



AVAILABLE

Rockwall Pad Sites & Future Retail

NEC I-30 & FM 549 | ROCKWALL, TX 75087

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Developed By:
 Hunington

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Developed By:



Box, Multi-Tenant, & Pad Sites Available
Up to ±23 AC

Contact Broker
Rates & Pricing

ABOUT THE PROPERTY

- Shovel ready pad sites and retail space available with drive thru & patio opportunities
- Located in the heart of Rockwall's thriving retail corridor with nearby traffic generators including IKEA, H-E-B, Fit Sport Life & Medical City
- Adjacent to IKEA - opening Q1 2026 and less than 1 mile east of H-E-B - now open
- Excellent access and visibility to I-30
- Significant residential growth with over 26 new residential projects underway within a 5-mile radius totaling over 14,500 new homes under construction or proposed
- Delivery: Q4 2026
- Zoned: [Commercial \(C\) District - Permitted Uses](#)

NEARBY RETAILERS

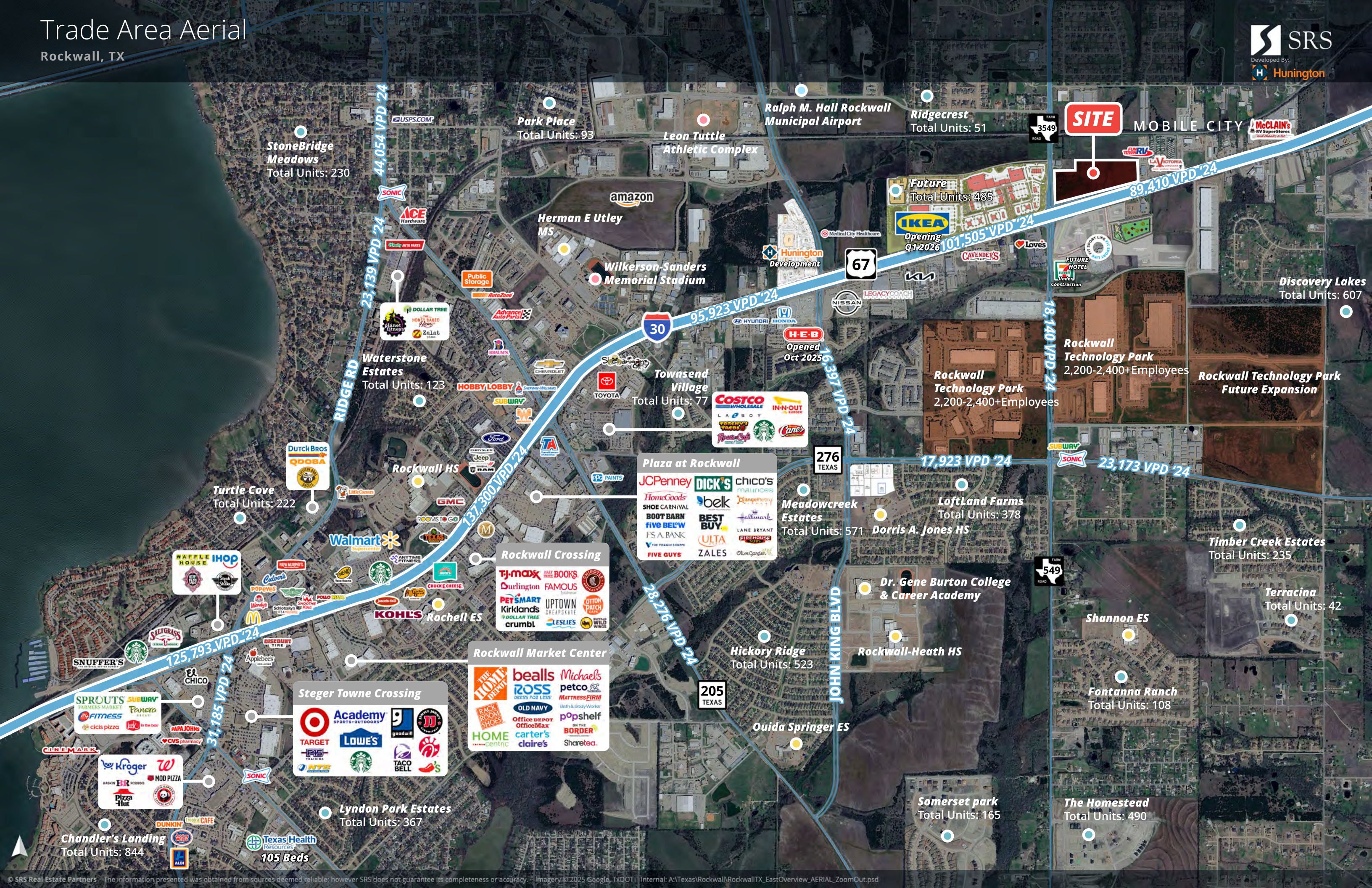


TRAFFIC COUNTS

I-30	89,410 VPD
FM 549 (Stodghill Rd)	10,914 VPD

Year: 2024 | Source: TxDOT

Trade Area Aerial
Rockwall, TX



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SHOPS AT ROCKWALL MARKET - STUDY 01

modus architecture

DATE: 06/23/25

A101

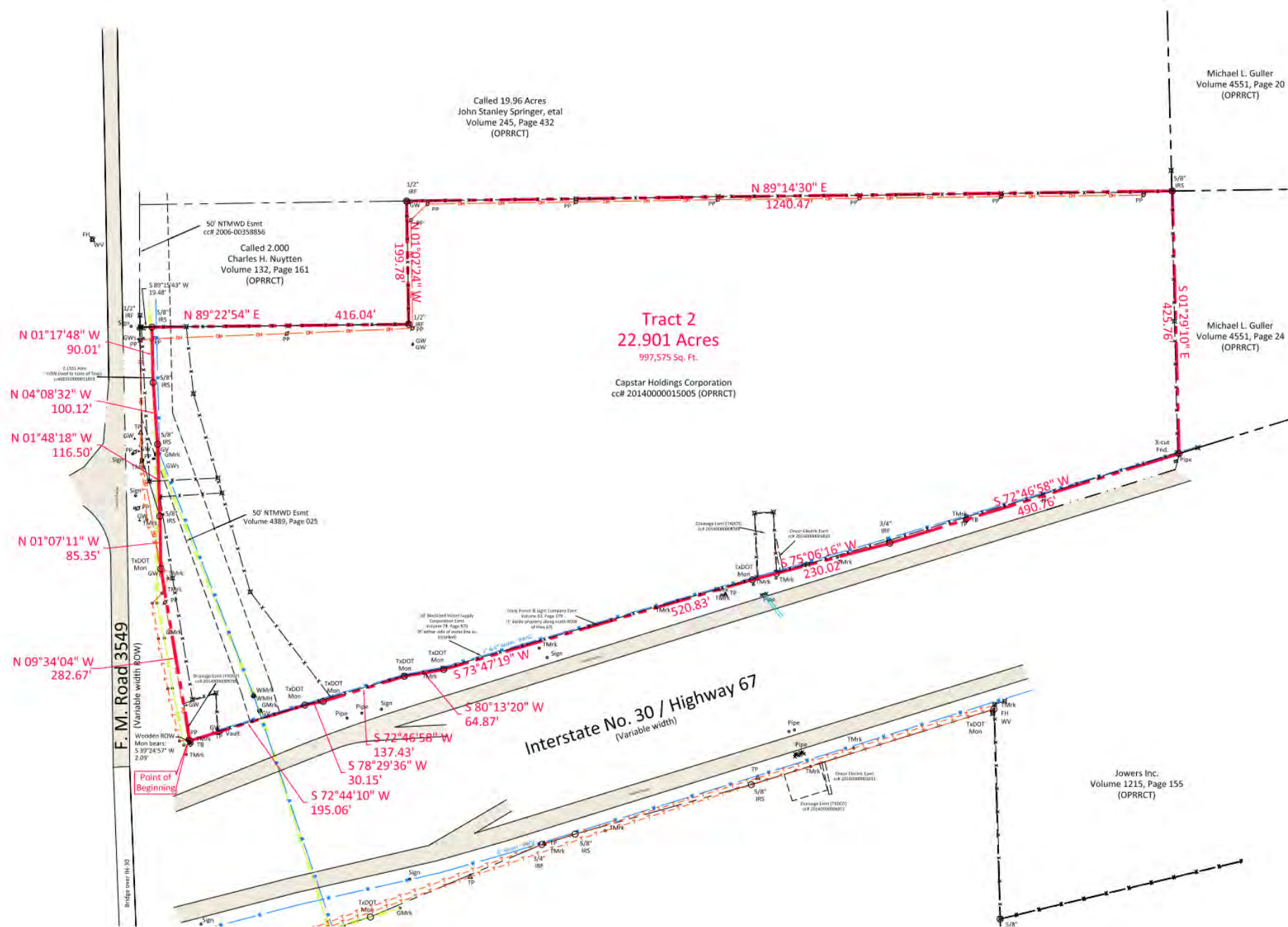
THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. ALL DIMENSIONS, UTILITY EASEMENTS, SETBACKS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED FOR ACCURACY BY OWNER AND/OR OWNER'S SURVEYOR AND CIVIL ENGINEER. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO OPEN SPACE REQUIREMENTS, PAVEMENT TYPES, DRIVE ENTRIES, ETC.

Site Survey

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Photos

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Housing Map

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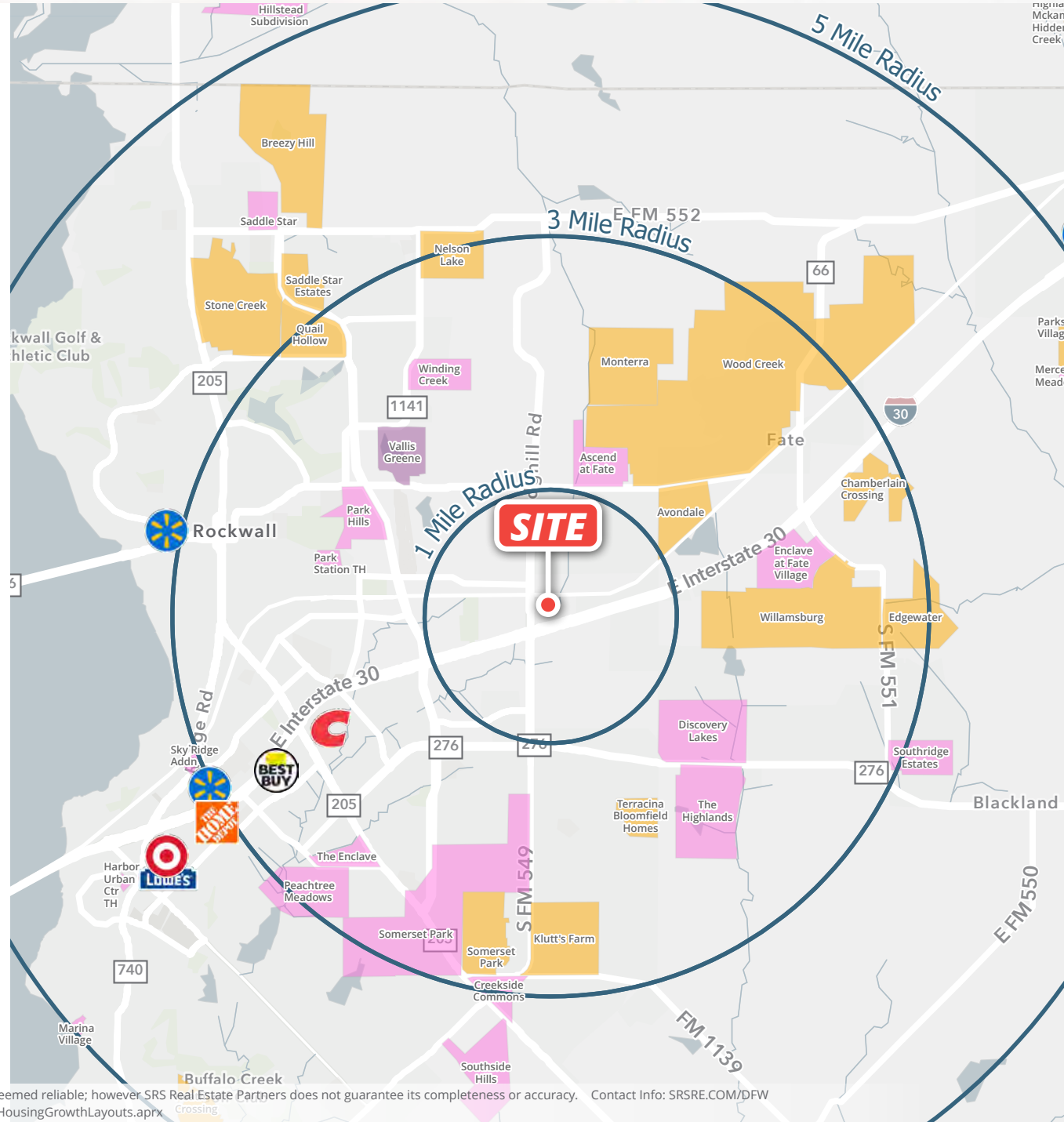
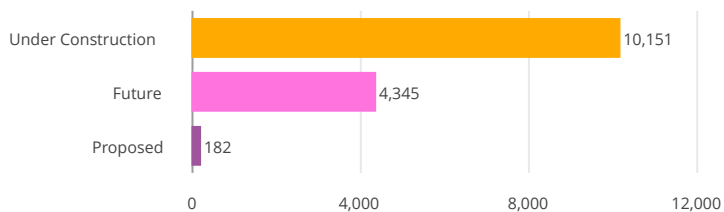


RESIDENTIAL COMMUNITIES

Name	Type	Status
Wood Creek	SingleFamily	Under Construction
Somerset Park	SingleFamily	Future
Stone Creek	SingleFamily	Under Construction
Edgewater	SingleFamily	Under Construction
Breezy Hill	SingleFamily	Under Construction
Monterra	SingleFamily	Under Construction
Hillstead Subdivision	SingleFamily	Future
Klutt's Farm	SingleFamily	Under Construction
Southside Hills	SingleFamily	Future
Avondale	SingleFamily	Under Construction
Discovery Lakes	SingleFamily	Future
Terracina Bloomfield Homes	SingleFamily	Under Construction
Southridge Estates	SingleFamily	Future
Somerset Park	SingleFamily	Under Construction
Peachtree Meadows	SingleFamily	Future
Nelson Lake	SingleFamily	Under Construction
Heath Crossing	SingleFamily	Under Construction
Ascend at Fate	SingleFamily	Future
The Highlands	SingleFamily	Future
Highlands of Mckamy & Hidden Creek	SingleFamily	Under Construction
Saddle Star Estates	SingleFamily	Under Construction
Vallis Greene	SingleFamily	Proposed
Enclave at Fate Village	SingleFamily	Future
Park Hills	SingleFamily	Future
Winding Creek	SingleFamily	Future
The Enclave	SingleFamily	Future

TOTAL 14,678

Units by Status



Demographics

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	1,698	41,989	89,096
2029 Projected Population	2,330	49,426	102,145
Proj. Annual Growth 2024 to 2029	6.53%	3.32%	2.77%

Daytime Population

2024 Daytime Population	2,347	40,631	82,604
Workers	1,661	20,627	38,249
Residents	686	20,004	44,355

Income

2024 Est. Average Household Income	\$126,607	\$135,836	\$154,256
2024 Est. Median Household Income	\$88,850	\$114,441	\$125,102

Households & Growth

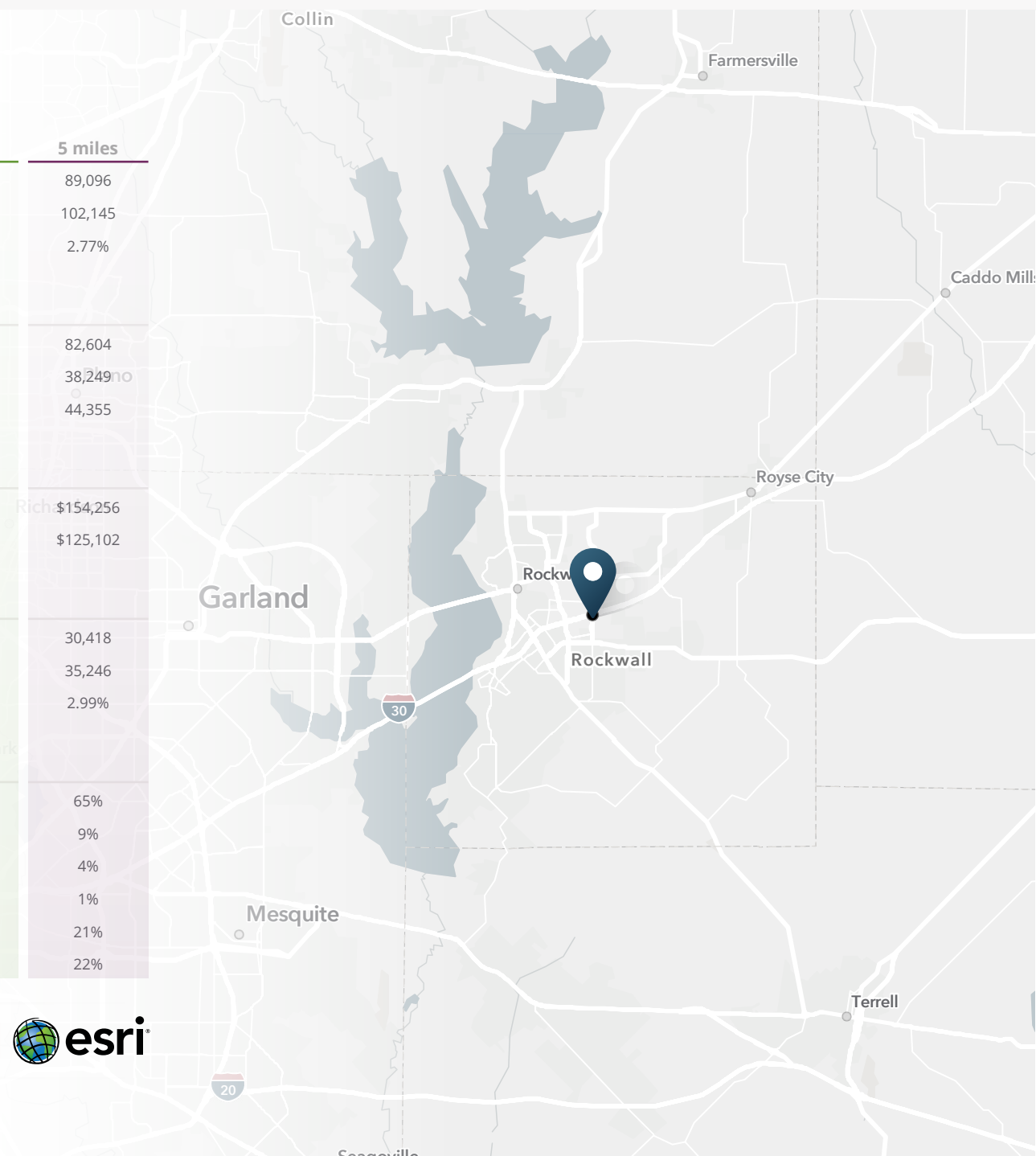
2024 Estimated Households	667	14,528	30,418
2029 Estimated Households	888	17,116	35,246
Proj. Annual Growth 2024 to 2029	5.89%	3.33%	2.99%

Race & Ethnicity

2024 Est. White	63%	62%	65%
2024 Est. Black or African American	11%	11%	9%
2024 Est. Asian or Pacific Islander	3%	4%	4%
2024 Est. American Indian or Native Alaskan	0%	1%	1%
2024 Est. Other Races	22%	22%	21%
2024 Est. Hispanic (Any Race)	24%	23%	22%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)

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.

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Designated Broker of Firm	License No.	Email	Phone

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 or 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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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