FOREMARK

# NEW CONSTRUCTION RETAIL PROJECT IN ROCKWALL

NWQ of SH-205 & N. Lakeshore Drive | Rockwall,Texas 75087

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8350 N. Central Expressway, Ste. 1313 | Dallas, Texas 75206

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## PROPERTY DESCRIPTION

- New construction retail project along SH-205 in Rockwall.
- Great visibility and access along highly trafficked SH-205/N Goliad St.
- Join Kroger, Chick Fil A, MOD Pizza, Starbucks, Smoothie King, AT&T, CVS, Walgreens, Athletico Physical Therapy and more.
- Phase I: Fully Leased
- Phase II: 4,777 SF total, will subdivide
- Breaking ground now
- Cross access/parking throughout the development
- Contact for pricing and more information

## TRAFFIC COUNTS

| | |
|---|---|
| SH-205 | 23,047 VPD ('24) |

## 2024 DEMOGRAPHICS

| RADIUS | TOTAL POPULATION | TOTAL HOUSEHOLDS | DAYTIME POPULATION | AVERAGE HH INCOME |
|---|---|---|---|---|
| 3 Mile | 32,611 | 11,297 | 7,271 | $166,863 |
| 5 Mile | 115,837 | 38,857 | 25,931 | $149,427 |
| 15 Min DT | 236,218 | 80,876 | 88,776 | $120,628 |

## AREA RETAILERS

Kroger, Walgreens, CVS, Starbucks, Tom Thumb, ALDI, Chick-fil-A, MOD


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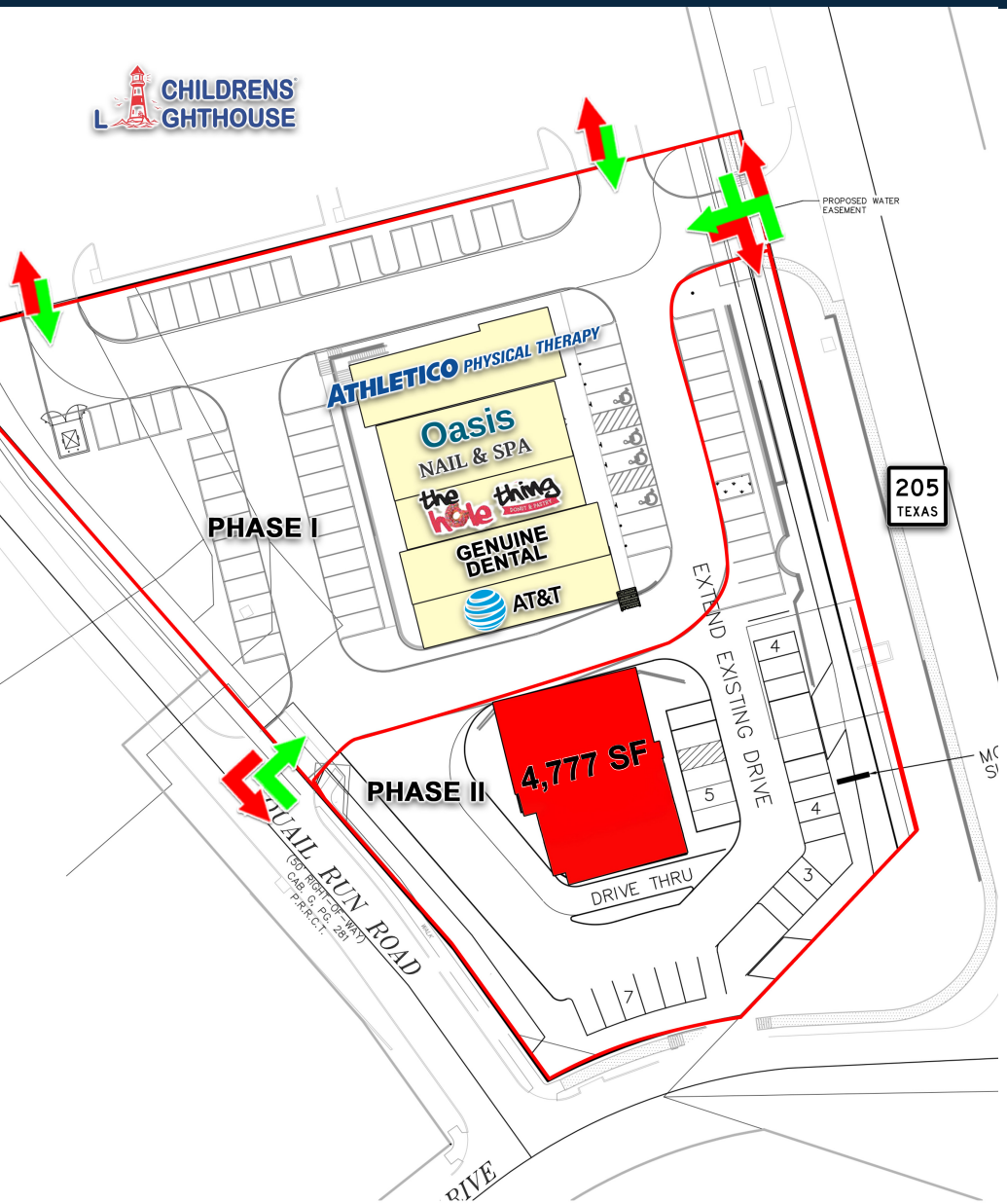

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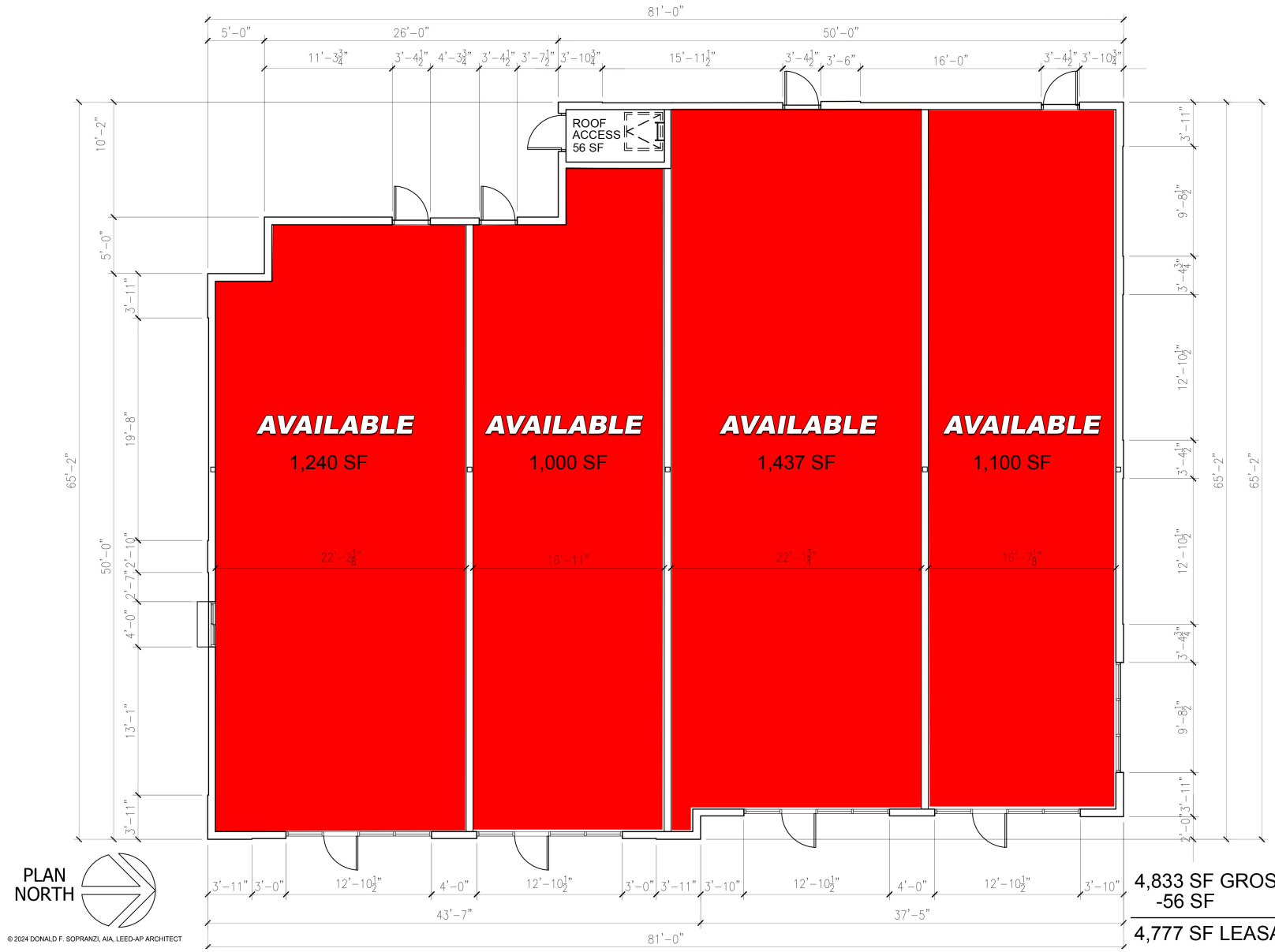


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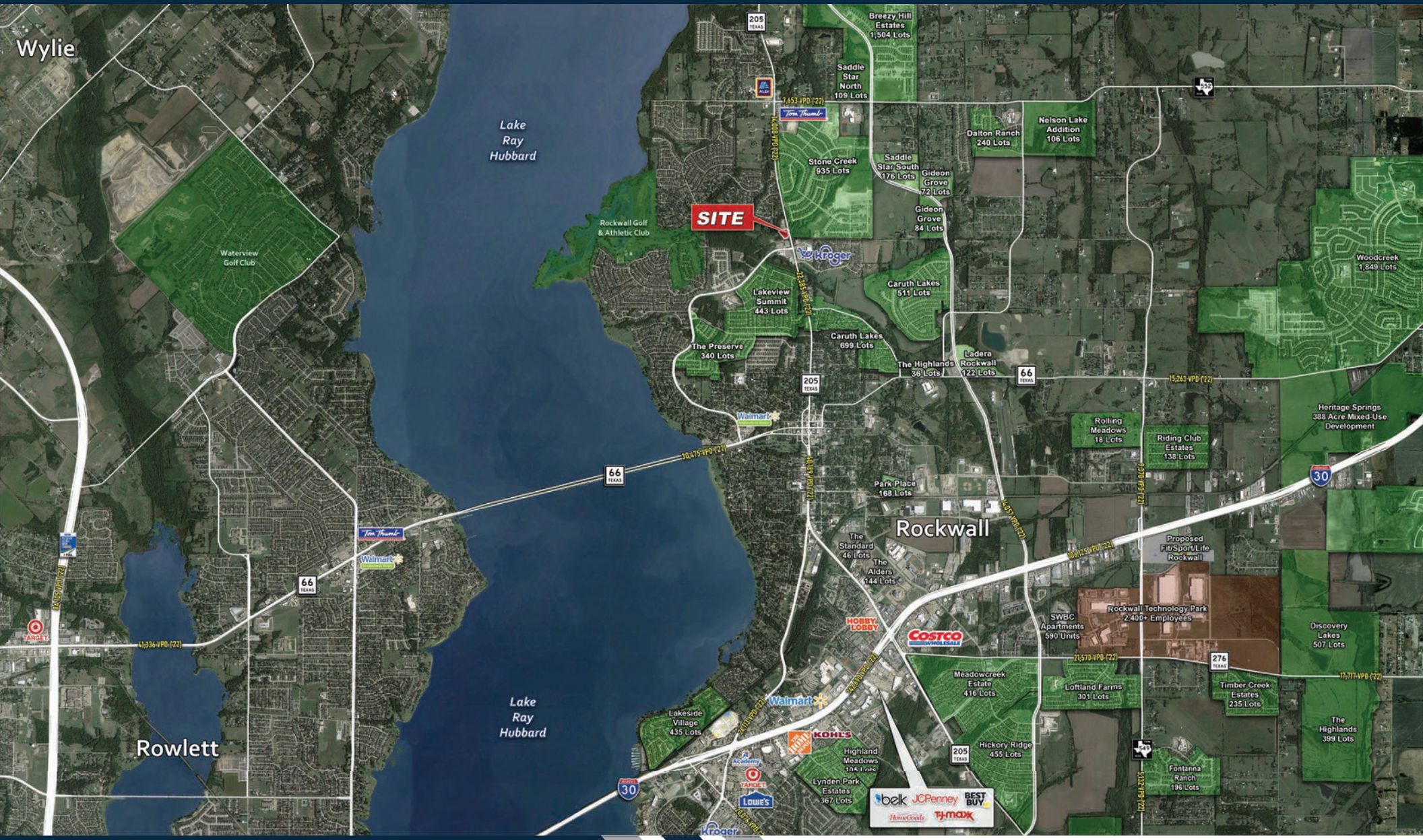



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EQUAL HOUSING OPPORTUNITY

## 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 *off* er to or counter-a *ff* er from the client; and
- Treat all par ties 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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the wriLen asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and o any confidential information or any other information that a party specifically instructs the broker in writtng 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 du ties and responsibilities to you, and your obligati ans under the representation agreement.
- Who will pay the broker for services prov ided 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.

| | | | |
|---|---|---|---|
| **Foremark Real Estate Services, Ltd.** | **457106** | **N/A** | |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **Doug Alcott** | **339437** | **alcott@foremark.com** | |
| Designated Broker of Firm | License No. | Email | Phone |
| **Brent Struthers** | **818738** | **brent@foremark.com** | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| **Michael Feighny** | | **michael@foremark.com** | |
| Sales Agent/Associate·s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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