

10689 S SH-205, **Rockwall, TX** | For Lease



1,200 SF Suites
Shell Space Condition
Zoned for Retail Use
2023 New Construction
Highway Visibility

Main Contact

George Ndegwa

Associate

george.ndegwa@mdregroup.com

469.267.2667

Kevin Weable

Commercial Director

kevin@mdregroup.com

972.845.1663



Table of Contents

Pages 3-4 | Property Overview

Page 5 | Floor Plan

Page 6 | Retail Map

Page 7 | Demographic Overview

Page 8 | DFW Market Overview

Page 9 | Property Summary

Page 10 | Contacts



10689 S SH-205, Rockwall, TX #150 - #160

Property Overview

M&D Commercial Group is offering two retail units for lease with visibility on State Highway 205. This new construction multi-tenant retail strip was built in 2023 and is anchored by a renowned gas station, Exxon. Each of the two 1,200 square-foot units are presented in shell space condition and are zoned Retail, offering a variety of uses. The property provides a Tenant Improvement Package, allowing customization to align with your specific requirements. With over 400 feet of highway visibility, a daily traffic flow of 46,000 vehicles, and considerable foot traffic, the property provides an optimal location that caters to both businesses and consumers. Contact the listing agent for more information.





Suite 150 - 1,200 SF



Shell Space Condition



Zoned Retail



Suite 160 - 1,200 SF

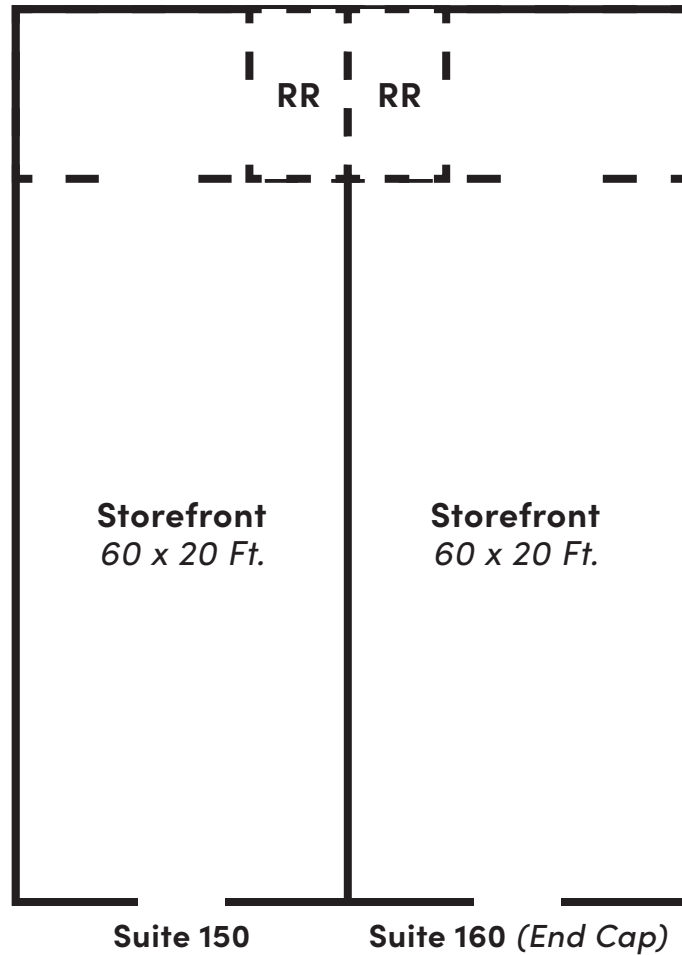


TI Package Available



Highway Visibility

Property Floor Plan



Rockwall, TX Retail Map



The property is located directly on SH-205 with over 46,000 VPD.



25 Miles to Garland



30 Miles to Dallas



51 Miles to DFW Airport



62 Miles to Fort Worth

Rockwall County Demographic Overview

Rockwall, Texas is located just 38 minutes east of Downtown Dallas and has two major airports (DFW International Airport & Dallas Love Field) less than a hour away. The city of Rockwall has grown nearly 63 percent in the past decade. Residents have easy access to four area malls, two outlet malls, Uptown Dallas nightlife, close proximity to area colleges, and are also close to recreational facilities at Lake Ray Hubbard, Lavon Lake and Lake Tawakoni. Rockwall is home to the Rockwall Harbor District. The Harbor District opened in 2005 and provides musical entertainment, festivals and weddings with more than 24 places to dine, shop and have fun. Located on Lake Ray Hubbard, one of the largest lakes in North Texas, visitors come from all over to see the gorgeous sunsets. Over 80,000 visitors come every year to shop, stay in the upscale Hilton Hotel, relax at the spas and dine at some of the finest restaurants in North Texas.

Rockwall County is located in the northeastern outlying sub-market of DFW, a regular target among retail investors in Dallas-Fort Worth. Helping drive population growth is excellent job growth of 19 percent from 2015 to 2020. Rockwall County was the third-fastest-growing county in the country during the last decade and its population has nearly doubled since 2000. Not far behind was Collin County, which ranked #13, growing more than 60 percent. The county was also ranked the #1 Richest County in Texas and one of the Top Five Best Places to Live in the Nation. Strong population growth coupled with tax incentives for development make Rockwall County an excellent choice for commercial investors.



116,381

2021 Population
Rockwall County



\$105,956

2020 Median HH Income
Rockwall County



\$551,630

June '22 Average Home Value
Rockwall County



38.3

2020 Median Age
Rockwall County

Dallas-Fort Worth Market Overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



Property Summary

Location	10689 S SH-205 Rockwall, TX 75032
Zoning	Retail
Building Size	12,000 SF
Acres	2.78 Acres
Year Built	2023
Suites Available	150 & 160
Suite SF Each	1,200 SF



George Ndegwa

Associate

george.ndegwa@mdregroup.com

469.267.2667

Kevin Weable

Commercial Director

kevin@mdregroup.com

972.845.1663

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdregroup.com

972.772.6025





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.

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.

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.

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.

M&D Real Estate LP	9009323	Danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
George Ndegwa	0732918	George.ndegwa@mdregroup.com	469-267-2667
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date