

# LOCK & LEAVE

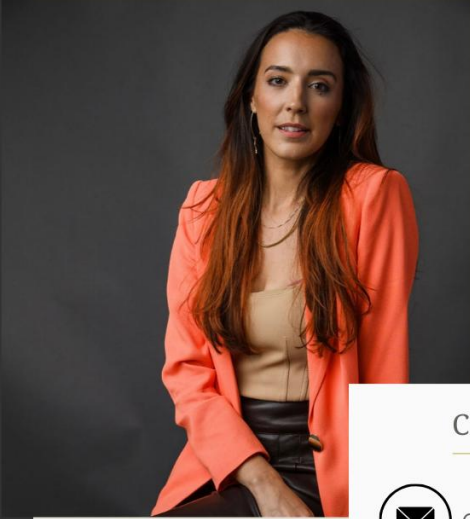
## SELF STORAGE







# BROKERAGE TEAM


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## EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present Lock & Leave Self Storage: a 170 unit storage facility located in Rockwall, TX. The facility is a blend of enclosed self storage, covered outdoor parking, warehouse spaces, and uncovered outdoor parking.

The site is inside the city limits of Rockwall, and is located directly off of Interstate 30, a major thoroughfare which has an average daily traffic of 120,000 vehicles. This Prime location makes this facility easily accessible for its customers. It is surrounded by high density housing as well as a large percentage of the population being renters.

The facility offers several uses for its customers: 1) Small/medium/large enclosed storage options 2) Office rentals 3) Both Covered and Uncovered outdoor parking options.

This opportunity presents investors with a Rare opportunity to own a stabilized storage facility within a major market along with various opportunities for value add to the investment.



Rockwall, Texas USA  
CITY/STATE



170  
UNITS



Self Storage  
TYPE



120,000  
AVERAGE DAILY TRAFFIC





# MARKET OVERVIEW

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Area Overview

Local Attractions

Community Highlights

Market Overview

AADT Map

Amenities Map

Location Map

Regional Map

Population Density

Median Household Income

Texas Drive Map



## AREA OVERVIEW

Rockwall is a well-established and highly regarded suburban submarket within the eastern Dallas–Fort Worth corridor, benefiting from direct access and visibility along Interstate 30, one of the region’s primary east–west transportation routes. The city has experienced sustained residential and commercial growth over the past decade, driven by population expansion, strong household incomes, and continued spillover from the broader DFW metroplex. Its location provides convenient connectivity to Dallas while maintaining the stability and character of a mature suburban community.

The immediate trade area surrounding the property is defined by expanding single-family residential neighborhoods, established retail and service nodes, and ongoing infrastructure investment along the I-30 corridor. Destination retail centers, daily-needs services, and employment hubs contribute to consistent traffic flow and reinforce Rockwall’s role as a regional draw for surrounding communities. Continued municipal investment in roadway and utility improvements further supports the area’s ability to accommodate long-term growth.

Rockwall also functions as a commuter-oriented market, supported by efficient highway access and proximity to major employment centers throughout Dallas County and the greater metroplex. This combination of accessibility, residential density, and economic integration positions the area as a durable suburban market with fundamentals that support long-term demand for service-oriented real estate uses.



# ECONOMY

Rockwall’s economy is supported by a diversified and well-regarded employment base anchored by advanced manufacturing, healthcare, food production, and professional services, while also benefiting from direct integration into the broader Dallas–Fort Worth employment ecosystem. The city hosts operations from nationally recognized employers such as L3Harris Technologies, which contributes advanced aerospace and defense-related manufacturing activity, along with Pegasus Foods, a regional food manufacturing and processing company supporting large-scale distribution. Healthcare and public-sector employment further reinforce economic stability, led by Texas Health Hospital Rockwall, a major regional healthcare provider, and Rockwall ISD. In addition, Rockwall is home to Channell Commercial Corporation, a nationally recognized manufacturer of telecommunications infrastructure products, underscoring the city’s ability to attract and retain specialized industrial operations.

At the county level, Rockwall County supports over 60,300 employed workers, with employment growth exceeding 5.4% year-over-year, reinforcing the area’s broader economic momentum and resilience. Beyond local employment, Rockwall benefits from seamless integration into the DFW labor market, with access to approximately 2.9 million workers within a 45-minute drive time, providing significant depth, diversification, and long-term stability beyond municipal boundaries.

MAJOR EMPLOYERS			
Company	Location	Employees	Industry
L3Harris Technologies	Rockwall	±1,000	Aerospace
Pegasus Food	Rockwall	±500	Food Manufacturing
Texas Health Hospital	Rockwall	±600	Healthcare
Channell Commercial Corporation	Rockwall	±1,000	Telecom Infrastructure

*Rockwall’s employment base includes nationally recognized manufacturers and regional healthcare providers, supporting a stable and diversified local economy.*



**L3HARRIS™**  
FAST. FORWARD.



**PEGASUS**  
FOOD GROUP



**Texas Health**  
Hospital®  
ROCKWALL



**CHANNELL**

**JTACR**  
real estate group



# DEMOGRAPHICS & POPULATION

The Rockwall area supports a large and steadily growing suburban population, driven by continued in-migration from the broader Dallas–Fort Worth metroplex. Since the mid-2010s, population growth has been fueled by expanding residential development, strong household formation, and Rockwall’s role as a commuter-oriented submarket with direct interstate access along I-30. This connectivity allows residents to access major employment centers throughout Dallas County and the greater metro while maintaining the stability and quality of a mature suburban environment.

The area’s demographic profile skews toward working professionals and families, with a median age in the late 30s that aligns with life-stage transitions commonly associated with self-storage usage, including household growth, relocation, and downsizing. Housing demand has remained strong, supported by a mix of owner-occupied and renter-occupied households that introduce both long-term residency and recurring mobility within the market.

Household incomes in the Rockwall market exceed regional and national averages, supporting discretionary spending and sustained demand for service-oriented real estate. Population density within the immediate trade area reflects a balance between suburban scale and concentration, providing a sufficient number of rooftops to support consistent occupancy without reliance on transient or seasonal demand. Collectively, these factors indicate a stable, income-supported customer base with durable demand drivers tied to mobility, space constraints, and long-term residency trends.

DEMOGRAPHICS	
2015 Population	42,155
2025 Population	53,547
Median Age	39.6
Median Household Income	\$114,926



# MARKET OVERVIEW

## Strategic Location

The Rockwall I-30 corridor is strategically positioned within the eastern Dallas–Fort Worth metroplex, offering direct interstate access and strong regional connectivity. The subject property benefits from immediate frontage and visibility along Interstate 30, providing efficient access to Dallas, eastern Dallas County, and surrounding suburban communities. Travel times place the site within a well-established commuter shed, allowing residents and businesses to move seamlessly between Rockwall and major employment centers throughout the metro. This connectivity supports consistent local traffic flow and positions the area as a primary residential and service corridor rather than a pass-through market.

## Pro-Business Environment

Rockwall County continues to demonstrate strong economic momentum, supported by rising household incomes, employment growth exceeding 5% year-over-year, and access to a regional labor pool of approximately 2.9 million workers within a 45-minute drive. The local economy is anchored by recognized employers in advanced manufacturing, food production, healthcare, and telecommunications, while benefiting from proximity to the broader DFW business ecosystem. Ongoing municipal investment in infrastructure and commercial development along the I-30 corridor reinforces Rockwall's reputation as a business-friendly suburban market capable of sustaining long-term growth.

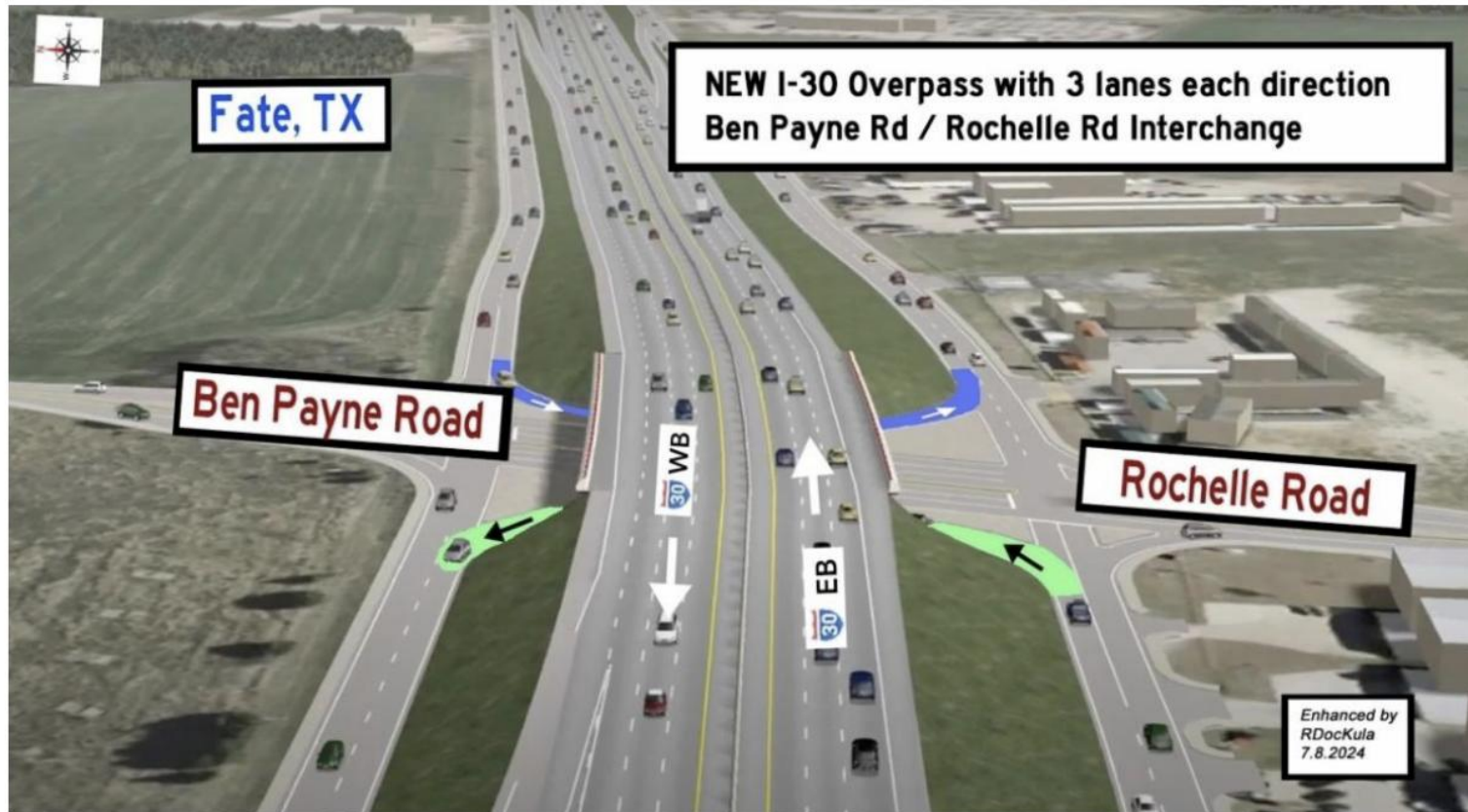
## Market Fundamentals & Operations

The surrounding trade area combines steady population growth, suburban density, and a meaningful renter presence, supporting recurring self-storage demand driven by household mobility and space constraints. Approximately one-quarter of nearby households are renter-occupied, introducing consistent churn within an otherwise owner-oriented market. Strong income levels, low housing vacancy, and continued residential development further reinforce demand durability. Corridor visibility, ease of access, and proximity to retail and service providers enhance leasing efficiency and operational simplicity, supporting long-term performance in a stable, growth-oriented suburban market.



# MARKET OVERVIEW

## I-30 Expansion Project in Rockwall County





## MARKET OVERVIEW – INCOMING DEVELOPMENTS



### LAFAYETTE CROSSING

This 267-acre, master-planned development will deliver over 400,000 SF of thoughtfully curated retail, anchored by Kroger.

### ROCKWALL HEIGHTS

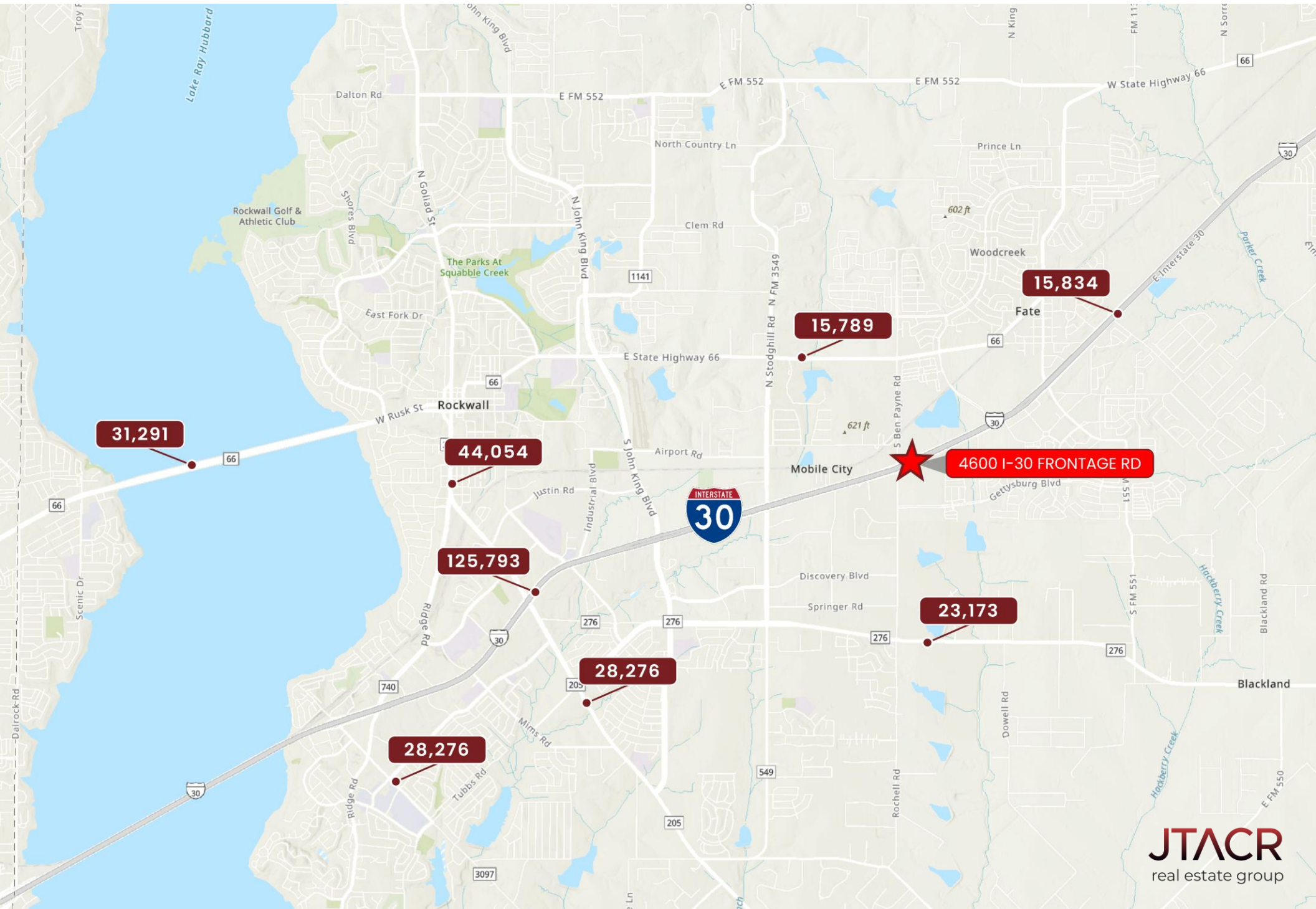
A 65-acre development with 485 rental units (condos/townhomes), 350,000 sq ft of retail, restaurants, and an amphitheater.





# AADT MAP

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# AMENITIES MAP

14





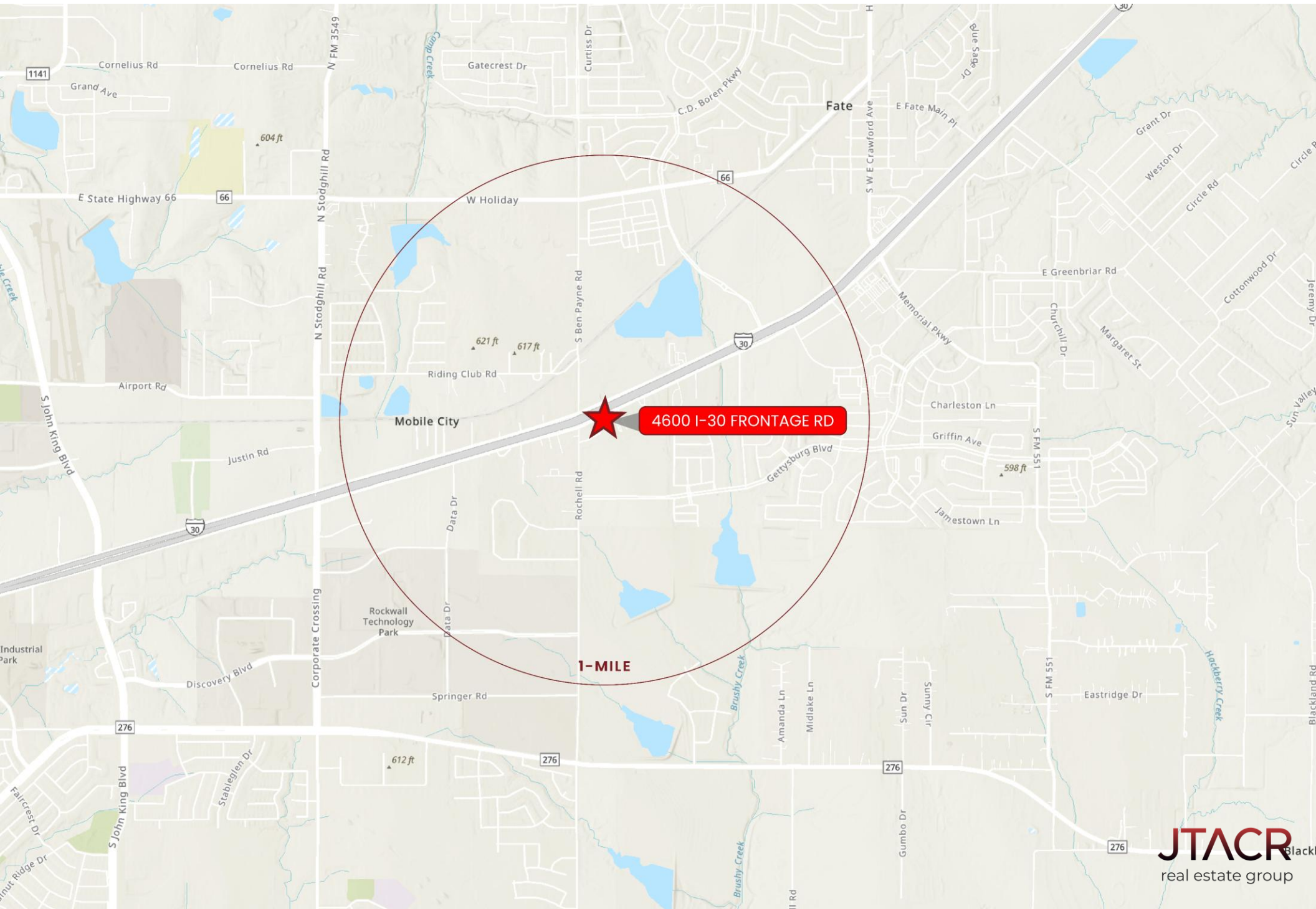
# AMENITIES MAP

15



# LOCATION MAP

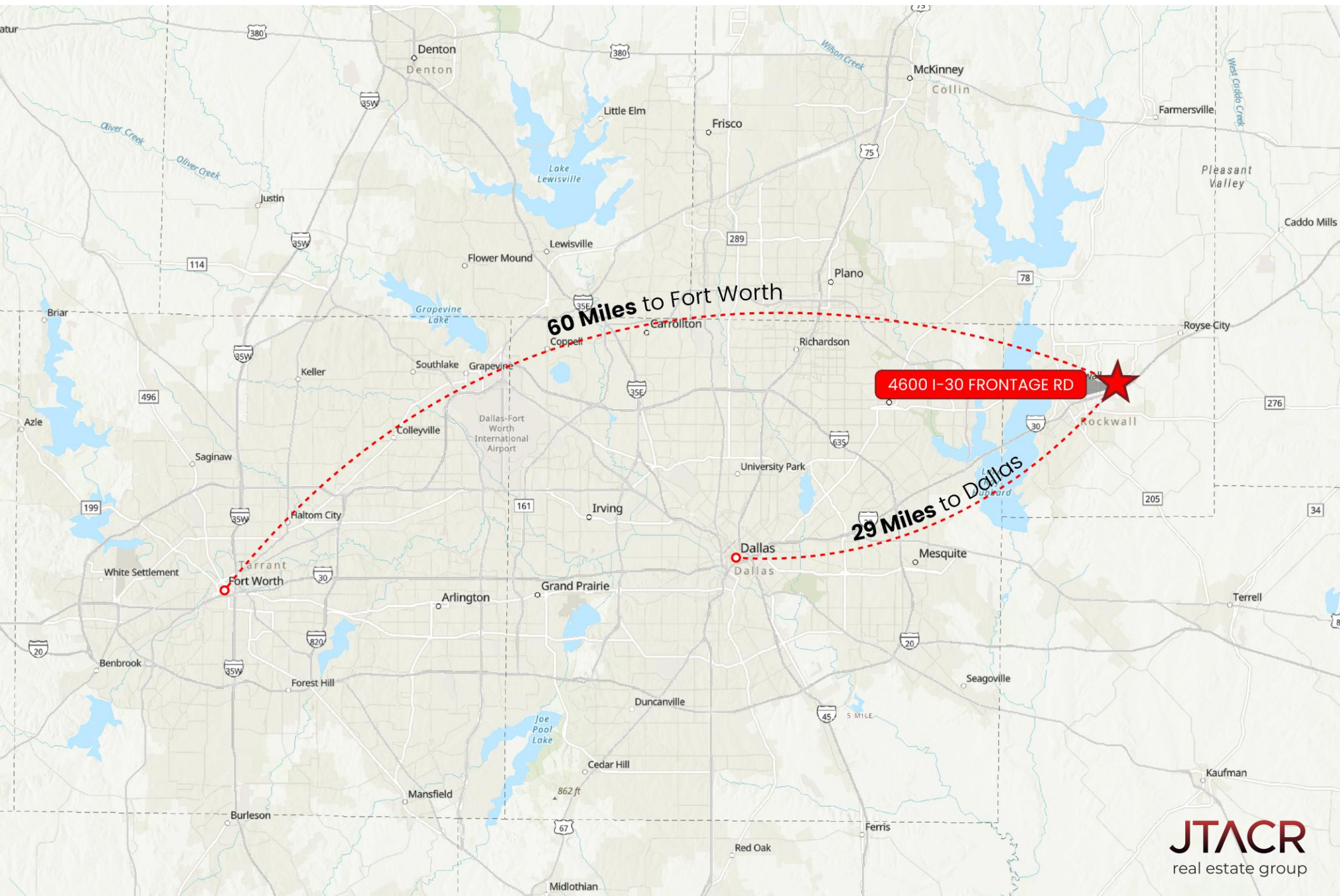
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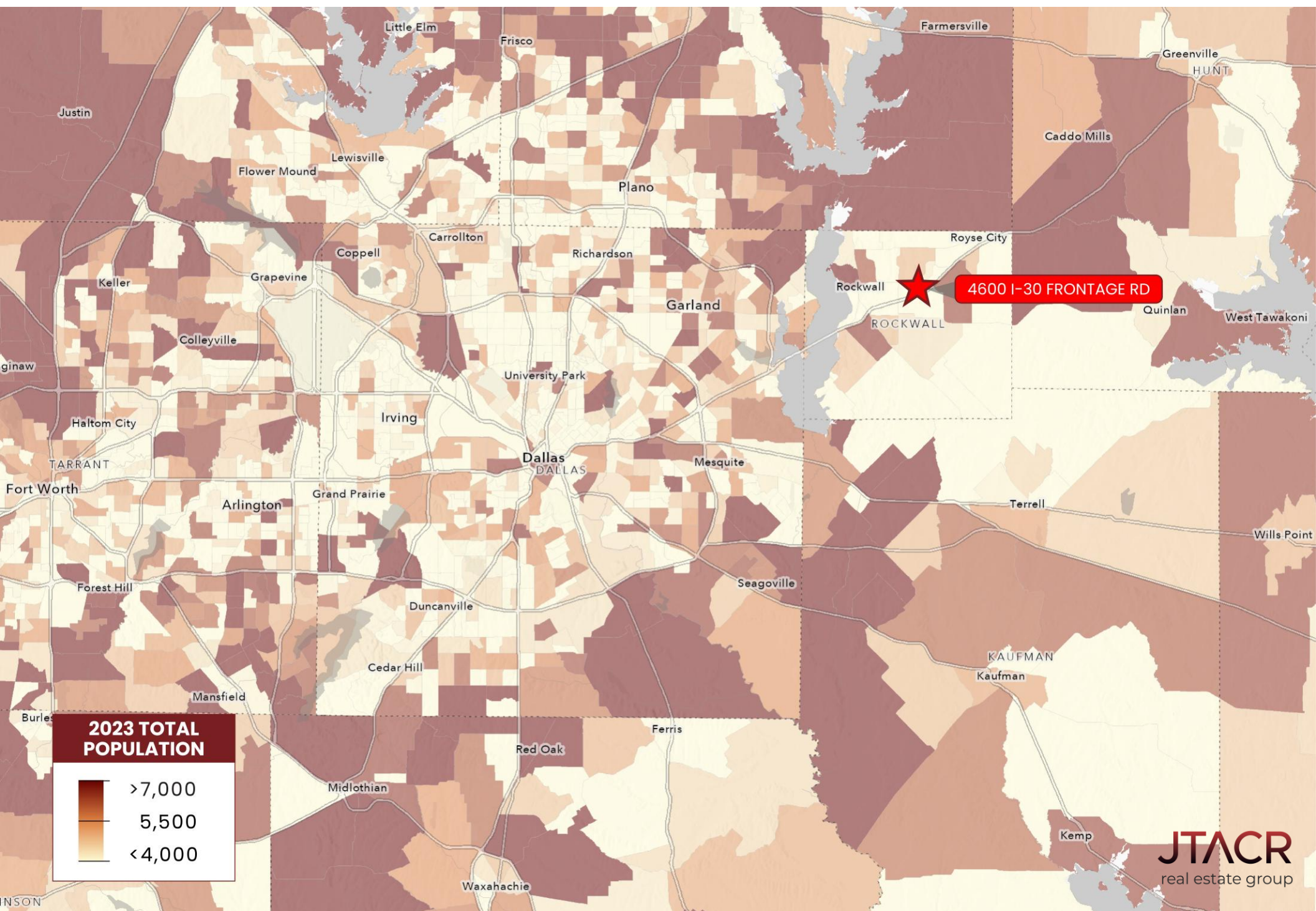
## REGIONAL MAP

17



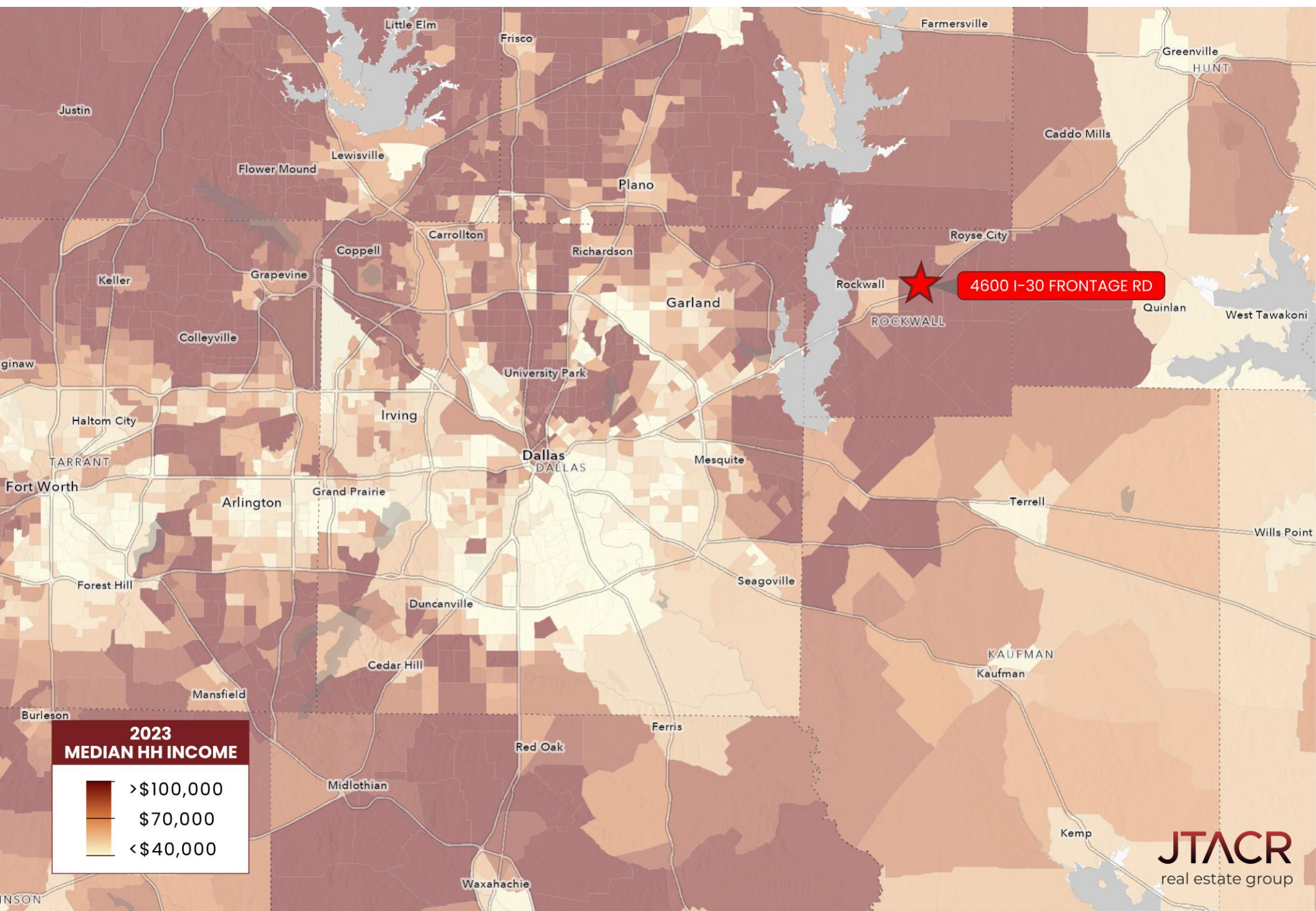


# POPULATION DENSITY MAP



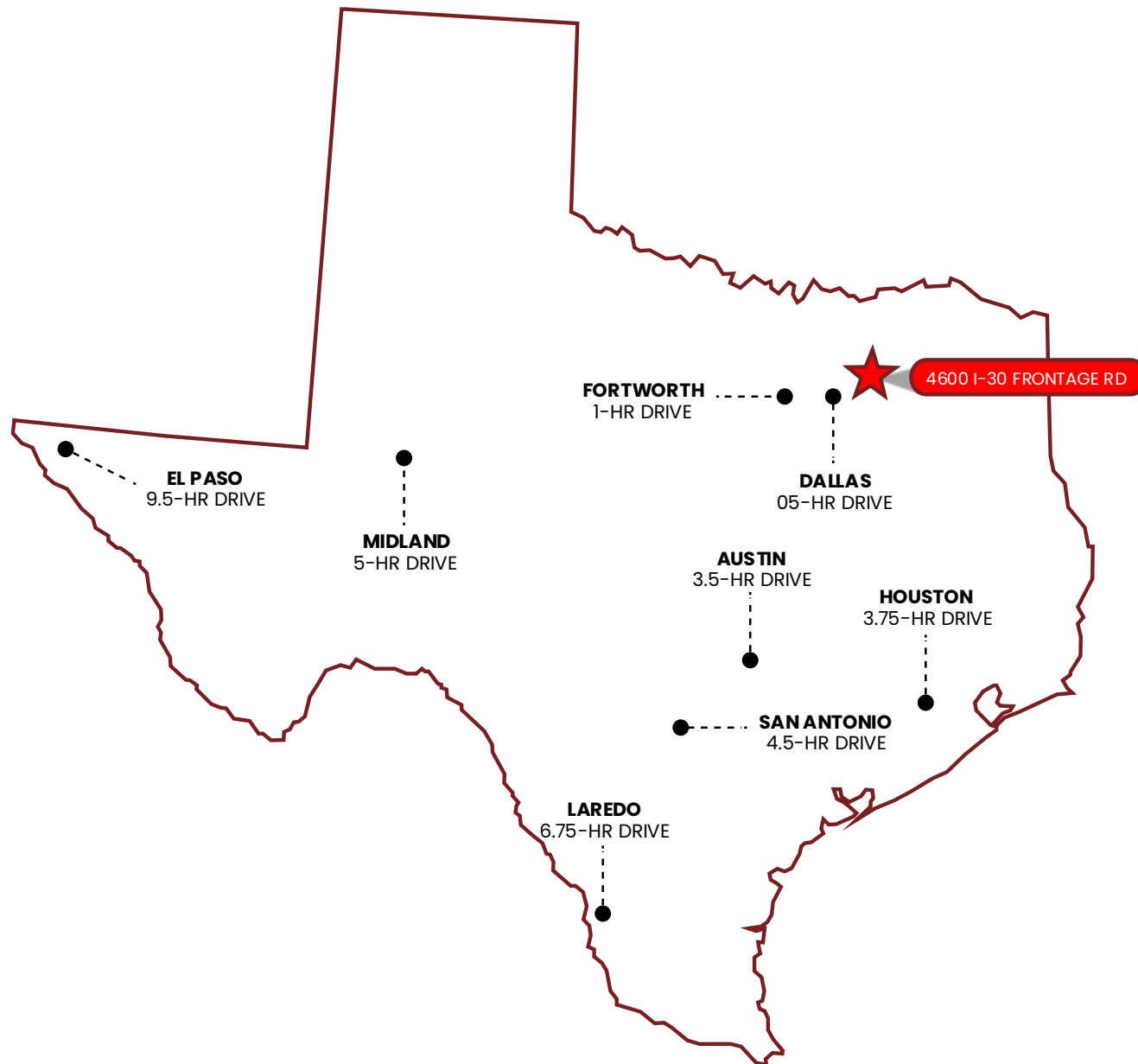


# MEDIAN HOUSEHOLD INCOME



# TEXAS DRIVE MAP

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# PROPERTY DESCRIPTION

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Property details

Parcel view

Infrastructure & Management

RV Site Mix & Utilities

Location map



## PROPERTY DETAILS

Street Address	4480 I-30 Frontage Rd
City, State	Rockwall, TX 75087
County	ROCKWALL
MSA	DALLAS-FORT WORTH
Existing Use	SELF STORAGE
Jurisdiction	CITY
Total Sites	170
Total Acreage	2 ACRES
Parcel Number(s)	71107
Opportunity Zone	NO
Flood Zone	NO
Zoning	GENERAL COMMERCIAL



# PARCEL VIEW





## INFRASTRUCTURE & MANAGEMENT

### UTILITIES

TYPE	PROVIDER	PAID BY	DETAILS
Water	CITY	PROPERTY OWNER	MASTER METER
Sewer	Private	PROPERTY OWNER	UNDERGROUND HOLDING TANK
Electricity	Reliant	PROPERTY OWNER	INDIVIDUAL
Trash	CITY	PROPERTY OWNER	NA
Cable/Internet/Phone	NA	NA	NA

### ADDITIONAL SERVICES

TYPE	RESPONSIBILITY	PAID BY
LANDSCAPING MAIN	OWNER	OWNER
PEST	OWNER	OWNER

### STAFF/THIRD PARTY MANAGEMENT

On-site Staff	NO
In-House Management	YES
Third-Party Management	NO

### OWNER RESPONSIBILITY

ABSENTEE	NO
INVOLVEMENT	PART TIME

### INFRASTRUCTURE

TYPE	
ROAD SURFACE	GRAVEL/CONCRETE
DRIVEWAY SURFACE	GRAVEL/CONCRETE

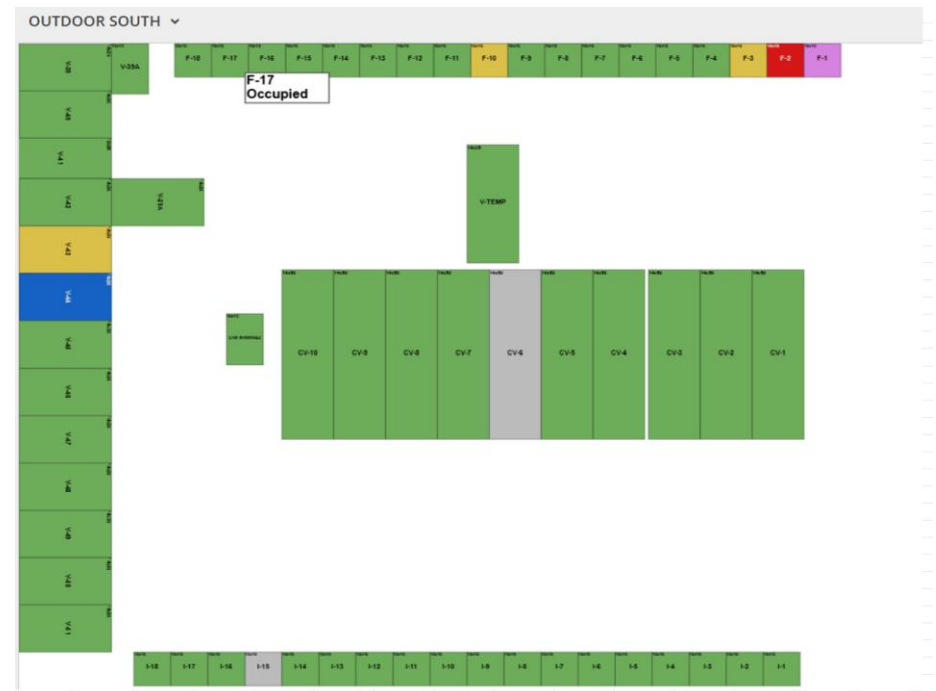
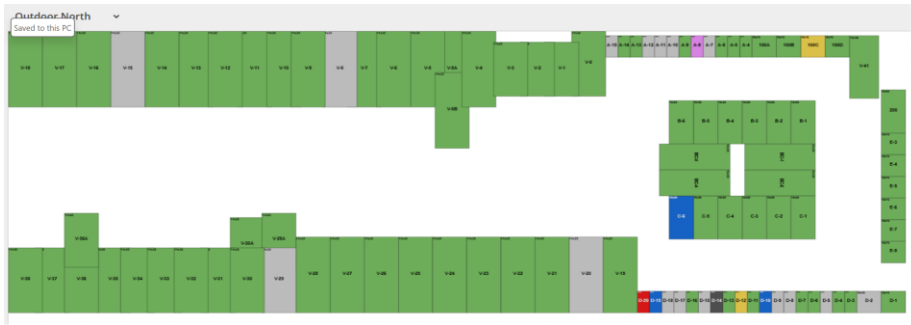
### SOFTWARE & SYSTEMS

BOOKING	U-HAUL ; PHONE
REPORTING	WEB SELF STORAGE
WEBSITE	<a href="https://www.uhaul.com/Locations/Self-Storage-near-Rockwall-TX-75087/029069/">https://www.uhaul.com/Locations/Self-Storage-near-Rockwall-TX-75087/029069/</a>

# UNIT MIX

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	TOTAL	MONTHLY VS NIGHTLY	MONTHLY LOT RENT	INCLUDES ELECTRICITY
<b>TOTAL RENTAL SITES</b>	170			
ENCLOSED STORAGE (VARIOUS SIZES)	90	MONTHLY	\$40-130	NO
UNCOVERED OUTDOOR PARKING	64	MONTHLY	\$40-70	NO
COVERED OUTDOOR PARKING	15	MONTHLY	\$100-180	NO/YES
WAREHOUSE LEASE – PHOTOGRAPHER	1	MONTHLY	\$800	NO





# STORAGE MARKET

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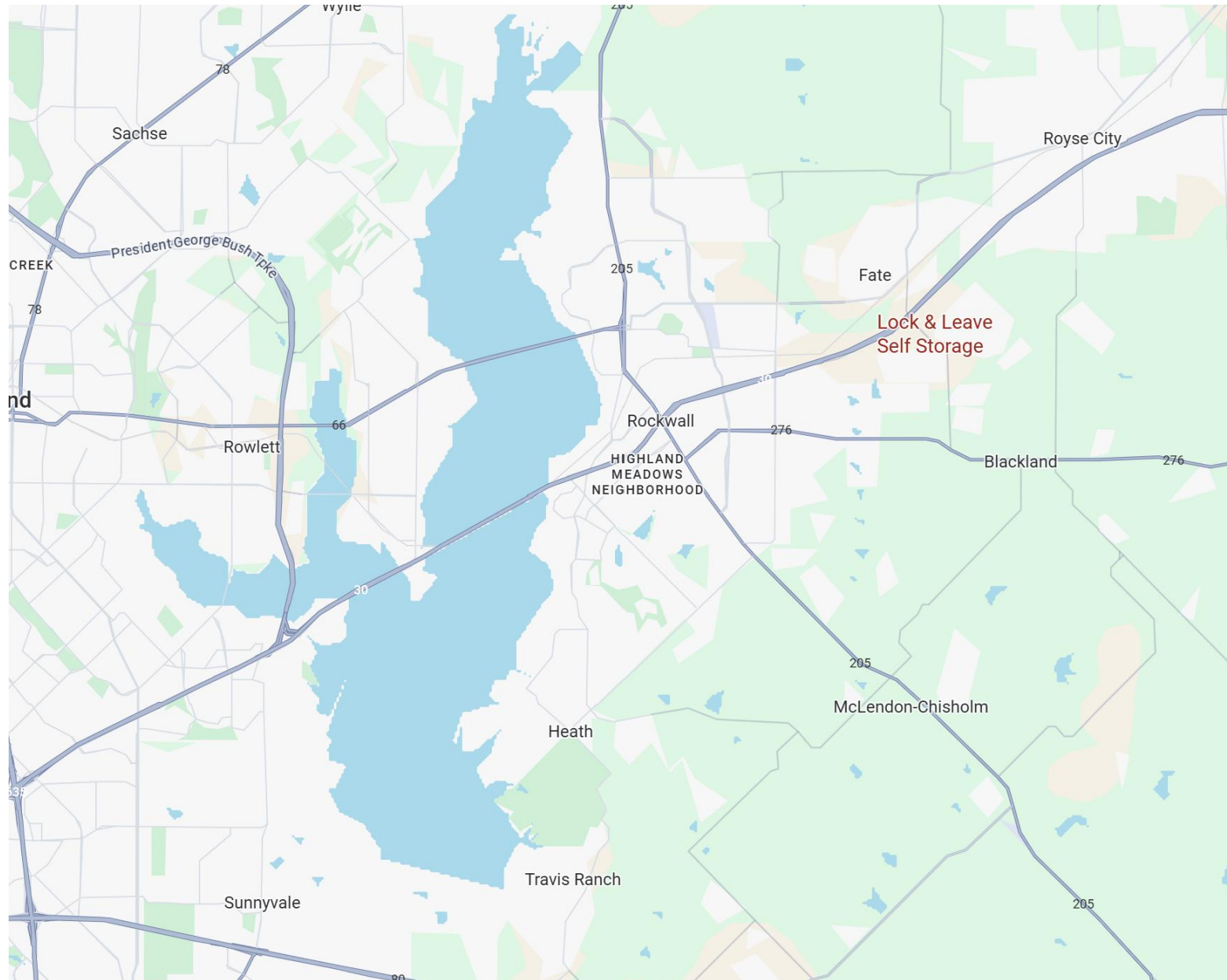
Local Map

Regional

Storage Rent Comparables

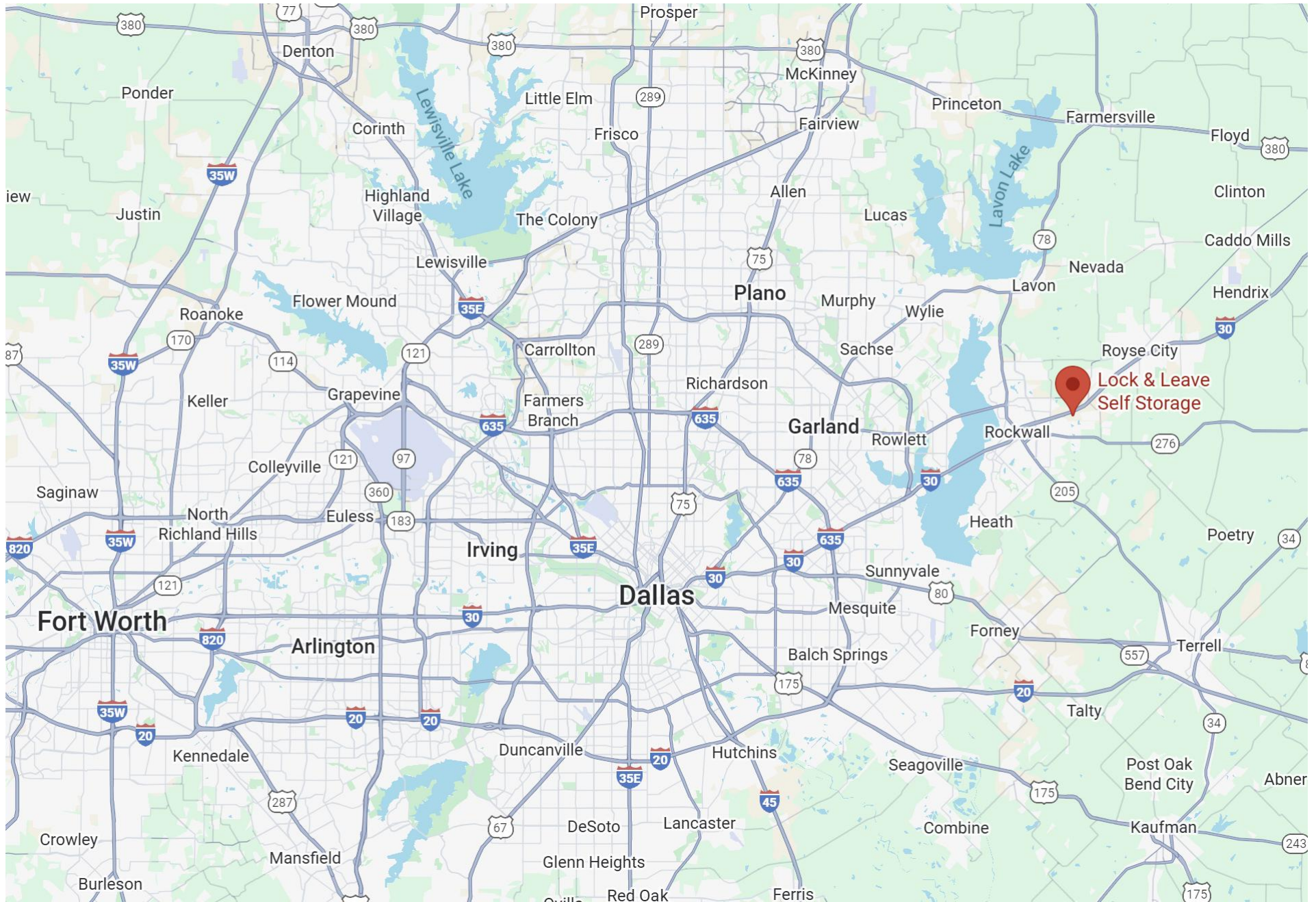
Revenue Potential

## LOCAL MAP - ROCKWALL



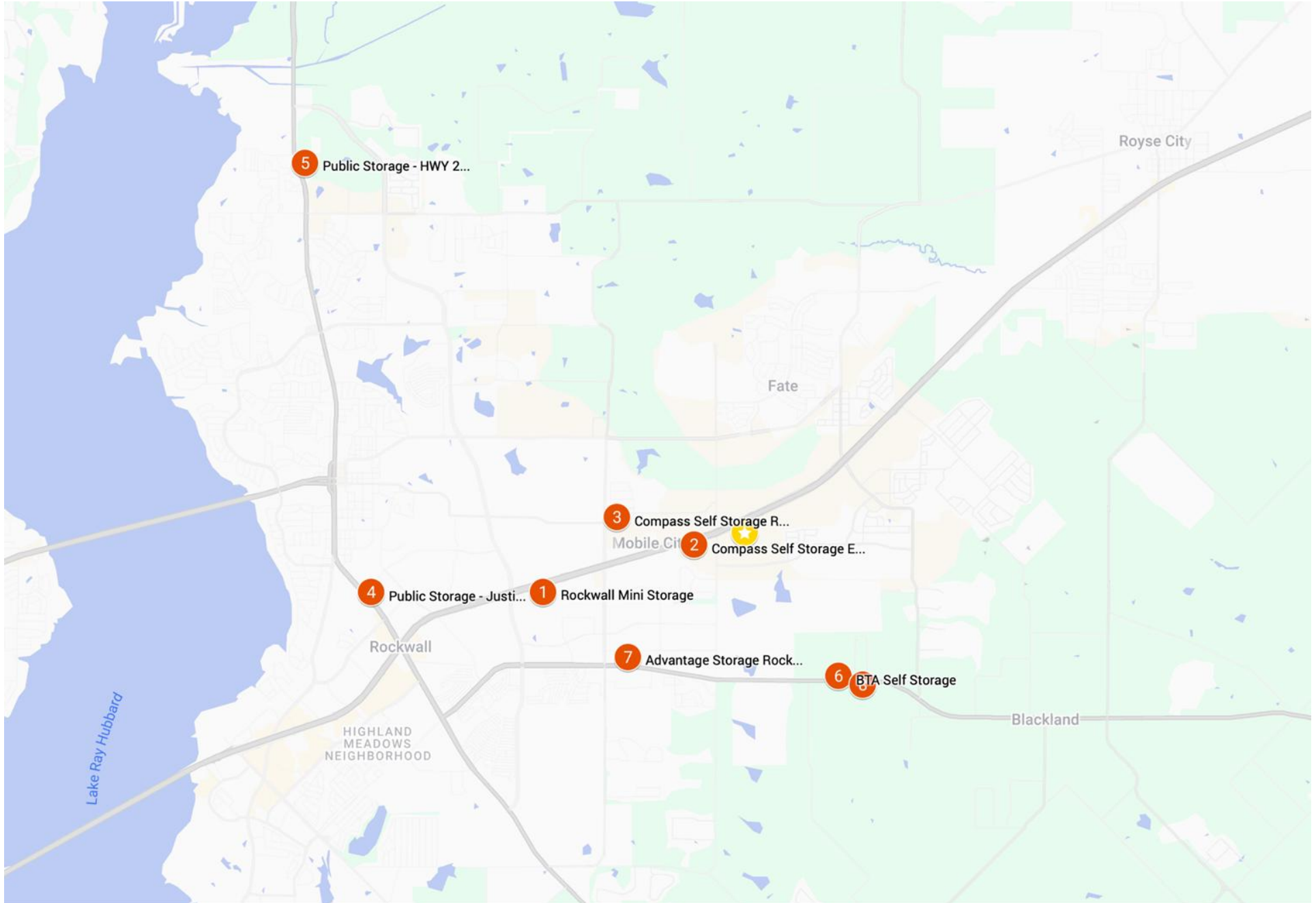


# REGIONAL



## STORAGE RENT COMPARABLES

30





## STORAGE RENT COMPARABLES



1

2

3

4

5

6

7

8

PROPERTY	ADDRESS	CITY	ENCLOSED	CLIMATE CONTROLLED	UNCOVERED PARKING	COVERED PARKING
<b>SUBJECT</b>	<b>4600 I-30 Frontage Rd</b>	<b>ROCKWALL</b>	<b>\$40-130</b>	<b>N/A</b>	<b>\$40-70</b>	<b>\$100-180</b>
ROCKWALL MINI STORAGE	1760 I-30 Frontage Rd	ROCKWALL	\$65-105	N/A	\$40-70	N/A
COMPASS SELF-STORAGE - E I-30	4100 E Interstate 30	ROCKWALL	\$64-110	\$114-120	N/A	N/A
COMPASS SELF STORAGE - RIDING CLUB	159 Riding Club Rd	ROCKWALL	\$85-120	\$114-140	N/A	N/A
PUBLIC STORAGE - JUSTIN RD	660 Justin Rd	ROCKWALL	\$90-120	\$114-150	N/A	N/A
PUBLIC STORAGE - HWY 205	4028 N State Hwy 205	ROCKWALL	\$85-115	\$110-\$145	N/A	N/A
BTA SELF STORAGE	4422 State Hwy 276	ROCKWALL	\$75-125	\$110-150	\$45-80	N/A
ADVANTAGE STORAGE ROCKWALL	2301 TX-276	ROCKWALL	\$75-125	\$115-150	\$45-80	N/A
STORAGE 365 ROCKWALL	4649 TX-276	ROCKWALL	\$80-130	\$115-155	\$45-80	N/A

# REVENUE POTENTIAL



CONVERT UNCOVERED TO COVERED PARKING  
~additional \$80/mo/site in revenue

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## OFFERING DETAILS

JTACR Real Estate Group and Angel Brokers Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group/Angel Brokers Group.

Neither JTACR Real Estate Group / Angel Brokers Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

## OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

## ASKING PRICE & TERMS

CALL FOR PRICE

# LOCK & LEAVE

## SELF STORAGE

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