

ROCKWALL | TX



WHERE OPPORTUNITIES ARE AS
INFINITE
AS THE VIEWS

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ROCKWALL
Economic Development Corporation

ROCKWALL OFFERS A SUITE VIEW FOR YOUR CLASS A OFFICE DEVELOPMENT

Rockwall stands as a hidden gem in North Texas, offering an unparalleled opportunity for your relocation or expansion. Its highly educated residential population ensures you attract and retain top talent thanks to a vibrant community, A-rated public schools, and reasonably priced housing. The serene Lake Ray Hubbard enhances Rockwall's appeal, promising a unique and inspiring setting for your office.

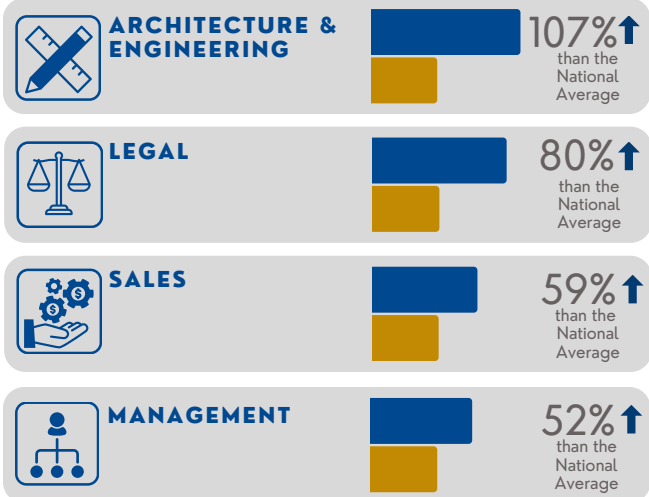


2.92 MILLION WORKERS
WITHIN A 45-MINUTE DRIVE



INTERESTED IN BUILD TO SUIT?
Call Us Now to Learn More

ROCKWALL'S PROFESSIONAL CONCENTRATIONS



Source: Data USA 2021

New to 2024, the Rockwall EDC proudly introduces two premier Class A Office sites providing easy access to I-30, adjacent restaurant and retail amenities, and potential lake views unrivaled in DFW. Each site offers 10+ acres and can support 240,000+ SF of prime office space, with height limitations of 90-120 feet. The REDC owns these sites and is planning for shovel-ready investments in 2025 and beyond, all in pursuit of attracting Class A office development.

REDC-OWNED OFFICE CAMPUS LOCATIONS

Concept Site Plan - La Jolla Site



Concept Site Plan - Ridge Site



For more information visit us online at www.rockwalledc.com

ROCKWALL HAS MANUFACTURED AN INDUSTRIAL CLIMATE UNRIVALED IN DFW

Rockwall is home to an assortment of industries, including advanced manufacturing, aerospace and defense, food processing, and packaging. The Rockwall EDC's 550-acre Technology Park offers shovel-ready land to relocating and expanding businesses. Additionally, there is over 650,000 SF of speculative light industrial space in the development pipeline in 2024.

AVAILABLE LAND
 **Call Us Now to Learn More**



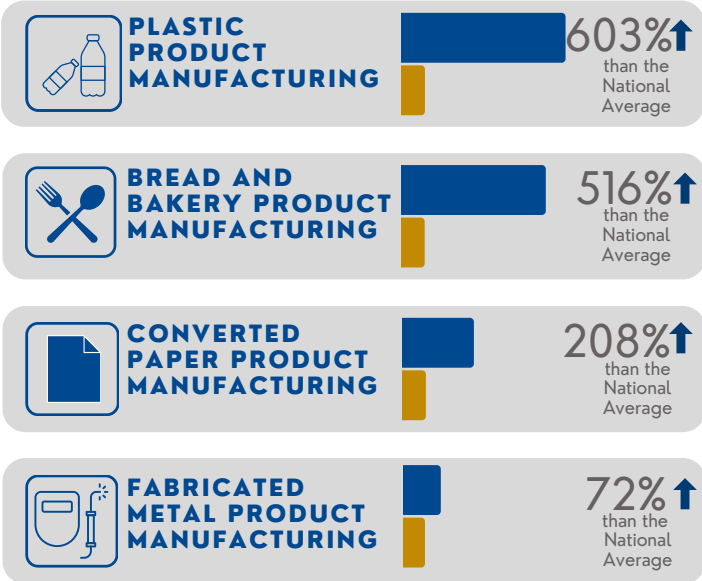
ROCKWALL'S INDUSTRIAL WORKFORCE

Number of Workers within a 45-Minute Drive and Average Salary in Rockwall

56,167	Laborers and Freight, Stock, and Material Movers, Hand	\$35,800
17,604	Team Assemblers	\$39,700
12,133	Packers and Packagers, Hand	\$31,600
11,979	First-Line Supervisors of Production and Operating Workers	\$66,100
10,230	Food Processing Workers	\$32,100
7,095	Welders, Cutters, Solderers, and Brazers	\$51,100
4,423	Assemblers and Fabricators	\$39,300

Source: JobsEQ, 2023Q4
 *Wages are representative of Rockwall County

ROCKWALL'S INDUSTRY CONCENTRATIONS



Source: JobsEQ, 2023Q4



210,000 MANUFACTURING WORKERS WITHIN A 45-MINUTE DRIVE OF ROCKWALL

WHY CHOOSE ROCKWALL?



49.3% of Rockwall residents hold a Bachelor's Degree or higher compared to Texas' Average of only 33.2%

Source: TEA Accountability Ratings & JobsEQ



FASTEST GROWING COUNTY IN THE U.S.

DFW is the Largest-Gaining U.S. Metro Area in 2023

Source: USNews.com & U.S. Census Bureau

Consolidated Tax Rate
\$1.565445
per \$100 Valuation

30%↓

than many surrounding communities

Along with neighboring Fate, the City of Rockwall has the lowest consolidated tax rate in 8 DFW counties among cities with a population of 8,000 or higher.

ROCKWALL COUNTY RANKS IN TOP 10 FOR MOST PAYCHECK FRIENDLY PLACES IN THE U.S.

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

- Ranked #5 in the state in 2023
- Ranked #9 out of 3,143 counties in the U.S. in 2023

Source: SmartAsset.com



ROCKWALL COUNTY HOUSING MARKET



\$183 per square foot - 2023 Average

\$430,000 - 2023 Median Sale Price

HOUSING COSTS ARE:

14%↓ than Collin County in DFW

Source: MetroTex MLS

51,461 Population - City
123,342 Population - County

Rockwall's Median Household Income is \$114,799

HOUSING DEVELOPMENTS

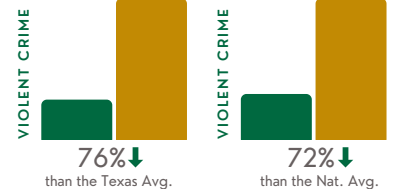
Rockwall has 22 neighborhoods, master-planned communities, or active adult subdivisions developing, planned, or under zoning consideration as of 2023. This has resulted in 1,595 vacant platted lots being available for purchase or construction, and 2,513 entitled unplatted lots. Additionally, there are 17,000 multi-family rental units existing or under construction within a 10-mile radius.

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



Source: Areavibes.com

DRIVING DISTANCE TO DFW

