

SALE

CORNER OF HORIZON ROAD & FM 549

Corner of Horizon Road & FM 549 Rockwall, TX 75032



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at the corner of Horizon Road & FM 549 in Rockwall, TX. This property offers versatile zoning for office and retail use, making it an ideal choice for investors looking to capitalize on the dynamic Rockwall market. Positioned within the city of Rockwall, and adjacent to Horizon Corners Plaza Retail Center, the location presents a strategic advantage for businesses seeking high visibility and accessibility. Situated across the street from Pullen Elementary & Cain Middle School, the property enjoys high traffic and exposure. Don't miss the chance to elevate your retail or street retail portfolio with this strategically positioned property.

PROPERTY HIGHLIGHTS

- Zoned for office and retail use
- Strategic location in Rockwall

OFFERING SUMMARY

Sale Price:	subject to offer
Lot Size:	2.772 Acres
Building Size:	0 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	693	3,869	11,016
Total Population	2,060	11,893	31,280
Average HH Income	\$213,941	\$165,899	\$163,664

Peg Pannell Smith

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TX #0614037

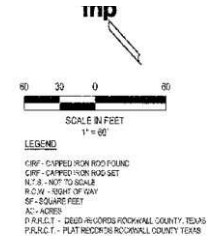
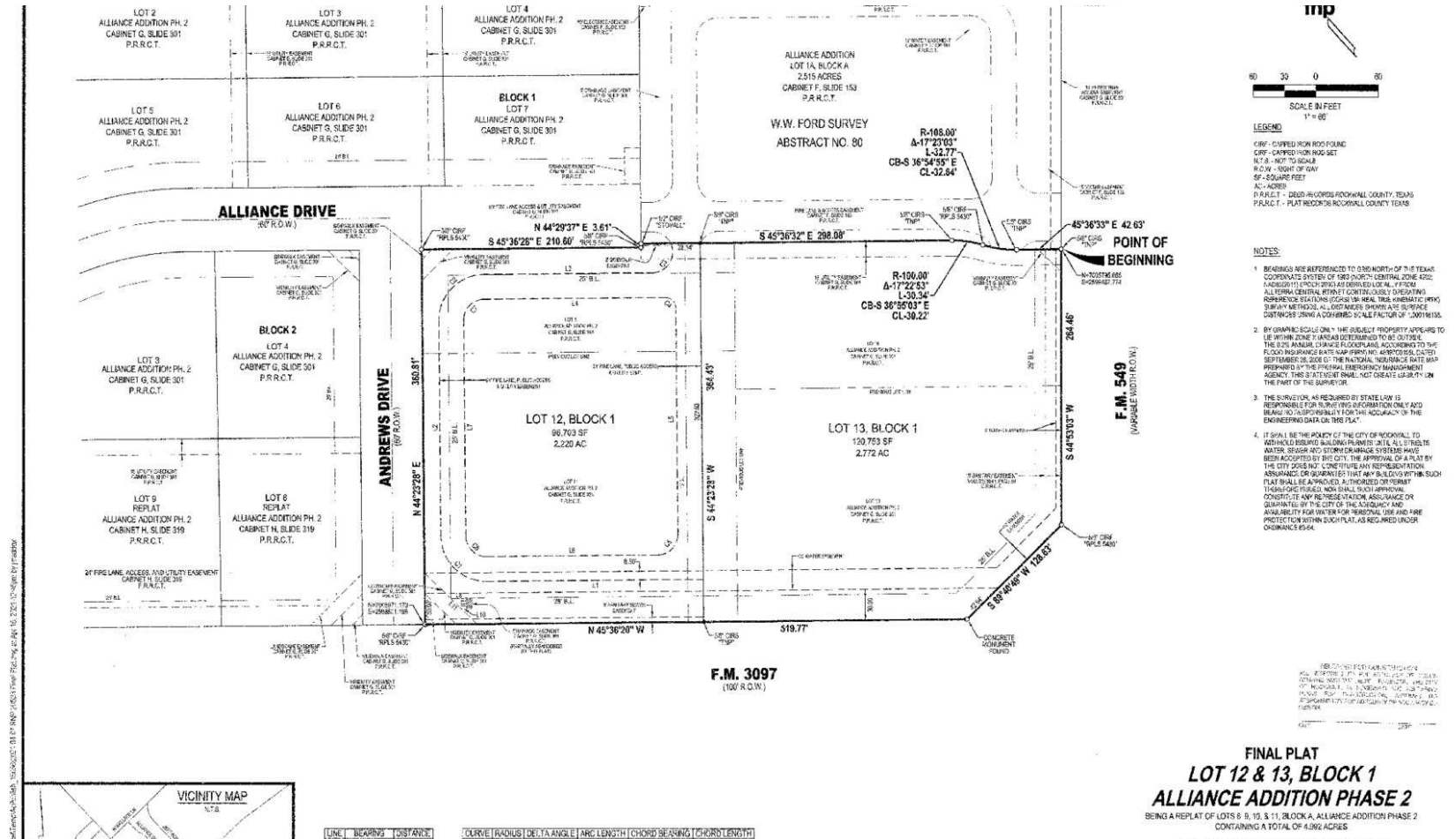


COLDWELL BANKER
COMMERCIAL REALTY

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- LEGEND**
- CRP - CAPPED ROW ROAD FOUND
 - CRF - CAPPED ROW HOG SET
 - U.S. - FOOT TO METER
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - P.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - PLAT - PLAT RECORDS ROCKWALL COUNTY, TEXAS
- NOTES:**
1. BEARINGS ARE REFERENCED TO ONE NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE 22E. ALL BEARINGS (11) EXCEPT (20) AS DERIVED LOCAL FROM ALLIANCE CENTRAL MERIDIONIAN ZONE 22E. (20) FROM RESPONSE STATIONS (10) ON REAL TIME KINEMATIC (RTK) SURVEY METHOD. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A GRAPHIC SCALE FACTOR OF .000116333.
 2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE 7 JURISDICTION DETERMINED BY OUTSIDE THE 1/2" ANNUAL CHANGES FLOOD MAPS ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 4807030101 DATED SEPTEMBER 26, 2006 OF THE NATIONAL FLOOD INSURANCE PROGRAM PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THIS IS NOT A GUARANTEE, NOT GREAT LIABILITY ON THE PART OF THE SURVEYOR.
 3. THE SURVEYOR, AS REQUIRED BY STATE LAW IS RESPONSIBLE FOR THE PRESENT INFORMATION ONLY AND BEING TO ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA OR THIS PLAT.
 4. IT SHALL BE THE DUTY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREET WATER SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREAFTER. NEW SHALL BE SO APPROVED. CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER OR SEWERAGE, USE AND FIRE PROTECTION WITHIN EACH PLAT, AS REQUIRED UNDER ORDINANCE 6664.

FINAL PLAT
LOT 12 & 13, BLOCK 1
ALLIANCE ADDITION PHASE 2
 BEING A REPLAT OF LOTS 8, 9, 10 & 11, BLOCK A, ALLIANCE ADDITION PHASE 2
 CONTAINING A TOTAL OF 4.992 ACRES

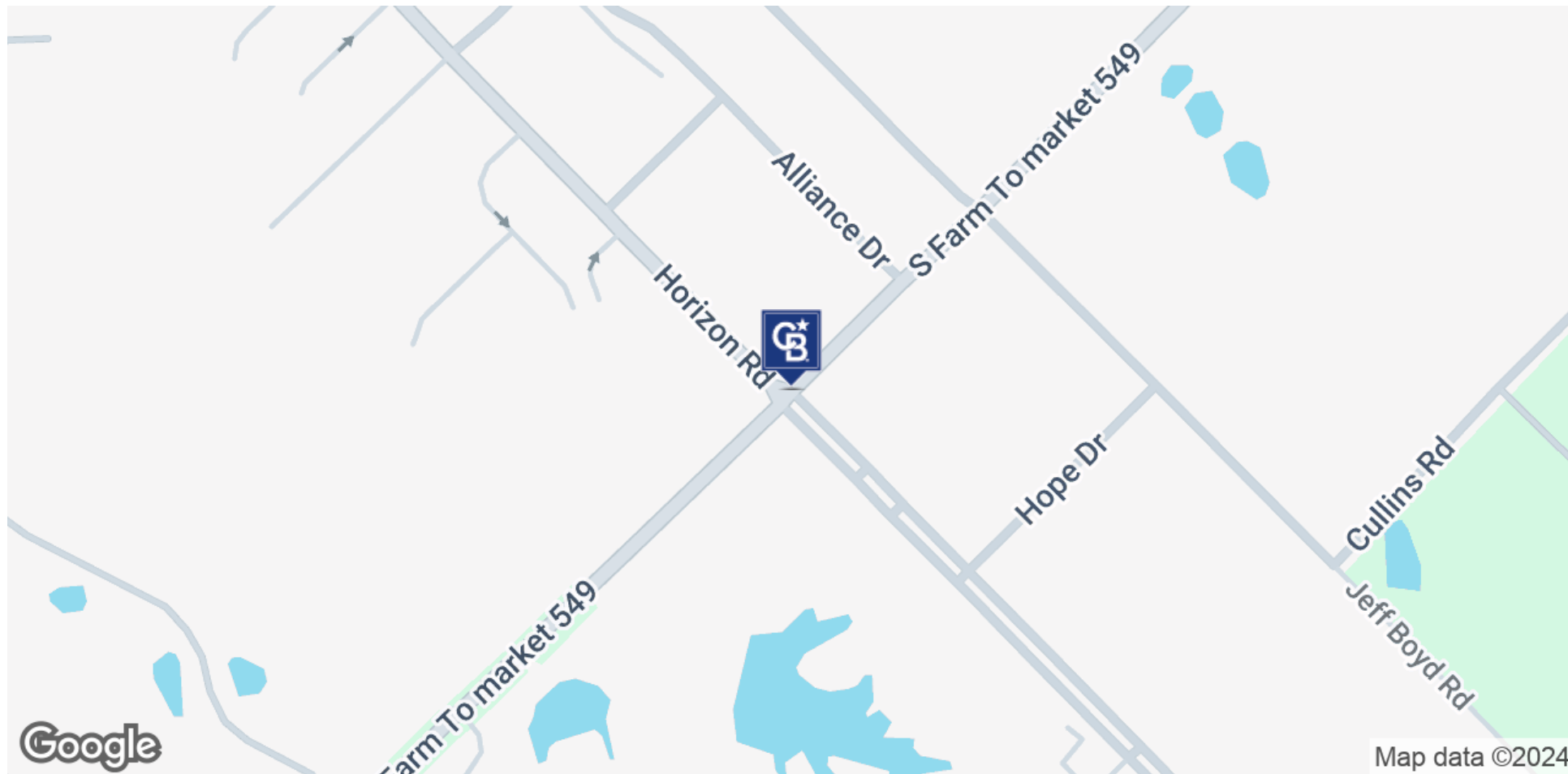
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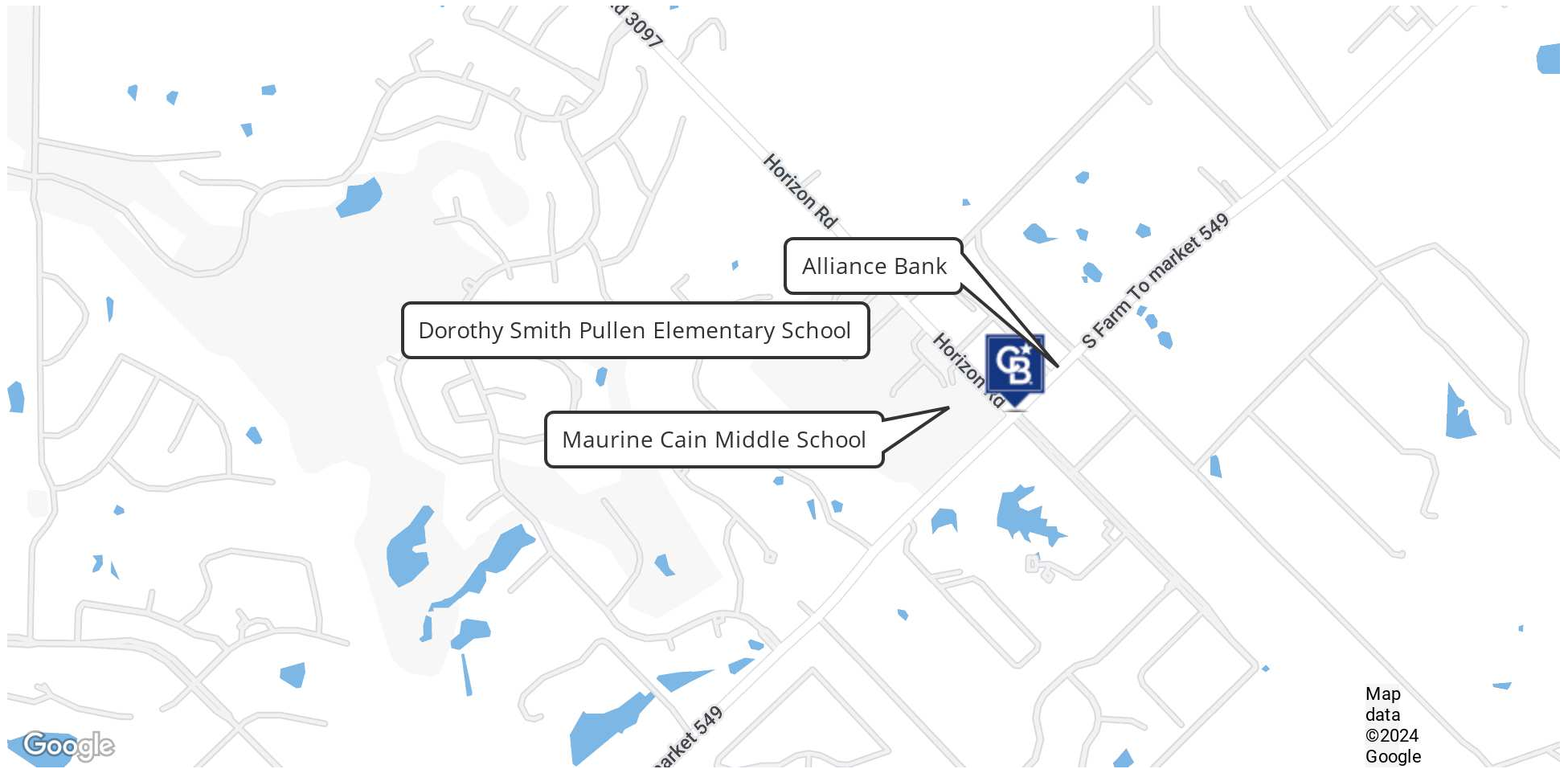


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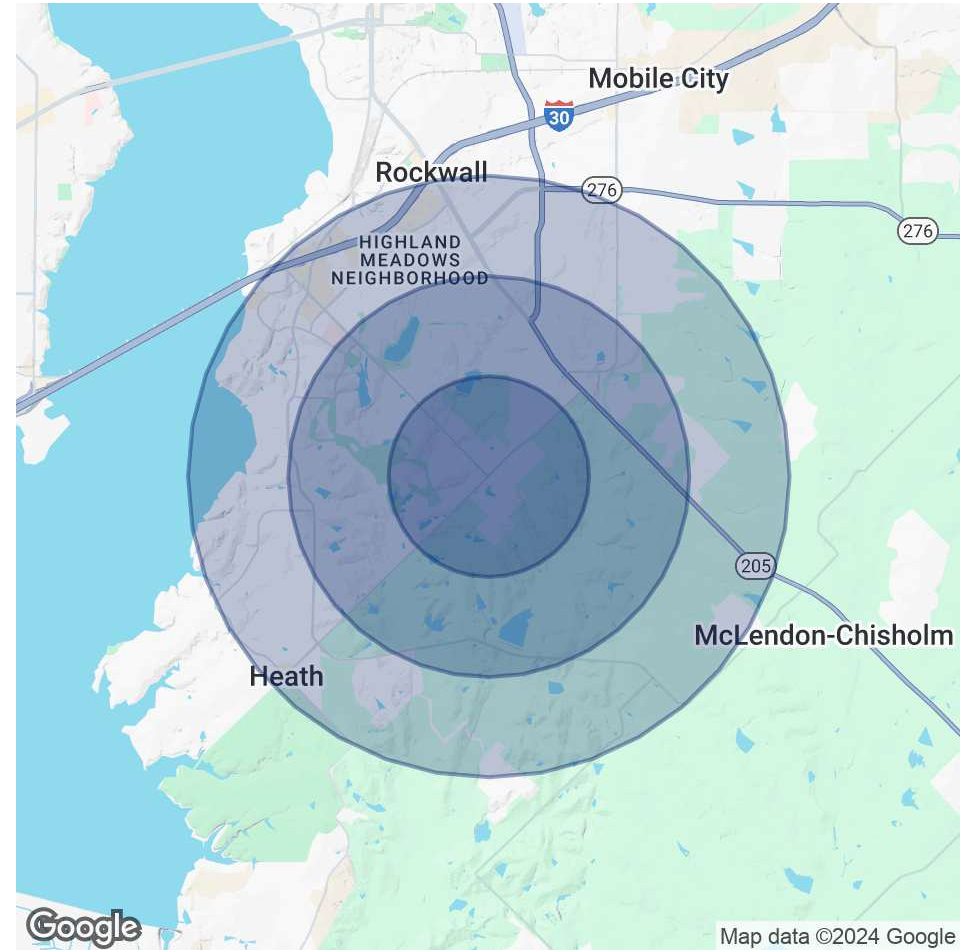
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,060	11,893	31,280
Average Age	42	39	40
Average Age (Male)	42	38	39
Average Age (Female)	42	39	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	693	3,869	11,016
# of Persons per HH	3	3.1	2.8
Average HH Income	\$213,941	\$165,899	\$163,664
Average House Value	\$681,989	\$543,943	\$516,191

Demographics data derived from AlphaMap



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