

# VIGOR WAY PLAZA

TBD Vigor Way  
Rockwall, TX. 75087



**PRE-LEASING**





## Property Highlights

- Prime Location: Situated on Interstate 30 in Rockwall, offering excellent visibility and easy access.
- New Construction: Be part of a brand-new, modern office environment opening in early 2025.
- Fully Leased Second Floor: Join a thriving community of established businesses.
- First-Floor Availability: Flexible office spaces tailored to suit various business needs.
- Proximity to Amenities: Close to dining, shopping, and recreational facilities, enhancing work-life balance.

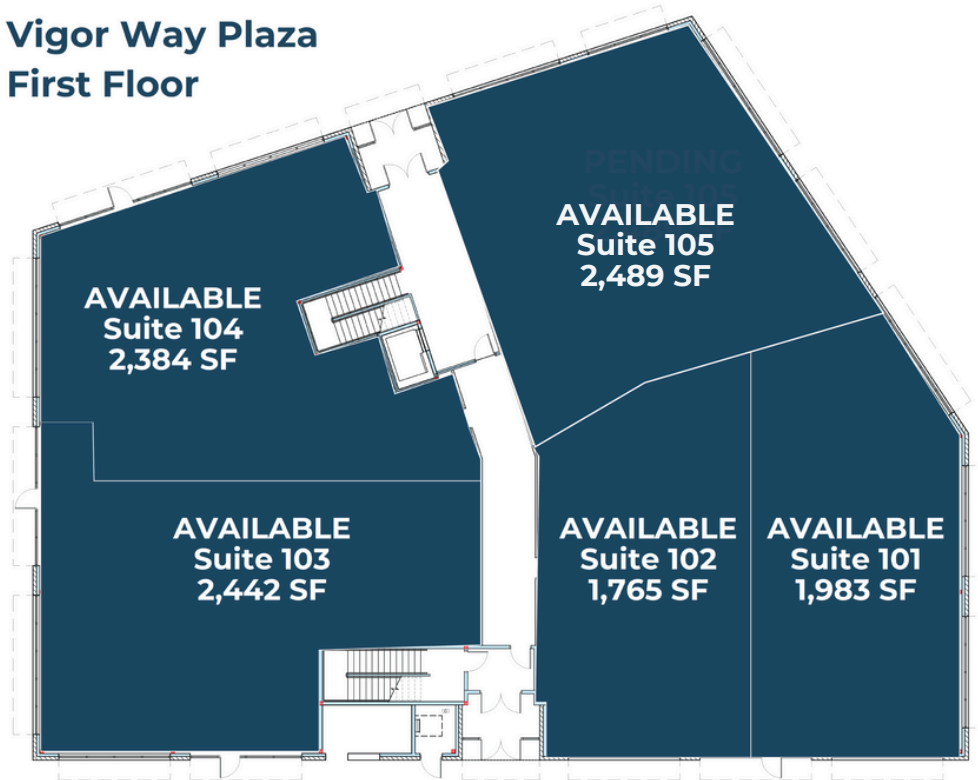


# Vigor Way Plaza



2 SOUTH ELEVATION FACING I-30  
SCALE: 3/16" = 1'-0"

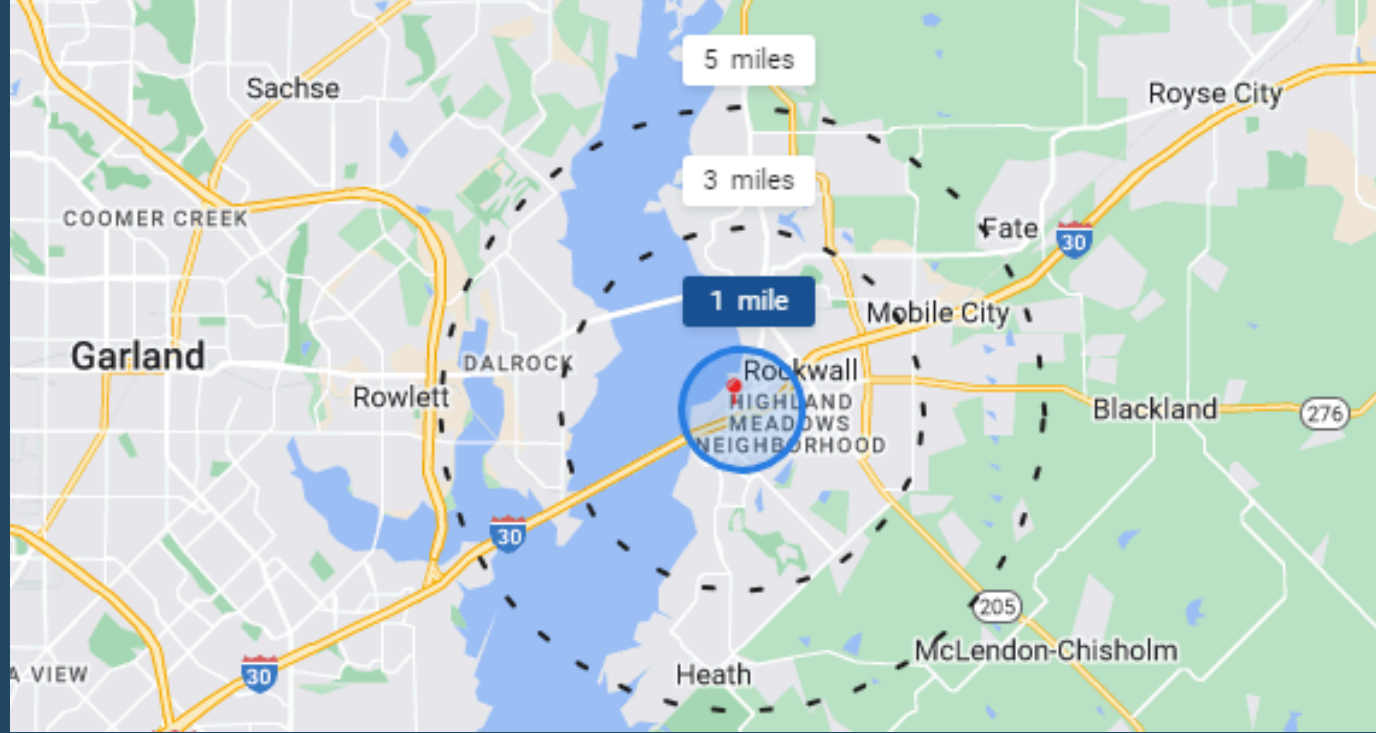
## Vigor Way Plaza First Floor



# Location

## Rockwall, TX.

Rockwall is a growing economy with a median household income significantly higher than the national average, contributing to a thriving local business environment. The city's business-friendly atmosphere, with low tax rates and well-planned infrastructure, makes it attractive for businesses. Additionally, Rockwall offers a high quality of life with excellent schools, beautiful parks, and recreational opportunities on Lake Ray Hubbard, creating a desirable environment for employees and their families.



## VIGOR WAY ROCKWALL, TX.

### Traffic Counts

E Interstate 30 | 112,055 VPD ('23)

Ridge Rd | 30,106 VPD ('23)

### Demographics 2023 - 1 Mile Radius

**20+K**

Population

**\$105K**

Average HH Income

**3+K**

Households

\*source: crexi.com, creop.com, txdot.com





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