

W RUSK ST (HWY 66) & N LAKESHORE DR

1050 W RUSK STREET, ROCKWALL, TX 75087

Features

- One of the last remaining pads near the Neighborhood Walmart fronting US 66
- The improved pad is rough graded with utilities
- No additional detention is required and has the curb cuts and cross access in place with 7/11 and Bank of America
- Allowable uses include restaurant, retail, auto parts, office and medical office
- Average Household Income far above DFW average

FOR LEASE & SALE

AVAILABLE ACRES: 1.0487 (45,682 SF)
TOTAL ACRES: 1.0487 (45,682 SF)
CONTACT FOR MORE INFORMATION

Traffic Counts

W Rusk St (Hwy 66)	29,148 VPD
N Lakeshore Dr	12,012 VPD

Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		7,230	44,495	105,194
Total Households		2,582	16,099	36,359
5 Year Population Growth		6.28%	2.47%	5.23%
Average Household Income		\$135,725	\$136,122	\$141,846

Area Retailers & Businesses



Matthew Rosenfeld

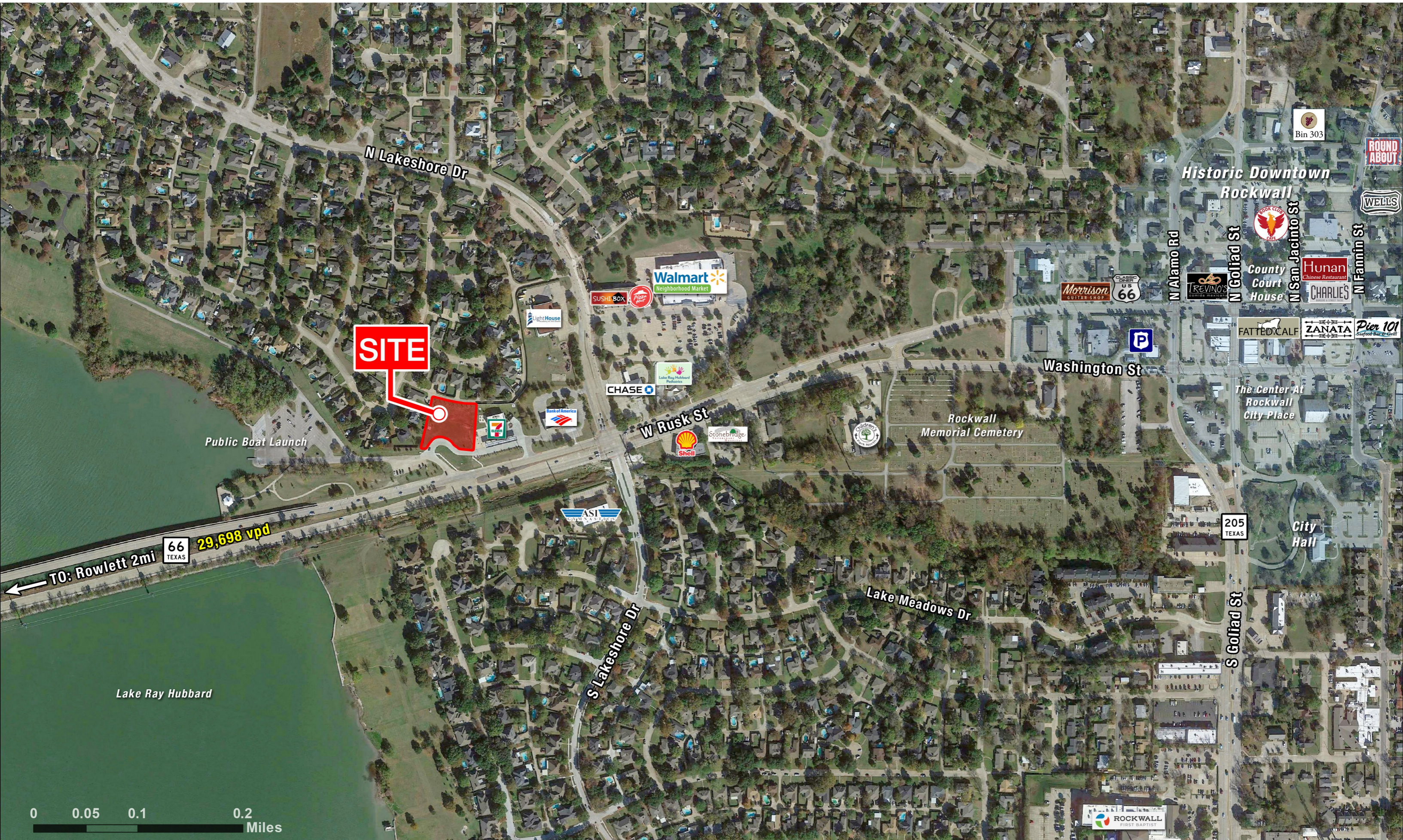
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 Brokerage D-FW
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Eddie Liebman, CCIM

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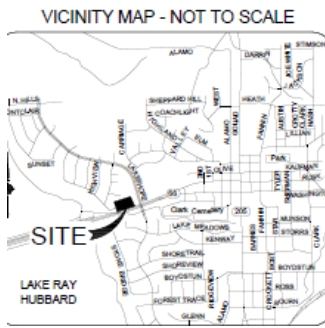
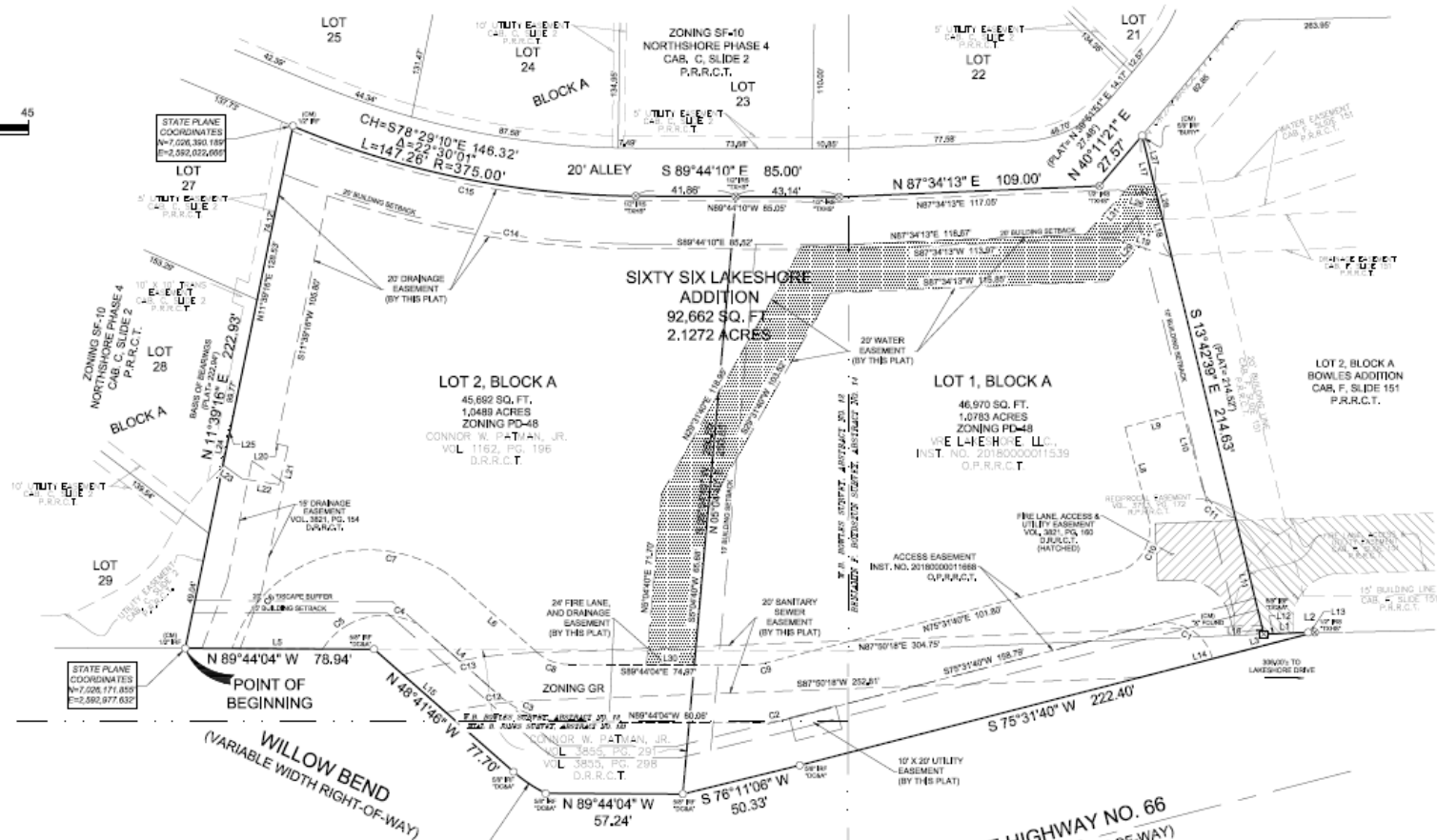
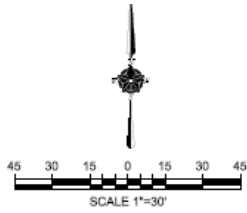




SITE

← TO: Rowlett 2mi
66 TEXAS
29,698 vpd

0 0.05 0.1 0.2 Miles



- LEGEND:**
- CM CONTROLLING MONUMENT
 - IRP IRON ROD FOUND
 - IRP+ IRON ROD SET WITH YELLOW CAP
 - SP STAMPED "TOP"
 - VOL. PG. DEED RECORD, ROCKWALL COUNTY, TEXAS
 - D.R.A.C.T. MAP RECORD, ROCKWALL COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - PD-48 PLANNED DEVELOPMENT
 - SP-10 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
 - GR GENERAL RETAIL
- IRON ROD FOUND
 - ⊙ IRON ROD SET "TOP"
 - ⊖ IRON PIPE FOUND
 - ⊠ "X" FOUND / SET

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, SUITE 620
FORT WORTH, TEXAS 76102

OWNER
CONNOR W. PATMAN, JR.
5 N BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87508

OWNER
VRE LAKESHORE, LLC
1211 S. WHITE CHAPEL BOULEVARD
SOUTH LAKE, TEXAS 78082



SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office: 972.464.4200 Fax: 972.464.4201

FINAL PLAT
SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
BEING A TRACT OF LAND SITUATED IN THE
W.B. BOWLES SURVEY, ABSTRACT NO. 12,
MAIL B. JONES SURVEY, ABSTRACT NO. 121
AND BENJAMIN F. BOYDSTUN SURVEY NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
CASE NO. P2018-026



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

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Matthew Erik Rosenfeld

Sales Agent/Associate's Name

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License No.

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Email

214-720-6676

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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