

WATERSEGE AT LAKE RAY HUBBARD

Six (6) Shovel-Ready Luxury Lakeside Development Sites
2028-2038 Portofino Drive | Rockwall, Texas



Aerial view 1 – Watersedge at Lake Ray Hubbard

EXECUTIVE SUMMARY

Presenting a rare opportunity to acquire six (6) shovel-ready lakeside development lots in one of North Texas' most sought-after waterfront communities - Watersedge at Lake Ray Hubbard. Perfectly positioned in the heart of Rockwall's Lakeside Harbor District and steps from the Hilton Rockwall Lakefront Resort, these fully entitled and permit-ready sites offer developers a direct path to vertical construction in an established, luxury setting.



Aerial view 2 – Watersedge at Lake Ray Hubbard

MARKET VALIDATION

This collection of approved lots at 2028–2038 Portofino Drive sits adjacent to a newly completed residence at 2026 Portofino Drive - a 3-bedroom, 3-bath, 1,960-square-foot luxury condominium currently offered at \$500,000, demonstrating proven market acceptance and price support for this product type. The immediately adjacent, completed condos within this development range in asking price from \$500,000 - \$615,000.

INVESTMENT HIGHLIGHTS

- Six (6) fully entitled, shovel-ready luxury condominium development lots
- All development plans and permits fully approved; immediate permit issuance upon payment of fees
- Infrastructure complete with no off-site improvements required
- HOA-approved flexibility allowing a townhome configuration
- Mediterranean architectural theme consistent with existing community
- Walkable access to marina, dining, entertainment, and boutique retail
- Immediate I-30 access with Downtown Dallas approximately 30–35 minutes away

ENTITLEMENTS & PERMIT STATUS

All civil engineering, architectural elevations, landscape plans, drainage, parking, fire access, and utility layouts have been fully approved by the City of Rockwall. Developers can secure

permits immediately upon payment of permit fees, eliminating months of pre-construction lead time.

ARCHITECTURE & DESIGN CHARACTER

Approved architectural plans feature a signature Mediterranean-inspired design incorporating stone, brick, wrought iron detailing, balconies, and articulated façades consistent with the established Watersedge community. HOA design standards preserve long-term value while allowing efficient replication and construction.

WATERSEdge LIFESTYLE & LOCATION

The Watersedge lifestyle blends waterfront tranquility with walkable access to the Rockwall Harbor District’s dining, entertainment, and retail offerings — all within a private, gated enclave featuring a resort-style pool and direct lake access. This combination of lifestyle and accessibility continues to drive strong buyer demand.

DEVELOPMENT SNAPSHOT

Property	Watersedge at Lake Ray Hubbard
Address	2028–2038 Portofino Drive, Rockwall, Texas
Offering	Six (6) shovel-ready lakeside development lots
Zoning	PD-22 (Planned Development – Residential)
Gross Site Area	±6.60 Acres (±287,476 SF) – representing the total area of the condominium community
Approved Use	Luxury Condominiums (Townhome alternative permitted by HOA)
Approved Height	Up to 3 stories / 35 feet
Approved Buildings	1 Building for remaining lot
Total Approved Building Area	±25,950 SF
Parking	27 spaces provided (24 required)
Permit Status	Fully approved – permits available upon fee payment
Price	\$995,000

INVESTMENT CONCLUSION

For builders and investors, this is a turn-key opportunity to deliver new luxury homes in a proven, high-demand submarket while capitalizing on significant time and cost efficiencies. With infrastructure complete, strong comp performance, and immediate construction

capability, Watersedge at Lake Ray Hubbard represents one of the most attractive small-scale infill development opportunities available in the DFW region today.

ARCHITECTURAL ELEVATIONS & DESIGN – APPROVED

The project benefits from fully approved architectural elevations and site design plans that align with the established Mediterranean character of the Watersedge community. These elevations have been reviewed and approved by the City of Rockwall and the Watersedge HOA, providing investors and developers with full design certainty prior to acquisition.

Approved designs incorporate stone and brick exteriors, wrought-iron detailing, articulated balconies, covered parking elements, and massing consistent with existing neighboring luxury condominium structures. The architectural package is execution-ready and allows for efficient replication while preserving long-term value and market appeal.

Selected architectural elevations and site layout excerpts are included in the attached approved plan sets:

- • ROCKWALL_PACKAGE_1.pdf
- • Site plan (1).pdf
- • Site_Plan_Rockwall P2.pdf

These documents confirm building placement, height, unit layout, parking compliance, fire access, utilities, and landscape coordination—effectively eliminating design, entitlement, and pre-construction risk.

OFF-MARKET OPPORTUNITY – TARGETED DISTRIBUTION

This offering is being circulated on a strictly off-market basis to a select group of qualified builders, developers, and residential-focused investors. The intent is to engage well-capitalized groups capable of executing an efficient, high-quality delivery of luxury waterfront product in alignment with the existing Watersedge community standards.

Given the scarcity of entitled waterfront development sites in the Dallas–Fort Worth Metroplex, particularly those offering immediate construction capability, Watersedge at Lake Ray Hubbard represents a uniquely positioned infill opportunity with compelling risk-adjusted return potential.

AERIAL CONTEXT & PARCEL HIGHLIGHTS

The following aerial exhibits illustrate the precise location, net acreage, and surrounding context of the six (6) shovel-ready condominium development lots within the Watersedge community. These visuals highlight immediate adjacency to Lake Ray Hubbard, proximity to the Hilton Rockwall Lakefront Resort, and the walkable relationship to the Harbor District.

Figure A – Regional aerial showing the subject property’s lakeside positioning within the broader Watersedge at Lake Ray Hubbard development and surrounding residential context

Figure A

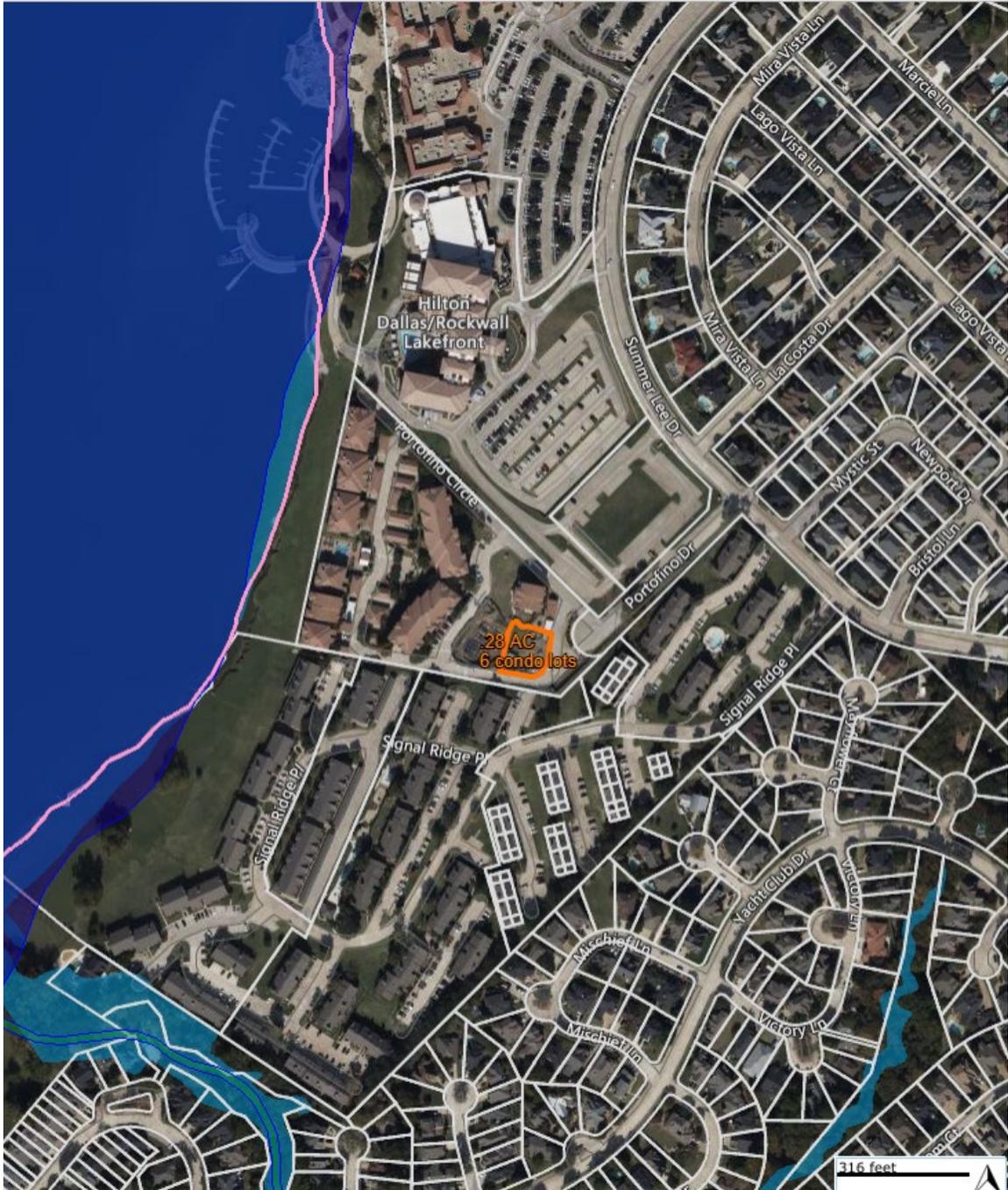


Figure B – Close-range aerial delineating the ±28-acre net development area and individual lot configuration along Portofino Drive and Portofino Circle.

Figure B

