

Retail Pad Site Available For Sale

NWQ of Ridge Road (FM 740) & I-30 | Rockwall, Texas

LOCATION

NWQ of Ridge Road (FM 740) & I-30

Rockwall, TX 75087

SITE DETAILS (*Per Tax Records)

Size

Approx. 57,064 SF Approx. +/- 1.31 Acres

- Retail pad site available in the Rockwall Retail District fronting I-30. Excellent visibility and easy access.



PRICE

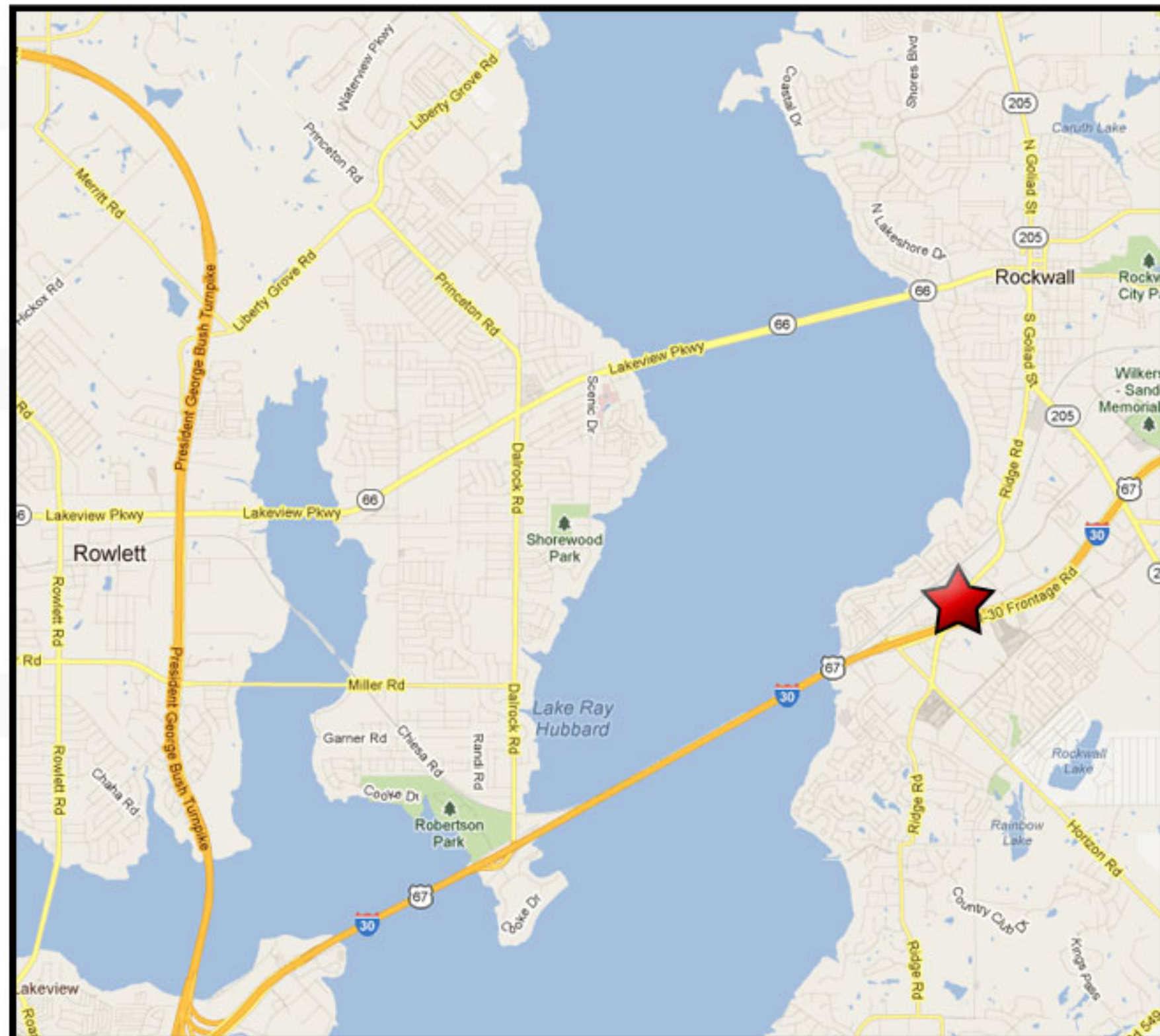
Sale Price \$525,000.00

TRAFFIC COUNTS (*TXDOT 2010)

Interstate 30	Ridge Rd (FM 740)
118,000 cpd	25,000 cpd

DEMOGRAPHICS

Area	Population	Employees
1 mile	8,987	6,218
3 mile	40,160	14,902
5 mile	83,744	20,702



CONTACT

Preston Evans

(214) 891-3231 [direct]
(214) 542-5100 [cell]
preston@jtevans.com

John T. Evans

(214) 891-3220 [direct]
(214) 769-1080 [cell]
john@jtevans.com



The information contained herein was obtained from sources believed to be reliable; however, John T. Evans Company, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. This presentation is subject to change in price, corrections, prior sale or withdrawal without notice.

LAKE RAY HUBBARD

Rockwall High Stadium

FM 740

Yellow Jacket Rd

State Hwy 276

Rockwall High School

The Plaza at Rockwall

INTERSTATE 30

Ridge Rd

WAL-MART

Lakeside Village GC (Private 9 Hole)

SITE

Mims Rd

Galad St / SH 205

Lake Pointe Church

Ralph Hall Pkwy

205 Business Park

Tubbs Rd

Texas Health Presbyterian Hospital

FM 3097

ROCKWALL RETAIL DISTRICT
ROCKWALL, TEXAS



JTEvans.com | 214.891.3200

Ridge Road & I-30 E
 Ridge Rd & I 30 E, Rockwall, TX, 75087, Rockwall
 Ring: 1, 3, 5 Miles

Latitude: 32.89754
 Longitude: -96.469759

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	8,987	40,160	83,744
Male Population	50.3%	49.9%	49.7%
Female Population	49.7%	50.1%	50.3%
Median Age	37.9	37.7	35.7
2010 Income			
Median HH Income	\$70,719	\$80,734	\$82,685
Per Capita Income	\$32,303	\$35,309	\$34,285
Average HH Income	\$93,662	\$103,406	\$101,547
2010 Households			
Total Households	3,271	13,535	28,025
Average Household Size	2.73	2.92	2.97
2010 Housing			
Owner Occupied Housing Units	64.9%	69.9%	73.0%
Renter Occupied Housing Units	25.3%	22.9%	20.4%
Vacant Housing Units	9.8%	7.3%	6.6%
Population			
1990 Population	2,491	15,155	30,789
2000 Population	4,405	25,056	53,386
2010 Population	8,987	40,160	83,744
2015 Population	11,025	47,351	98,091
1990-2000 Annual Rate	5.87%	5.16%	5.66%
2000-2010 Annual Rate	7.2%	4.71%	4.49%
2010-2015 Annual Rate	4.17%	3.35%	3.21%

In the identified market area, the current year population is 83,744. In 2000, the Census count in the market area was 53,386. The rate of change since 2000 was 4.49 percent annually. The five-year projection for the population in the market area is 98,091, representing a change of 3.21 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

Households			
1990 Households	1,006	5,357	10,869
2000 Households	1,704	8,659	18,296
2010 Households	3,271	13,535	28,025
2015 Households	3,974	15,890	32,655
1990-2000 Annual Rate	5.41%	4.92%	5.35%
2000-2010 Annual Rate	6.57%	4.45%	4.25%
2010-2015 Annual Rate	3.97%	3.26%	3.11%

The household count in this market area has changed from 18,296 in 2000 to 28,025 in the current year, a change of 4.25 percent annually. The five-year projection of households is 32,655, a change of 3.11 percent annually from the current year total. Average household size is currently 2.97, compared to 2.88 in the year 2000. The number of families in the current year is 22,620 in the market area.

Housing

Currently, 73.0 percent of the 30,018 housing units in the market area are owner occupied; 20.4 percent, renter occupied; and 6.6 percent are vacant. In 2000, there were 19,200 housing units - 75.9 percent owner occupied, 19.4 percent renter occupied and 4.7 percent vacant. The rate of change in housing units since 2000 is 4.46 percent. Median home value in the market area is \$198,628, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.66 percent annually to \$249,449. From 2000 to the current year, median home value changed by 4.24 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Ridge Road & I-30 E
 Ridge Rd & I 30 E, Rockwall, TX, 75087, Rockwall
 Ring: 1, 3, 5 Miles

Latitude: 32.89754
 Longitude: -96.469759

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$47,366	\$43,631	\$43,313
2000 Median HH Income	\$61,766	\$62,735	\$63,595
2010 Median HH Income	\$70,719	\$80,734	\$82,685
2015 Median HH Income	\$75,038	\$89,776	\$91,491
1990-2000 Annual Rate	2.69%	3.7%	3.92%
2000-2010 Annual Rate	1.33%	2.49%	2.59%
2010-2015 Annual Rate	1.19%	2.15%	2.04%
Per Capita Income			
1990 Per Capita Income	\$20,664	\$18,548	\$18,147
2000 Per Capita Income	\$30,316	\$28,745	\$27,200
2010 Per Capita Income	\$32,303	\$35,309	\$34,285
2015 Per Capita Income	\$34,816	\$38,666	\$37,338
1990-2000 Annual Rate	3.91%	4.48%	4.13%
2000-2010 Annual Rate	0.62%	2.03%	2.28%
2010-2015 Annual Rate	1.51%	1.83%	1.72%
Average Household Income			
1990 Average Household Income	\$57,270	\$52,372	\$50,990
2000 Average Household Income	\$83,386	\$81,186	\$78,433
2010 Average HH Income	\$93,662	\$103,406	\$101,547
2015 Average HH Income	\$101,944	\$113,767	\$111,204
1990-2000 Annual Rate	3.83%	4.48%	4.4%
2000-2010 Annual Rate	1.14%	2.39%	2.55%
2010-2015 Annual Rate	1.71%	1.93%	1.83%

Households by Income

Current median household income is \$82,685 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$91,491 in five years. In 2000, median household income was \$63,595, compared to \$43,313 in 1990.

Current average household income is \$101,547 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$111,204 in five years. In 2000, average household income was \$78,433, compared to \$50,990 in 1990.

Current per capita income is \$34,285 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$37,338 in five years. In 2000, the per capita income was \$27,200, compared to \$18,147 in 1990.

Population by Employment

Total Businesses	696	1,775	2,583
Total Employees	6,218	14,902	20,702

Currently, 93.4 percent of the civilian labor force in the identified market area is employed and 6.6 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 94.6 percent of the civilian labor force, and unemployment will be 5.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 72.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 11.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 16.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 84.0 percent of the market area population drove alone to work, and 3.6 percent worked at home. The average travel time to work in 2000 was 32.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 22.5 percent were high school graduates only (29.6 percent in the U.S.)
- 8.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 25.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 11.2 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Ridge Road & I-30 E
 Ridge Rd & I 30 E, Rockwall, TX, 75087, Rockwall
 Ring: 1 mile radius

Latitude: 32.89754
 Longitude: -96.469759

Summary	2000	2010	2015
Population	4,405	8,987	11,025
Households	1,704	3,271	3,974
Families	1,341	2,493	3,008
Average Household Size	2.56	2.73	2.76
Owner Occupied HUs	1,375	2,355	2,840
Renter Occupied HUs	329	916	1,134
Median Age	36.1	37.9	38.4
Total Housing Units	1,839	3,627	4,508
Vacant Housing Units	135	356	534
Average Home Value	\$170,477	\$261,434	\$324,958

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	102	6.0%	175	5.4%	176	4.4%
\$15,000 - \$24,999	141	8.3%	173	5.3%	179	4.5%
\$25,000 - \$34,999	174	10.3%	241	7.4%	226	5.7%
\$35,000 - \$49,999	237	14.0%	524	16.0%	452	11.4%
\$50,000 - \$74,999	370	21.8%	617	18.9%	952	24.0%
\$75,000 - \$99,999	220	13.0%	494	15.1%	490	12.3%
\$100,000 - \$149,999	259	15.3%	642	19.6%	949	23.9%
\$150,000 - \$199,000	84	5.0%	163	5.0%	213	5.4%
\$200,000+	109	6.4%	241	7.4%	335	8.4%
Median Household Income	\$61,766		\$70,719		\$75,038	
Average Household Income	\$83,386		\$93,662		\$101,944	
Per Capita Income	\$30,316		\$32,303		\$34,816	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	312	7.1%	660	7.3%	780	7.1%
5 - 14	654	14.8%	1,336	14.9%	1,689	15.3%
15 - 19	333	7.6%	568	6.3%	741	6.7%
20 - 24	243	5.5%	441	4.9%	518	4.7%
25 - 34	580	13.2%	1,124	12.5%	1,257	11.4%
35 - 44	751	17.0%	1,313	14.6%	1,565	14.2%
45 - 54	648	14.7%	1,439	16.0%	1,672	15.2%
55 - 64	459	10.4%	1,081	12.0%	1,394	12.6%
65 - 74	268	6.1%	620	6.9%	893	8.1%
75 - 84	115	2.6%	306	3.4%	390	3.5%
85+	43	1.0%	100	1.1%	130	1.2%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,856	87.5%	7,156	79.6%	8,795	79.8%
Black Alone	79	1.8%	324	3.6%	412	3.7%
American Indian Alone	17	0.4%	29	0.3%	32	0.3%
Asian Alone	52	1.2%	205	2.3%	250	2.3%
Pacific Islander Alone	2	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	329	7.5%	1,041	11.6%	1,253	11.4%
Two or More Races	70	1.6%	229	2.5%	281	2.5%
Hispanic Origin (Any Race)	763	17.3%	2,369	26.4%	3,046	27.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015 were effective as of July 1, 2010. Copyright 2010, all rights reserved.

Ridge Road & I-30 E
 Ridge Rd & I 30 E, Rockwall, TX, 75087, Rockwall
 Ring: 3 miles radius

Latitude: 32.89754
 Longitude: -96.469759

Summary	2000	2010	2015
Population	25,056	40,160	47,351
Households	8,659	13,535	15,890
Families	6,908	10,694	12,489
Average Household Size	2.82	2.92	2.94
Owner Occupied HUs	6,821	10,197	11,943
Renter Occupied HUs	1,838	3,338	3,947
Median Age	35.5	37.7	37.7
Total Housing Units	9,167	14,597	17,532
Vacant Housing Units	508	1,062	1,642
Average Home Value	\$165,798	\$273,398	\$338,773

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	546	6.2%	609	4.5%	559	3.5%
\$15,000 - \$24,999	624	7.1%	594	4.4%	567	3.6%
\$25,000 - \$34,999	826	9.5%	745	5.5%	650	4.1%
\$35,000 - \$49,999	1,240	14.2%	1,727	12.8%	1,373	8.6%
\$50,000 - \$74,999	2,111	24.2%	2,459	18.2%	3,454	21.7%
\$75,000 - \$99,999	1,334	15.3%	2,184	16.1%	2,049	12.9%
\$100,000 - \$149,999	1,202	13.8%	3,119	23.0%	4,180	26.3%
\$150,000 - \$199,000	399	4.6%	956	7.1%	1,466	9.2%
\$200,000+	458	5.2%	1,143	8.4%	1,588	10.0%
Median Household Income	\$62,735		\$80,734		\$89,776	
Average Household Income	\$81,186		\$103,406		\$113,767	
Per Capita Income	\$28,745		\$35,309		\$38,666	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,858	7.4%	2,914	7.3%	3,353	7.1%
5 - 14	4,073	16.3%	6,040	15.0%	7,232	15.3%
15 - 19	1,847	7.4%	2,721	6.8%	3,140	6.6%
20 - 24	1,201	4.8%	1,976	4.9%	2,228	4.7%
25 - 34	3,334	13.3%	4,939	12.3%	5,985	12.6%
35 - 44	4,528	18.1%	5,851	14.6%	6,507	13.7%
45 - 54	3,614	14.4%	6,678	16.6%	7,213	15.2%
55 - 64	2,199	8.8%	4,706	11.7%	5,951	12.6%
65 - 74	1,278	5.1%	2,457	6.1%	3,490	7.4%
75 - 84	763	3.0%	1,308	3.3%	1,595	3.4%
85+	359	1.4%	571	1.4%	659	1.4%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,949	87.6%	32,737	81.5%	38,681	81.7%
Black Alone	1,027	4.1%	2,447	6.1%	2,821	6.0%
American Indian Alone	90	0.4%	136	0.3%	148	0.3%
Asian Alone	420	1.7%	1,206	3.0%	1,428	3.0%
Pacific Islander Alone	11	0.0%	22	0.1%	24	0.1%
Some Other Race Alone	1,176	4.7%	2,693	6.7%	3,167	6.7%
Two or More Races	383	1.5%	918	2.3%	1,081	2.3%
Hispanic Origin (Any Race)	2,861	11.4%	6,467	16.1%	8,094	17.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015 were effective as of July 1, 2010. Copyright 2010, all rights reserved.

Ridge Road & I-30 E
 Ridge Rd & I 30 E, Rockwall, TX, 75087, Rockwall
 Ring: 5 miles radius

Latitude: 32.89754
 Longitude: -96.469759

Summary	2000	2010	2015
Population	53,386	83,744	98,091
Households	18,296	28,025	32,655
Families	14,729	22,620	26,300
Average Household Size	2.88	2.97	2.98
Owner Occupied HUs	14,577	21,905	25,628
Renter Occupied HUs	3,719	6,120	7,026
Median Age	33.8	35.7	35.5
Total Housing Units	19,201	30,018	35,577
Vacant Housing Units	905	1,993	2,923
Average Home Value	\$153,515	\$241,825	\$298,253

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,063	5.8%	1,062	3.8%	925	2.8%
\$15,000 - \$24,999	1,171	6.4%	1,002	3.6%	923	2.8%
\$25,000 - \$34,999	1,676	9.2%	1,288	4.6%	1,080	3.3%
\$35,000 - \$49,999	2,685	14.7%	3,395	12.1%	2,568	7.9%
\$50,000 - \$74,999	4,478	24.5%	5,226	18.6%	7,000	21.4%
\$75,000 - \$99,999	3,237	17.7%	5,300	18.9%	5,301	16.2%
\$100,000 - \$149,999	2,458	13.4%	6,711	23.9%	9,216	28.2%
\$150,000 - \$199,000	789	4.3%	2,090	7.5%	2,941	9.0%
\$200,000+	742	4.1%	1,951	7.0%	2,701	8.3%
Median Household Income	\$63,595		\$82,685		\$91,491	
Average Household Income	\$78,433		\$101,547		\$111,204	
Per Capita Income	\$27,200		\$34,285		\$37,338	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,273	8.0%	6,565	7.8%	7,555	7.7%
5 - 14	9,519	17.8%	13,206	15.8%	15,514	15.8%
15 - 19	3,852	7.2%	6,008	7.2%	6,531	6.7%
20 - 24	2,450	4.6%	4,353	5.2%	4,919	5.0%
25 - 34	7,646	14.3%	10,862	13.0%	13,875	14.1%
35 - 44	10,557	19.8%	12,672	15.1%	13,725	14.0%
45 - 54	7,355	13.8%	14,025	16.7%	14,818	15.1%
55 - 64	3,960	7.4%	9,060	10.8%	11,618	11.8%
65 - 74	2,225	4.2%	4,220	5.0%	6,164	6.3%
75 - 84	1,108	2.1%	2,010	2.4%	2,464	2.5%
85+	441	0.8%	765	0.9%	908	0.9%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,745	85.7%	67,037	80.1%	77,811	79.3%
Black Alone	3,297	6.2%	6,319	7.5%	7,320	7.5%
American Indian Alone	259	0.5%	431	0.5%	505	0.5%
Asian Alone	989	1.9%	2,486	3.0%	3,024	3.1%
Pacific Islander Alone	33	0.1%	76	0.1%	88	0.1%
Some Other Race Alone	2,178	4.1%	5,347	6.4%	6,830	7.0%
Two or More Races	885	1.7%	2,047	2.4%	2,514	2.6%
Hispanic Origin (Any Race)	5,332	10.0%	13,044	15.6%	17,278	17.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must-state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: _____

In this transaction, John T. Evans Company, Inc. is:

[] agent for Owner/Landlord only; [] agent for Buyer/Tenant only; or [] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord _____ Date _____ Buyer or Tenant _____ Date _____