

6800 HERITAGE PKWY - THE LANDING ROCKWALL, TX 75087



OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr + \$10 NNNs
Building Size:	13,469 SF
Available SF:	1,440 - 3,350 SF
Lot Size:	1.25 Acres
Number of Units:	2
Year Built:	1986
Market:	DFW
Submarket:	Garland

PROPERTY OVERVIEW

Nestled on the banks of Lake Ray Hubbard, The Landing is a two-story building at 6800 Heritage Parkway in the Dallas suburb of Rockwall. The charming property features residential-style architecture with peaceful porches and ornate details complimented by thoughtfully landscaped and meticulously maintained grounds. With a capital improvement program underway, The Landing features new exterior paint, a high-end lobby, efficient floor plans, and upgraded common areas. The Landing also includes abundant surface parking for tenants and guests.

PROPERTY HIGHLIGHTS

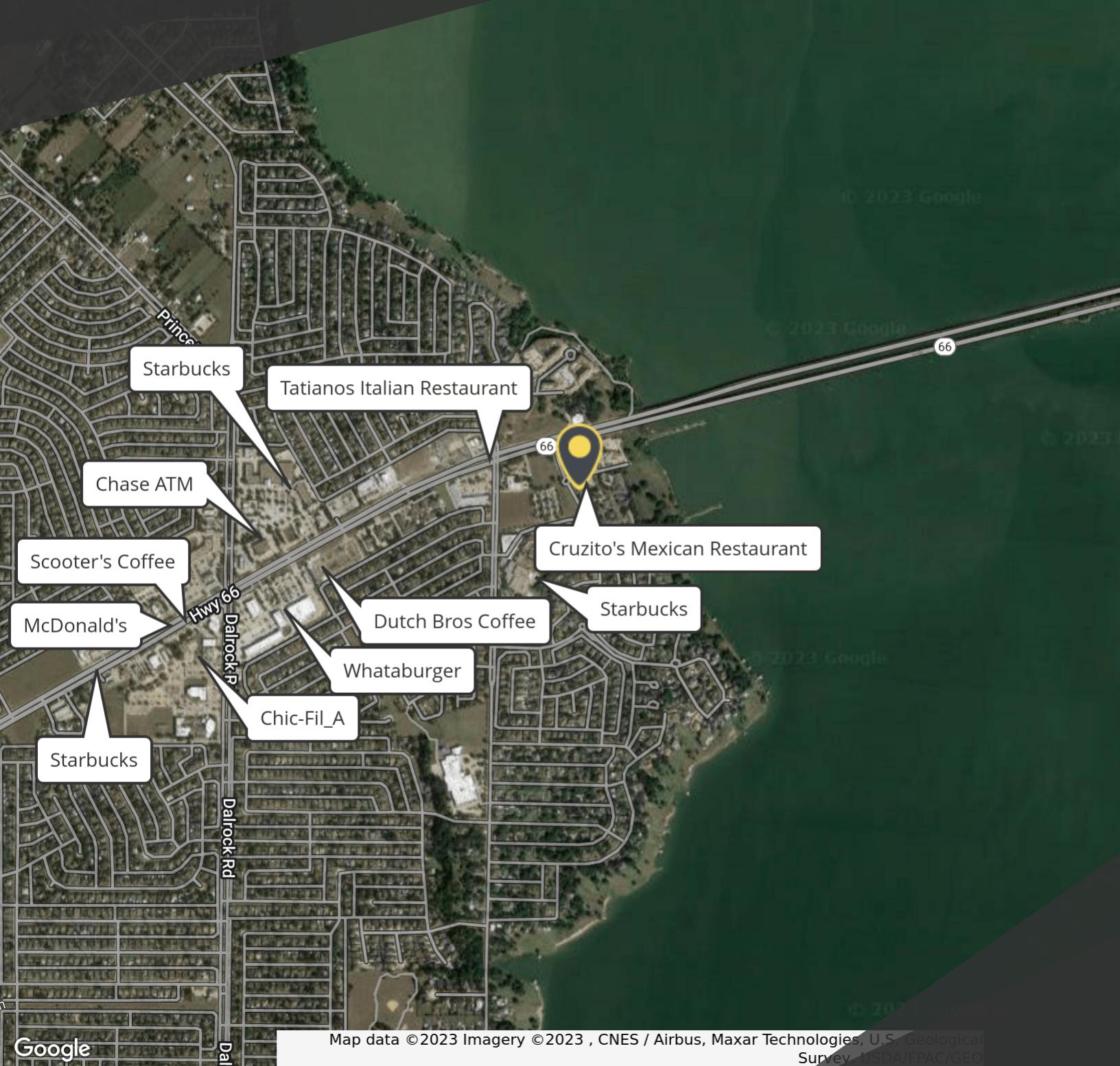
- The Landing boasts a strategic position directly across from Lake Pointe Baylor Scott & White Medical Center, Emergency Room, and Women's Center.
- Tenants enjoy easy access to a wealth of amenities with multiple restaurants adjacent and less than a mile the Lakeview Parkway and Dalrock Road intersection with Tom Thumb, Walmart, CVS, Starbucks, and Whataburger.
- Situated across the Texas Highway 66 Bridge from Downtown Rockwall, The Landing is in a growing community surrounded by upscale residential neighborhoods. With this sought-after location, businesses at The Landing are primed to serve the surrounding suburban and medical community.

For more information or to schedule a tour, please contact:

Shawn Djavaherian M: 469.797.3120
shawn@linc.realty O: 214.267.9860

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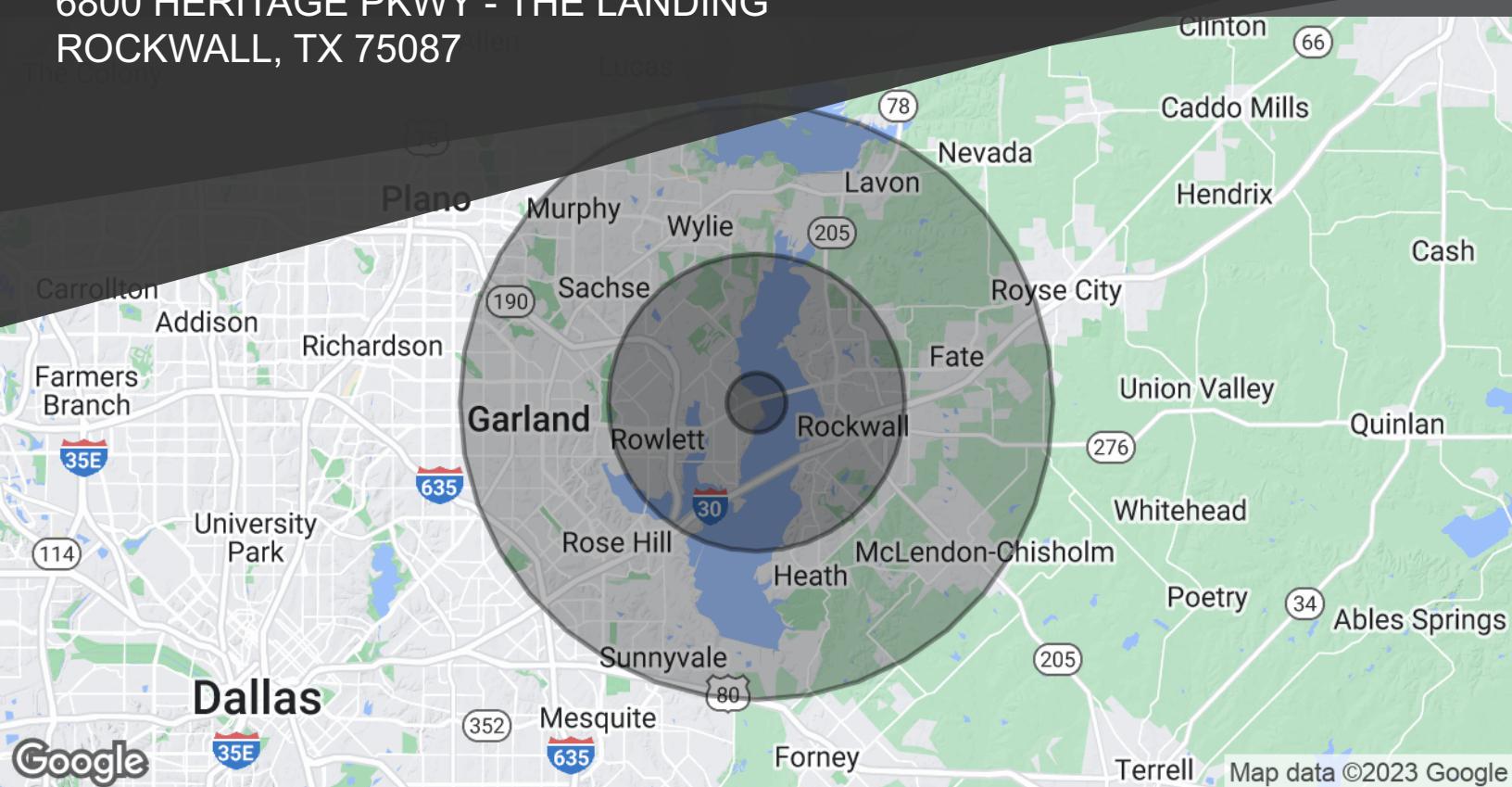


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,407	123,077	520,452
Average Age	39.1	39.8	36.7
Average Age (Male)	36.9	38.9	36.0
Average Age (Female)	42.1	41.3	37.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,789	43,924	176,887
# of Persons per HH	3.0	2.8	2.9
Average HH Income	\$110,731	\$115,064	\$99,382
Average House Value	\$231,338	\$259,914	\$233,820

* Demographic data derived from 2020 ACS - US Census

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