



WYNMARK  
COMMERCIAL



*Conceptual Rendering*

Rockwall Office Park by Slate  
ROCKWALL, TEXAS 75032

FOR SALE/LEASE

## ROCKWALL, TEXAS

A planned office and medical condominium development located at the signalized intersection of State Highway 276 and S John King Blvd in Rockwall, Texas. This high-visibility corner site offers modern, flexible space designed for owner-users, medical providers, and professional firms seeking long-term stability and growth.

Surrounded by expanding residential communities and limited competing inventory, the project is well-positioned to meet increasing demand for medical and professional services in the Rockwall trade area.

### BUILDINGS 1-5

2,000—10,000 SF Available

### ECONOMICS:

- Purchase Price: \$360.00 PSF
- Lease Price: \$35.00 + NNN
- NNN Estimate \$8.50
- Parking Ratio 1/200, 250 total spaces
- Overall Project Size 50,000 SF

### HIGHLIGHTS:

- Planned Office / Medical Condo Development
- Suites Available for Sale or Lease
- Pre-Sales / Pre-Leasing Now Underway
- Flexible Layouts for Medical & Professional Users
- High Visibility Corner Location
- Strong Traffic Counts Along SH 276
- Positioned Within Rapid Residential Growth

# PRELIMINARY SITE PLAN



# CONCEPTUAL RENDERINGS



# LOCATION



# DEMOGRAPHICS

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$108,415	\$136,348	\$134,395
Median Household Income	\$87,698	\$111,364	\$111,688
< \$25,000	509	1,747	6,728
\$25,000 - 50,000	1,003	2,723	10,488
\$50,000 - 75,000	1,642	6,489	17,563
\$75,000 - 100,000	1,262	5,636	15,942
\$100,000 - 125,000	780	3,612	13,546
\$125,000 - 150,000	866	4,423	13,496
\$150,000 - 200,000	808	5,421	17,044
\$200,000+	720	6,423	19,302
Population			
	2 miles	5 miles	10 miles
2020 Population	16,195	81,853	270,132
2025 Population	20,797	107,243	343,754
2030 Population Projection	24,869	128,517	397,898
Annual Growth 2020-2025	5.7%	6.2%	5.5%
Annual Growth 2025-2030	3.9%	4.0%	3.2%
Median Age	36.6	38.9	37.7
Bachelor's Degree or Higher	34%	44%	36%
U.S. Armed Forces	0	0	177



Conceptual Rendering



Conceptual Rendering



## 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.

11-2-2015

### 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.

**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:
  - o that the owner will accept a price less than the written 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 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0



Please Contact

AUSTIN EASTMAN

972.360.8787

Austin@wynmarkcommercial.com

KRISTIN HOLLEK

972.360.8787

Kristin@wynmarkcommercial.com