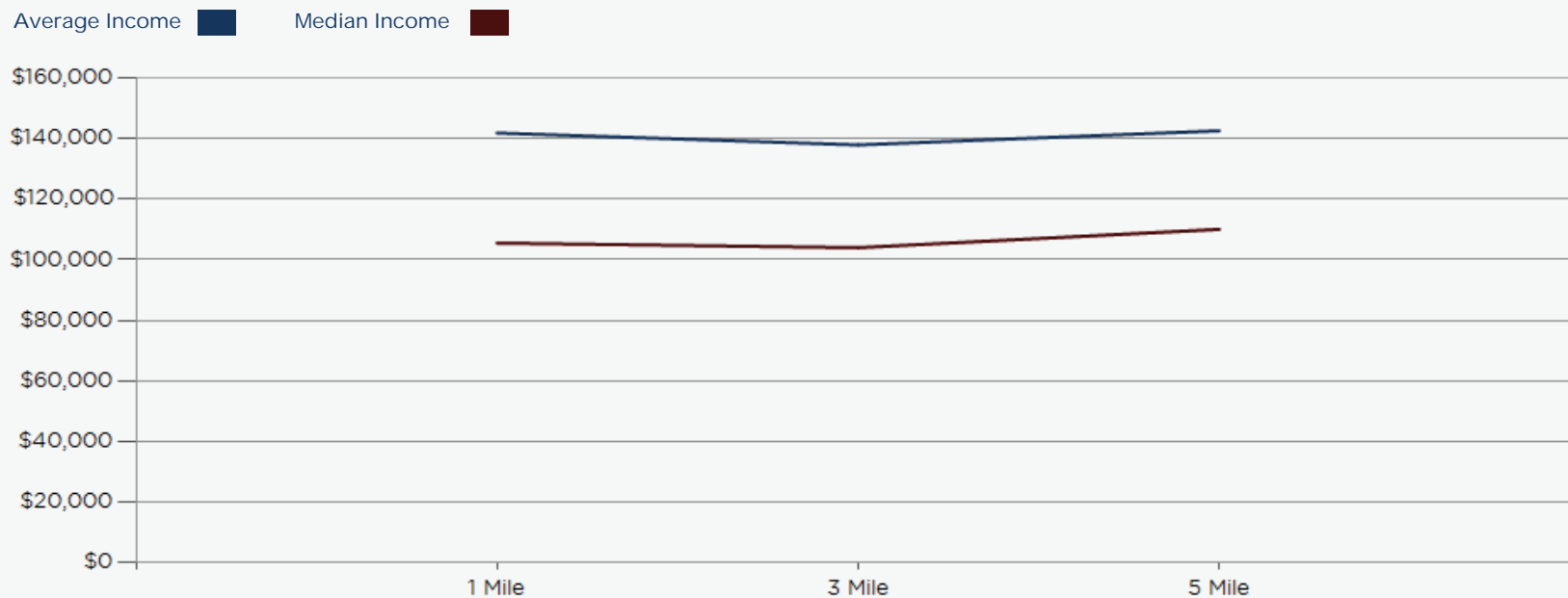
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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