

ROCKWALL CROSSING

ROCKWALL, TEXAS 75087

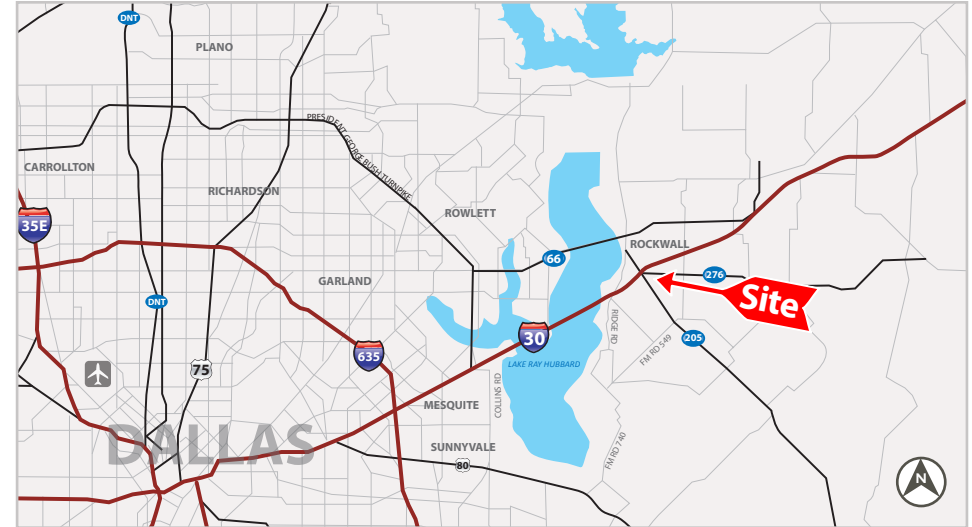


PROPERTY OVERVIEW

- » 909-987 East Interstate 30 - Rockwall, TX 75087
- » 200,000+ SF Power Center
- » Dense, high traffic, high visibility area
- » Rockwall County's 3.61% growth rate for 2016-17 ranked #6 in Texas (U.S. Census Bureau)

DEMOGRAPHIC INFORMATION

Dallas-Fort Worth-Arlington MSA Population	7,102,796
General Trade Area Population (<i>Rockwall EDC</i>)	297,879
Trade Area Average HH Income (<i>Rockwall EDC</i>)	\$93,732



DAILY TRAFFIC

Interstate 30:	96,000 VPD
SH 205:	27,000 VPD
Ralph Hall Pkwy:	8,431 VPD

PROPERTY RETAILERS

Bed Bath & Beyond	TJ Maxx	Sleep Experts
New Balance	Dollar Tree	Famous Footwear
Half Price Books	HobbyTownUSA	Barbeque Galore
Kirkland's	Fantasic Sam's	AT&T
PetSmart	Fedex Office	La Madeline

ADJACENT RETAILERS

Belk	Dick's Sporting Goods	JoAnn Fabric
Best Buy	HomeGoods	Ulta



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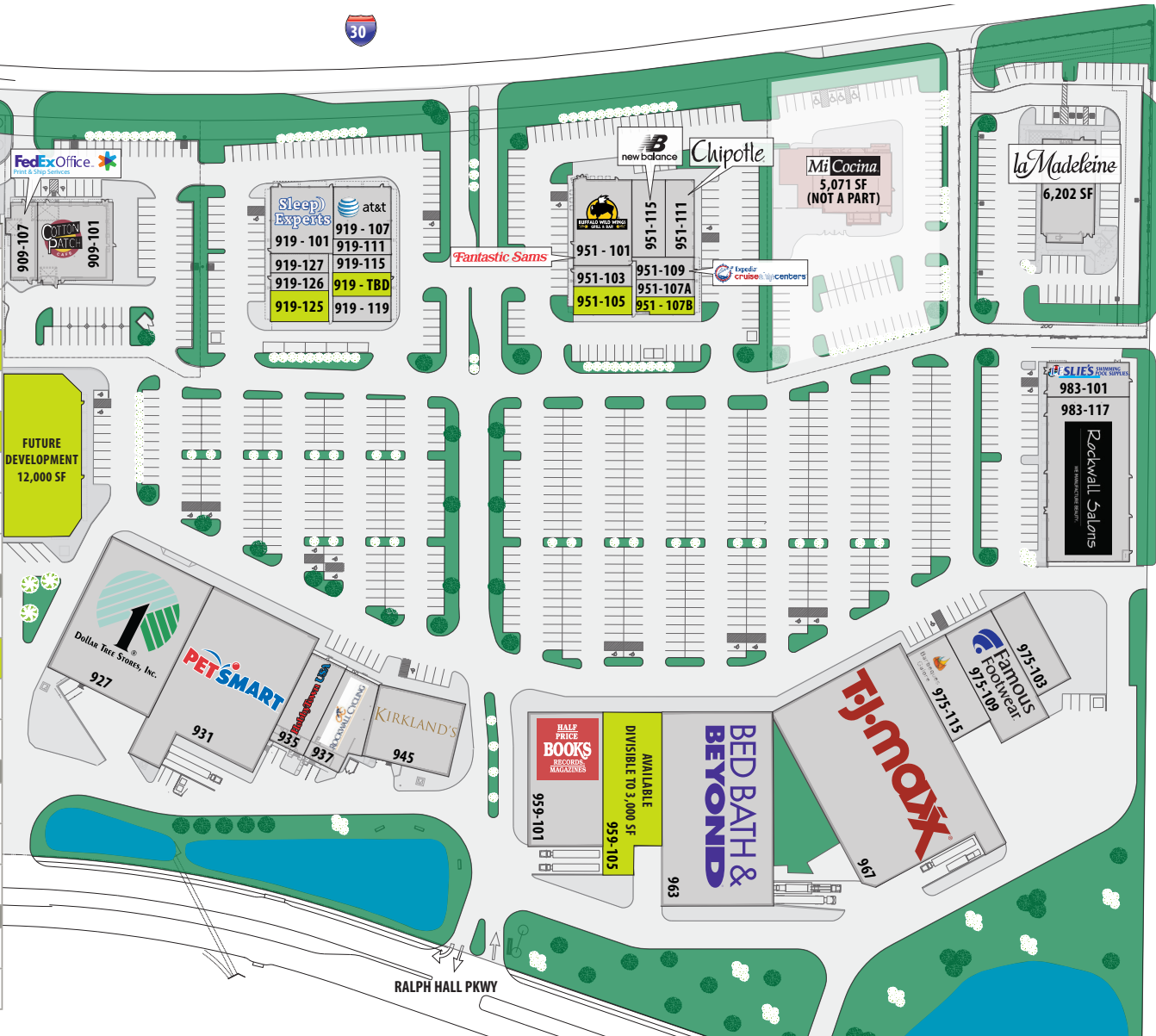
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PROPERTY TENANTS

UNIT	NAME	SQ. FT.
909-101	Cotton Patch	5,616
909-107	FedEx Office Print & Ship Services	1,900
919-101	Sleep Experts	4,500
919-107	at&t	3,244
919-111	N Tailor	1,048
919-115	Luxury Nails	1,170
919-TBD	Available	1,042
919-119	Popcorn Papa	1,979
919-125	Available	1,991
919-126	Floor IT	1,181
919-127	Employment Solutions	1,203
927	Dollar Tree Stores, Inc.	17,250
931	PETSMART	20,008
935	HobbyTown USA	4,000
937	ROCKWALL CYCLING	4,600
945	KIRKLAND'S	6,750

UNIT	NAME	SQ. FT.
951-101	Buffalo Wild Wings	5,400
951-103	Fantastic Sams	1,250
951-105	Available	1,875
951-107A	U.S. Army (coming soon)	1,089
951-107B	Available	1,191
951-109	Expedia cruise ship centers	1,364
951-111	Chipotle	2,400
951-115	new balance	2,800
959-101	HALF PRICE BOOKS RECORDS MUSIC	9,778
959-105	Available (Divisible to 3,000 SF)	9,584
963	BED BATH & BEYOND	23,000
967	T.J. Maxx	32,000
975-103	Dressin' Gaudy	3,900
975-109	Famous Footwear	6,783
975-115	Barbeques Galore	4,700
983-101	ESLIE'S SWIMMING POOL SUPPLIES	2,975
983-117	Rockwall Salons	14,651



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belk	BEST BUY	HomeGoods
jcp	ZALES	VERSONA
STAPLES	THE CHILDREN'S PLACE	SHOE CARNIVAL
DICK'S	maurices	JOANN
ULTA	Justice	Olive Garden
dressbarn	LANE BRYANT	FIVE BELOW

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BED BATH & BEYOND	Famous Footwear	Rockwall Salons	
TJ-maxx	new balance	Mi Cocina	
HALF PRICE BOOKS	new balance	BUFFALO WILD WINGS	
KIRKLAND'S	SLEEP EXPERTS	COTTON PATCH	
FedEx Office	Sleep Experts	la Madeleine	Chipotle
PET SMART	HobbyTown USA		



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Google earth



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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

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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