



THE PLAZA AT ROCKWALL | 1015 E IH-30, ROCKWALL, TX 75032

Features

Rockwall's high-profile lifestyle center occupies a prime position located off I-30 and 205. Anchored by JCPenney, Belk and Dick's Sporting Goods. The Plaza at Rockwall is a regional draw that pulls traffic from surrounding communities around greater Rockwall County.

- Excellent visibility from I-30 with significant traffic
- Strong local and regional tenants and position within the market
- Ability to create an additional 11,921 SF

FOR LEASE

TOTAL SF: 436,462
AVAILABLE SF: 21,884
MIN CONTIGUOUS SF: 1,260
MAX CONTIGUOUS SF: 10,000
CONTACT FOR MORE INFORMATION
NNN: \$6.45 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
IH-30	122,028 VPD	Total Population		7,939	38,229	98,393
SH-205 & SH-276	34,520 VPD	Total Households		3,154	14,331	34,278
SH-205 & Ralph Hall Pkwy	26,256 VPD	Average Household Income		\$102,574	\$134,690	\$143,218
		5 Year Population Growth		0.00%	7.64%	6.79%

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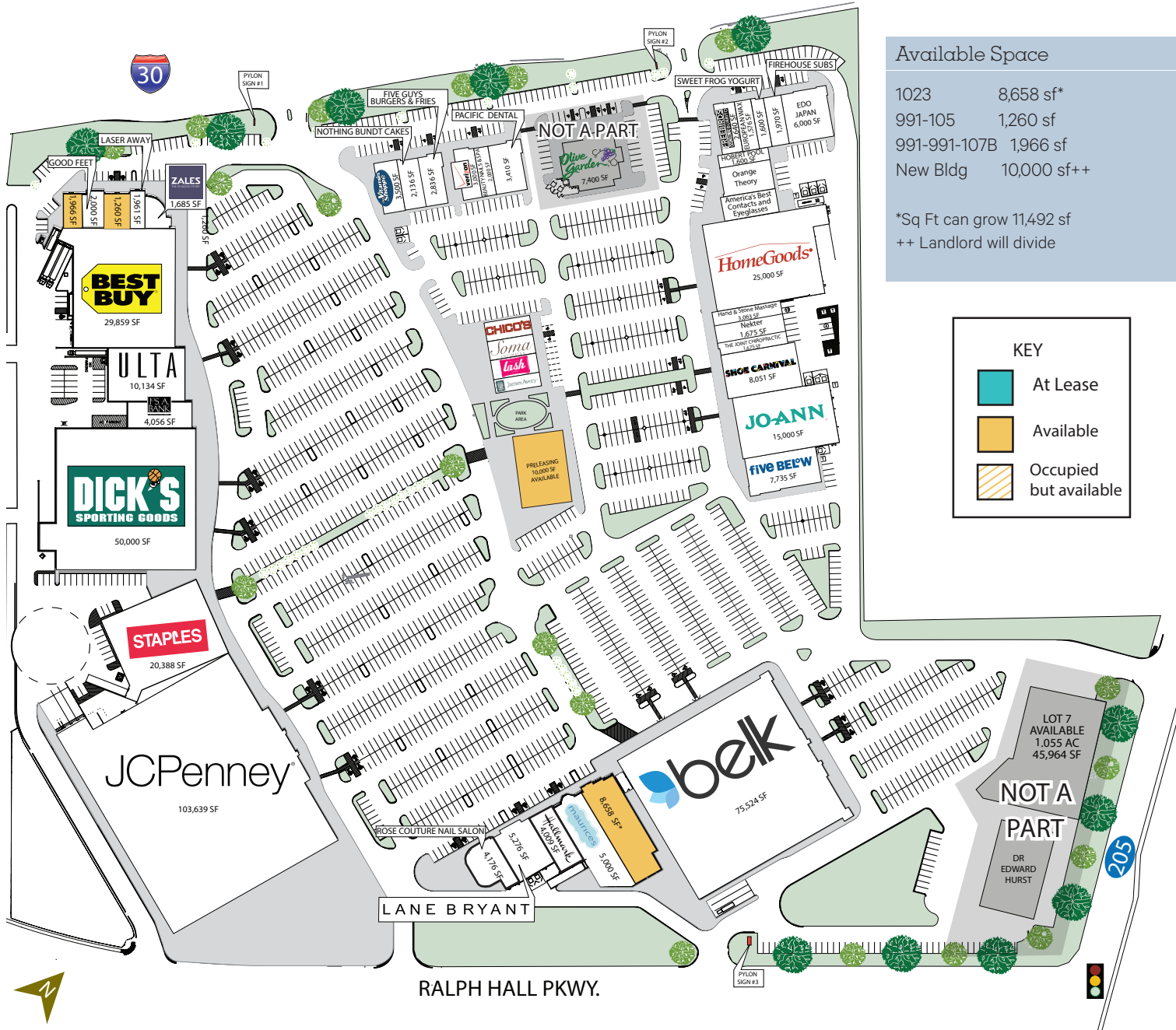
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 Vice President
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Area Retailers & Businesses



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Available Space	
1023	8,658 sf*
991-105	1,260 sf
991-991-107B	1,966 sf
New Bldg	10,000 sf++

*Sq Ft can grow 11,492 sf
++ Landlord will divide

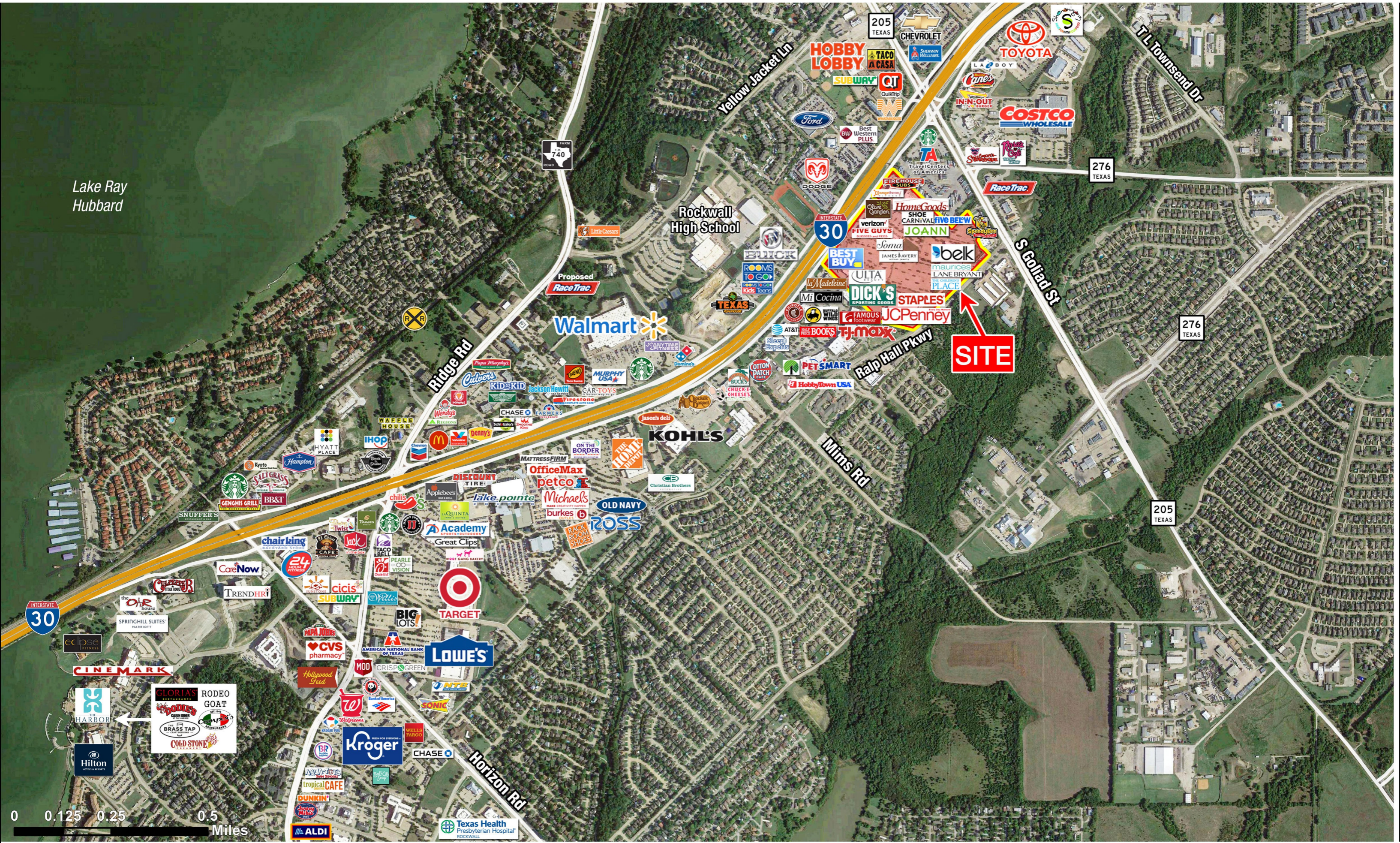
KEY

- At Lease
- Available
- Occupied but available

Current Tenants		
991-101	Zales	1,685 sf
991-103	Laser Away	1,961 sf
991-107A	Good Feet	2,000 sf
995	Best Buy	30,000 sf
999	Ulta Beauty	10,134 sf
1005	Dick's Sporting Goods	50,000 sf
1009	Staples	20,388 sf
1015	JCPenney	103,639 sf
1019-101	Trudy's Hallmark	4,009 sf
1019-105	Lane Bryant	5,276 sf
1019-109	Rose Couture Nail Salon	4,176 sf
1021	Maurices	5,000 sf
1027	Belk	75,524 sf
1035-101	Vitamin Shoppe	3,500 sf
1035-103	Nothing Bundt Cakes	2,136 sf
1035-105	Five Guys Burgers & Fries	2,836 sf
1039-101	Verizon Wireless	3,000 sf
1039-103	Beauty Nails & Spa	2,000 sf
1039-107	Pacific Dental	3,410 sf
1041-101	Chico's	3,500 sf
1041-103	Soma	2,500 sf
1041-105	Amazing Lash Studio	2,131 sf
1041-107	James Avery	2,405 sf
1047	Five Below	7,735 sf
1049	JOANN	15,000 sf
1053-105	Shoe Carnival	8,051 sf
1053-111A	The Joint Chiropractic	1,675 sf
1053-111B	Hand & Stone Massage	3,063 sf
1053-111C	Nekter	1,675 sf
1059	HomeGoods	25,000 sf
1063-101	Bobert Pools	1,600 sf
1063-103	Orangetheory	3,563 sf
1063-105	America's Best Contacts	3,300 sf
1067-101	Freebirds World Burrito	2,640 sf
1067-103	European Wax	1,570 sf
1067-105	Sweet Frog Yogurt	1,750 sf
1067-107	Firehouse Subs	1,970 sf
1067-109	Edo Japan	6,127 sf

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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.



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 on 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:
 - 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.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date

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