

2ND GENERATION RETAIL SPACE AVAILABLE IN ROCKWALL, TX

1307 Ridge Rd #1105, Rockwall, TX 75087



SEGOVIA
PARTNERS



Property Information

LOCATION:

1307 Ridge Rd #1105, Rockwall, TX 75087

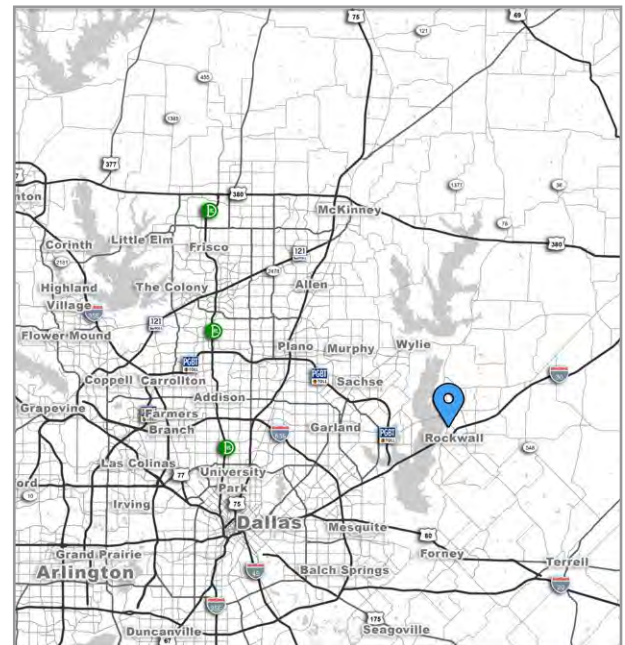
HIGHLIGHTS:

- 2300 SF Available - Former Carter BloodCare Clinic
- Below 141 Luxury Apartment Units
- Perfect for Retail or Medical Use
- Strong Visibility Along Ridge Rd (23,000 VPD)
- Proximity to Planet Fitness–Anchored Ridge Road Center
- High-Income Trade Area

Traffic Counts

FM-740: 23,139 VPD

I-30: 160,706 VPD



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	6,024	46,375	107,871
HOUSEHOLDS	2,592	17,768	38,275
AVG HH INCOME	\$111,118	\$136,774	\$145,195
2030 POPULATION	6,735	53,708	124,773

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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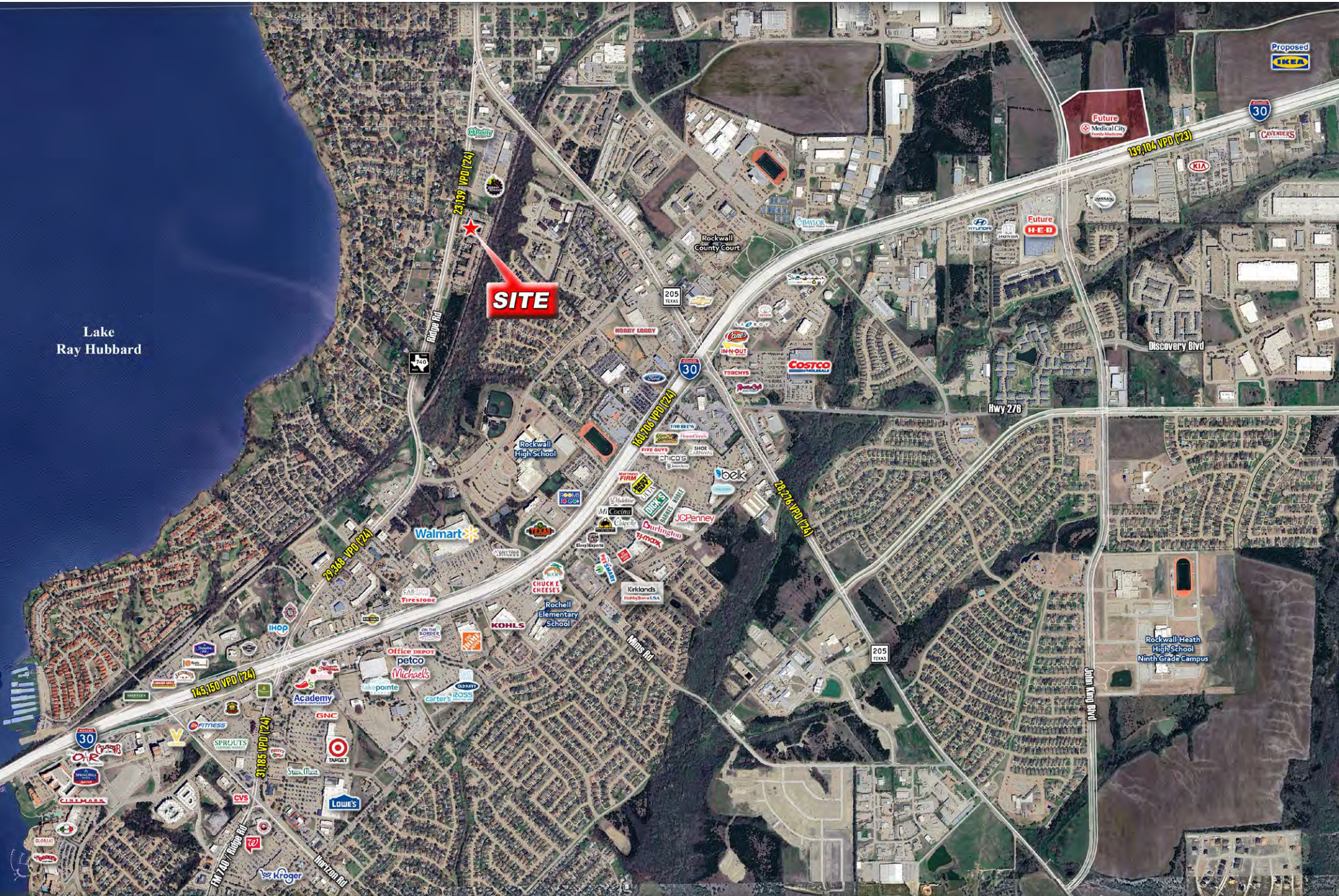
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The map displays the following residential developments and lot counts:

- Saddle Star North: 109 Lots
- Breezy Hill Estates: 1,504 Lots
- Saddle Star South: 240 Lots
- Nelson Lake Addition: 106 Lots
- Stone Creek: 935 Lots
- Gideon Grove: 72 Lots
- Gideon Grove: 84 Lots
- Caruth Lakes: 511 Lots
- Caruth Lakes: 699 Lots
- The Highlands: 36 Lots
- Ladera Rockwall: 122 Lots
- Rolling Meadows: 18 Lots
- Riding Club Estates: 138 Lots
- Heritage Springs: 388 Acre Mixed-Use Development
- Spring Meadow: 588 Lots
- Northview Village: 180 Lots
- Sleepy Hollow: 167 Lots
- Williamsburg: 1,750 Lots
- Discovery Lakes: 507 Lots
- The Highlands: 399 Lots
- Fontanna Ranch: 196 Lots
- Lakes of Somerset: 276 Lots
- Brushy Creek Estates: 34 Lots
- Kensington Park: 74 Lots
- Highgate: 524 Lots
- Oaks at Buffalo Way: 62 Lots
- Wallace Farms
- Whisper Rock: 28 Lots
- Rainbow Lake Estates: 66 Lots
- Lynden Park Estates: 367 Lots
- Highland Meadows: 105 Lots
- Meadowcreek Estate: 416 Lots
- Loftland Farms: 301 Lots
- Hickory Ridge: 455 Lots
- Timber Creek Estates: 235 Lots
- Rockwall Technology Park: 2,400+ Employees
- SWBC Apartments: 590 Units
- Proposed Fit/Sport/Life Rockwall
- Medical City
- Future H-E-B
- Costco Wholesale
- Best Buy
- TJ Maxx
- Academy Sports & Outdoors
- Target
- Lowie's
- Kroger
- belk
- JCPenney
- Kohl's
- HomeGoods
- Home Depot
- Walmart Neighborhood Market
- Walmart Supercenter
- ALDI
- Tom Thumb
- Tractor Supply Co.
- McCamy Meadows: 99 Lots
- Briarstone Estates: 160 Lots
- Liberty Crossing: 640 Lots
- Frost Farms: 134 Lots
- Amber Grove: 158 Lots
- Parkside Village Development: 450 Lots
- Sunrise Meadows: 260 Lots
- Quail Ridge: 366 Lots
- Creekview: 241 Lots
- Rustic Meadows: 438 Lots
- Alexander Ranch Estates: 72 Lots
- Double R Ranch

Commercial and Retail Centers:

- Rockwall Golf & Athletic Club
- Medical City
- Future H-E-B
- Costco Wholesale
- Best Buy
- TJ Maxx
- Academy Sports & Outdoors
- Target
- Lowie's
- Kroger
- belk
- JCPenney
- Kohl's
- HomeGoods
- Home Depot
- Walmart Neighborhood Market
- Walmart Supercenter
- ALDI
- Tom Thumb
- Tractor Supply Co.

Transportation Routes:

- I-30
- I-66
- I-549
- State Road 205
- State Road 276
- State Road 548
- State Road 550
- State Road 552
- State Road 554
- State Road 556
- State Road 558
- State Road 560
- State Road 562
- State Road 564
- State Road 566
- State Road 568
- State Road 570
- State Road 572
- State Road 574
- State Road 576
- State Road 578
- State Road 580
- State Road 582
- State Road 584
- State Road 586
- State Road 588
- State Road 590
- State Road 592
- State Road 594
- State Road 596
- State Road 598
- State Road 600

Other Features:

- Lake Ray Hubbard
- Rockwall
- Fate
- Outer Loop
- Site (indicated by a red star and label)
- 29,018 VPD (23)
- 146,275 VPD (23)
- 97,316 VPD (23)

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 and 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/Tenant/Seller/Landlord Initials

Date