



A DEVELOPMENT BY:



SHOPS AT ROCKWALL

NWQ I-30 AND JOHN KING BLVD
NWQ I-30 and John King Blvd Rockwall, TX



**FOR
LEASE**

AVAILABLE SPACE

Retail: 1,200 - 10,800 SF
Land: 1-5 AC

RATE

Call for Pricing

Chris Flesner

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Brian Sladek

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PROPERTY HIGHLIGHTS

- Site is situated on the NWC of John King BLVD and Interstate 30 directly across from the new HEB Grocery that is under construction with an estimated completion date of September 2025.
- This parcel will have three median breaks on John King BLVD giving it direct access to the planned Medical City campus located on the NEC.
- Rockwall is approximately 22 miles east of downtown Dallas on Interstate 30 and is the seat of Rockwall County with a population of just over 125,000. Rockwall benefits from proximity to the Dallas Metroplex while maintaining its rural charm and proudly upholding one of the highest-ranking school systems and lowest tax rates in the State of Texas.
- Situated in a High growth (14.45% growth rate 2020–2024) and high income (\$137K average annual income) submarket
- Strategically situated at the intersection of Interstate 30 and John King BLVD, offering exceptional access and visibility from both thoroughfares

**AREA TRAFFIC GENERATORS****Chris Flesner**

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Brian Sladek

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DEMOGRAPHIC SNAPSHOT 2024

42,925
POPULATION
3-MILE RADIUS



\$137,316.00
AVG HH INCOME
3-MILE RADIUS



32,862
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Interstate 30: 101,049 VPD
John King Blvd: 13,675 VPD
(TXDOT 2023)

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









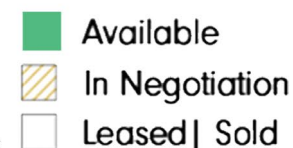
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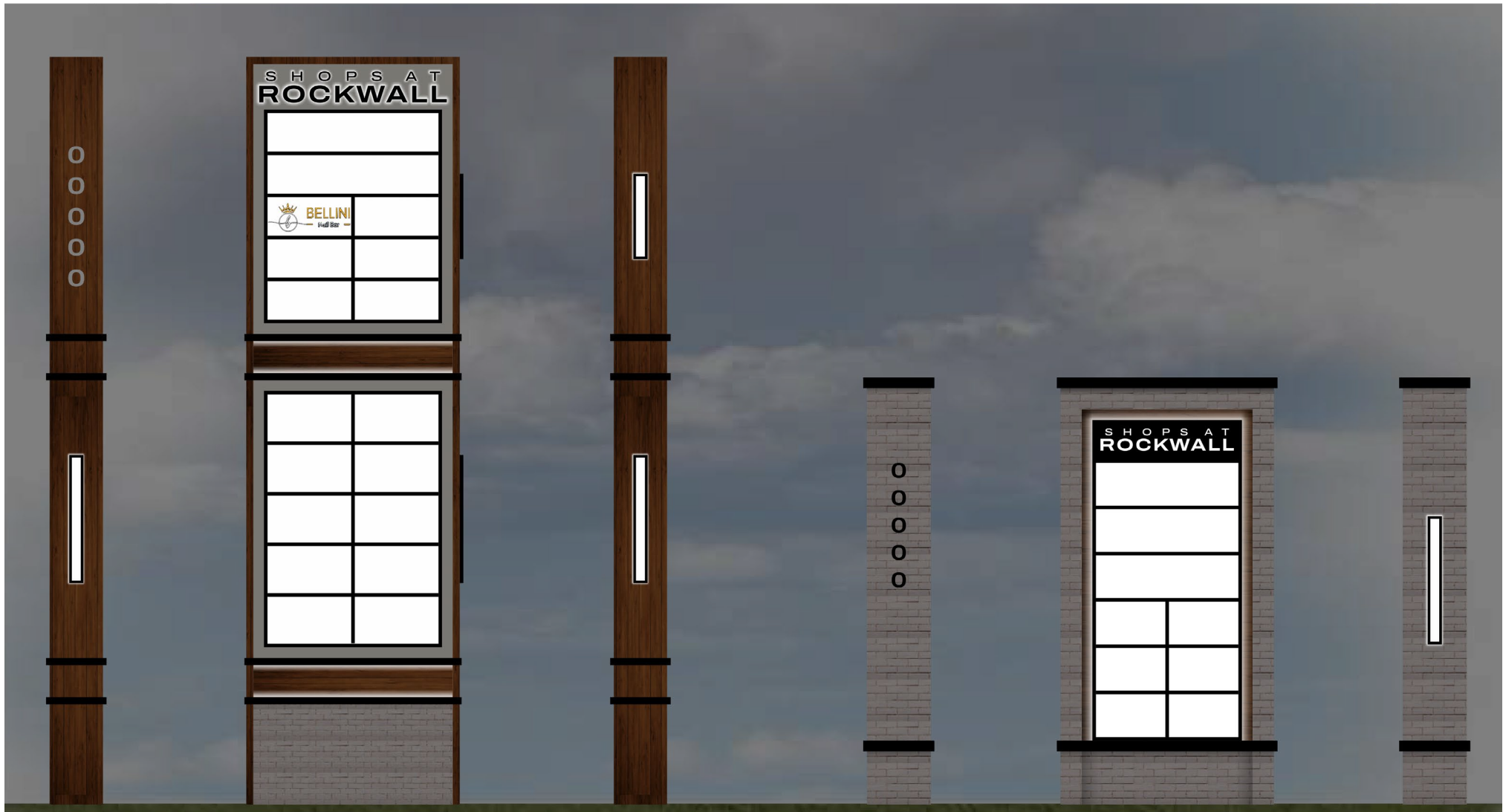


LOT #	LAND AREA	BLDG AREA
CAR WASH	59,132 SF / 1.36 AC	6,400 SF
C-STORE	72,959 SF / 1.56 AC	8,400 SF
RESTAURANT	52,931 SF / 1.21 AC	2,600 SF
LOT 1	43,589 SF / 1.00 AC	N/A
RESTAURANT	32,175 SF / .74 AC	N/A
RESTAURANT	51,854 SF / 1.19 AC	4,000 SF
LOT 2	63,076 SF / 1.45 AC	5,470 SF + PATIO
LOT 3	46,275 SF / 1.06 AC	N/A
LOT 4	46,275 SF / 1.06 AC	N/A
LOT 5	46,275 SF / 1.06 AC	N/A
LOT 6	65,346 SF / 1.50 AC	N/A
LOT 7	79,771 SF / 1.83 AC	N/A
LOT 8	50,592 SF / 1.16 AC	N/A
FITNESS	176,920 SF / 4.06 AC	40,000 SF
DETENTION	31,759 SF / .73 AC	N/A
LOT 9	28,267 SF / .65 AC	4,000 SF
LOT 10	SHARED	16,200 SF
LOT 11	SHARED	13,000 SF
LOT 12	SHARED	19,000 SF

LINE AND SYMBOL LEGEND

	EASEMENT		FIRE LANE		UNDERGROUND DETENTION
	PROPERTY LINE		ROW		ABOVE GROUND DETENTION
	BUILDING		SHARED PARKING		
	GREEN SPACE				





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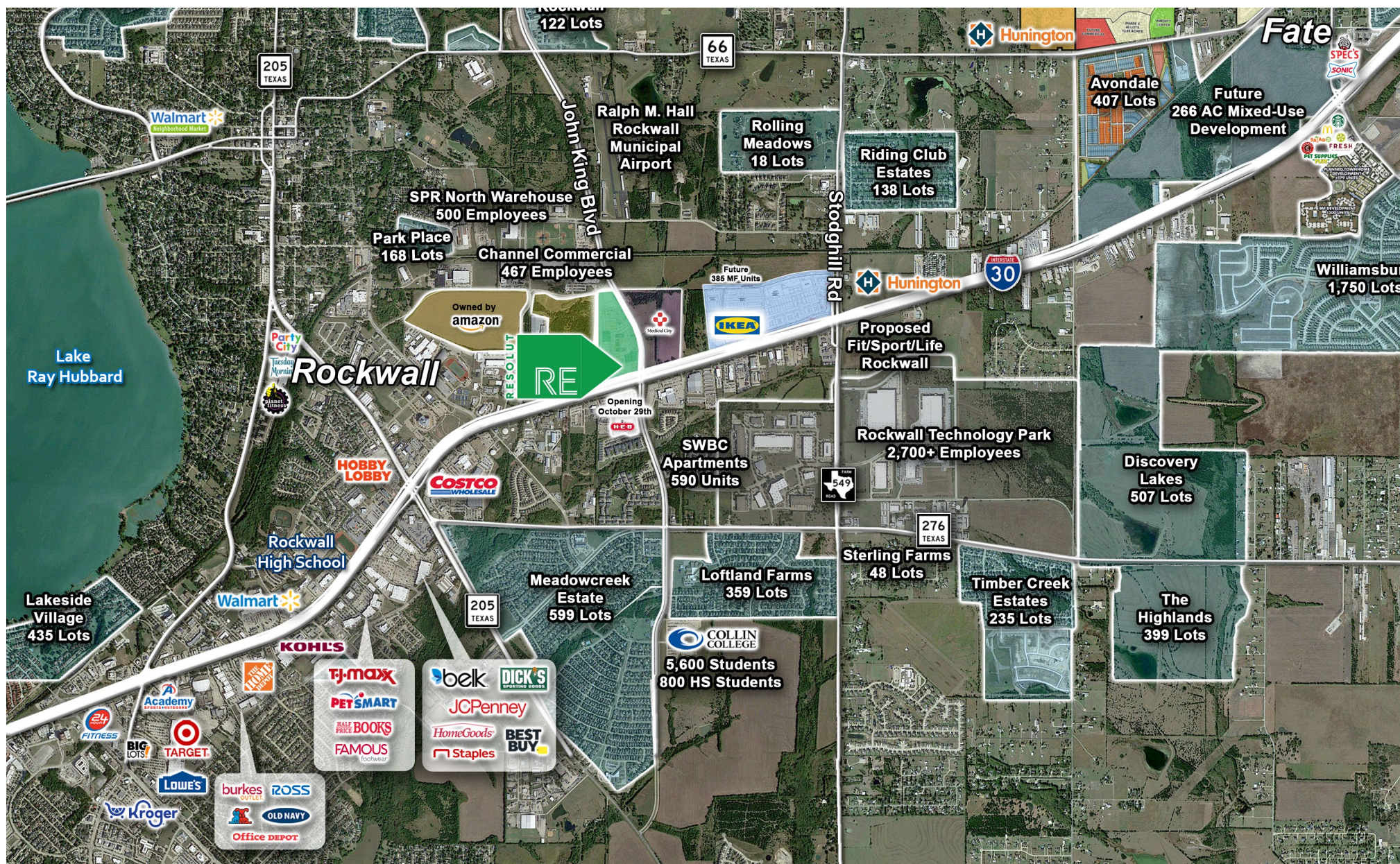
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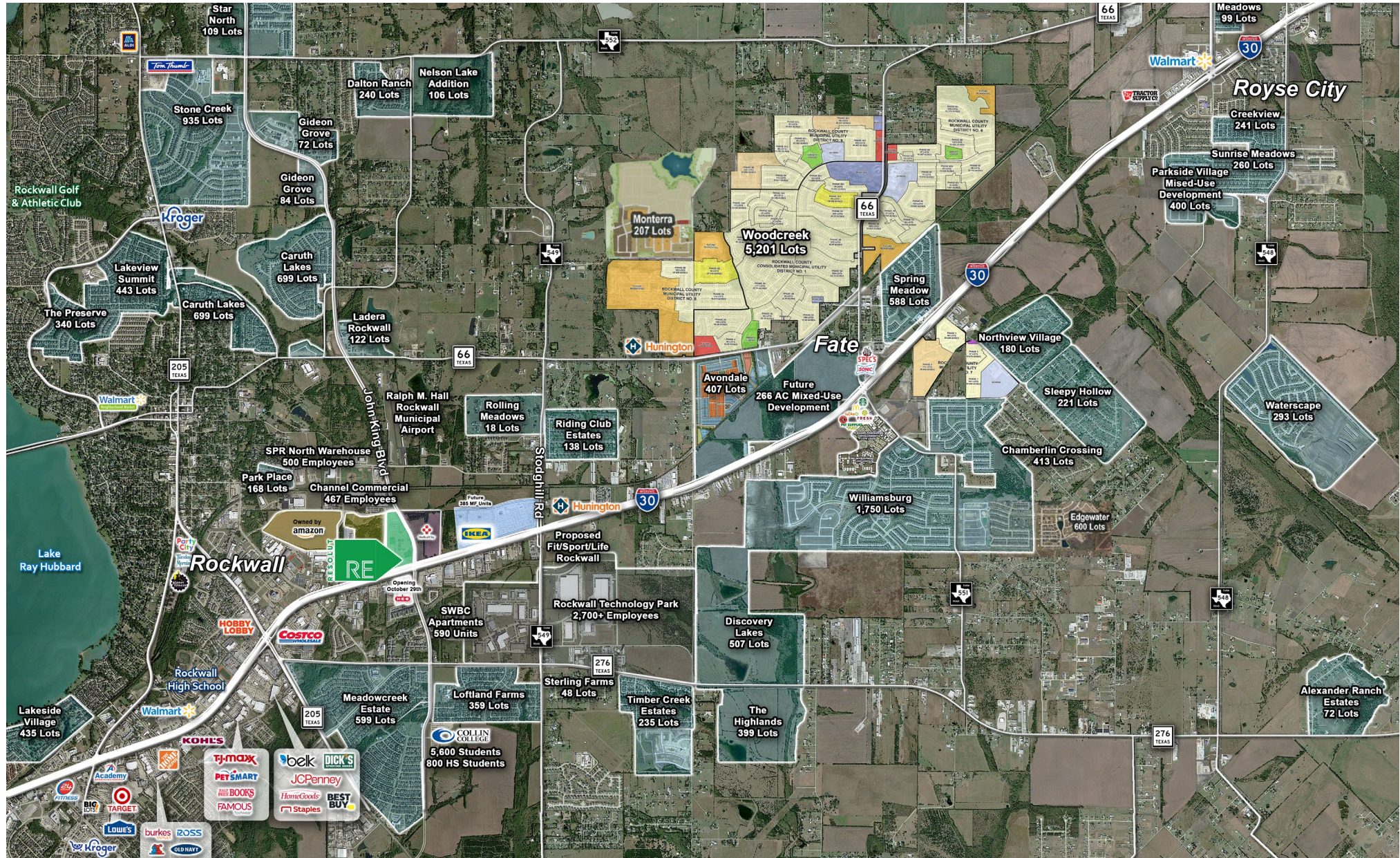
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

David J. Simmonds OR Gavin Fite

Designated Broker of Firm

David J. Simmonds OR Gavin Fite

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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