



FOR LEASE

Rockwall Reserve Industrial Park | 285,480 SF

1725 TX-276 | Rockwall, TX 75032



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1725 TX-276 | Rockwall, TX 75032



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285,480 SF

Building Size

18.48 AC

Land Size

Q3 2023

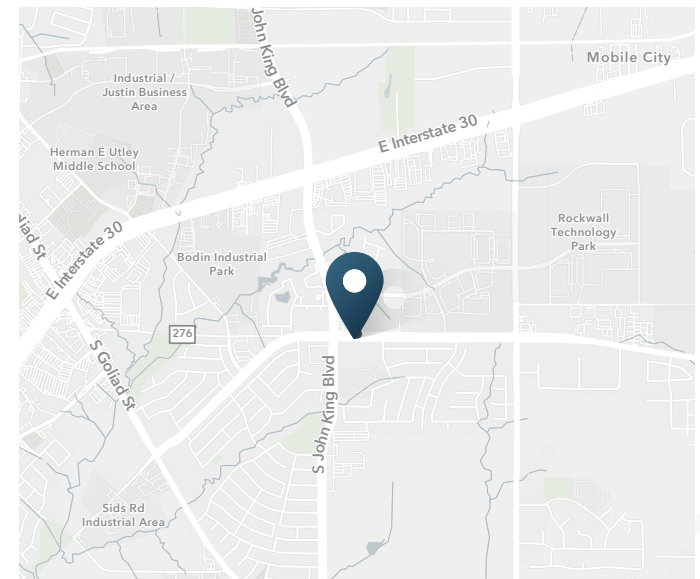
Estimated Delivery

Contact Broker

Pricing

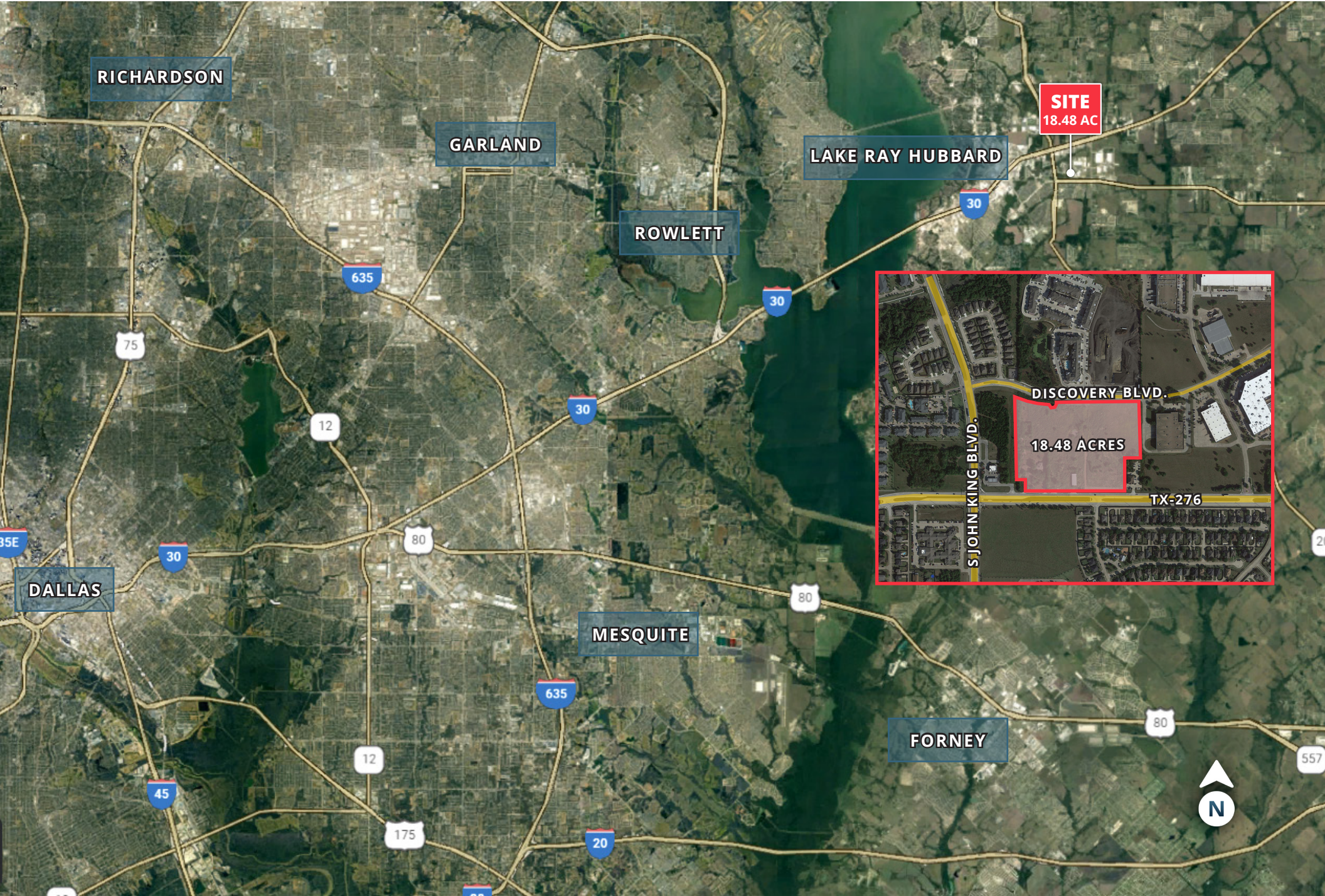
PROPERTY HIGHLIGHTS

	Building 1	Building 2
Available SF	121,680	163,800
Divisible	18,000	30,000
Office SF	TBD	TBD
Clear Height	28'	32'
Grade Level	TBD	TBD
Dock Doors	44	52
Car Parks	196	146
Sprinkler	ESFR	ESFR



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	5,757	33,328	86,155
2027 Projected Population	6,454	35,452	96,304
Projected Annual Growth 2022 to 2027	2.31%	1.24%	2.25%

Daytime Population

	1 Mile	3 Miles	5 Miles
2022 Daytime Population	5,697	39,890	80,555
Workers	2,882	23,276	36,295
Residents	2,815	16,614	44,260

Income

	1 Mile	3 Miles	5 Miles
2022 Est. Average Household Income	\$112,852	\$128,474	\$145,109
2022 Est. Median Household Income	\$84,994	\$96,087	\$110,880

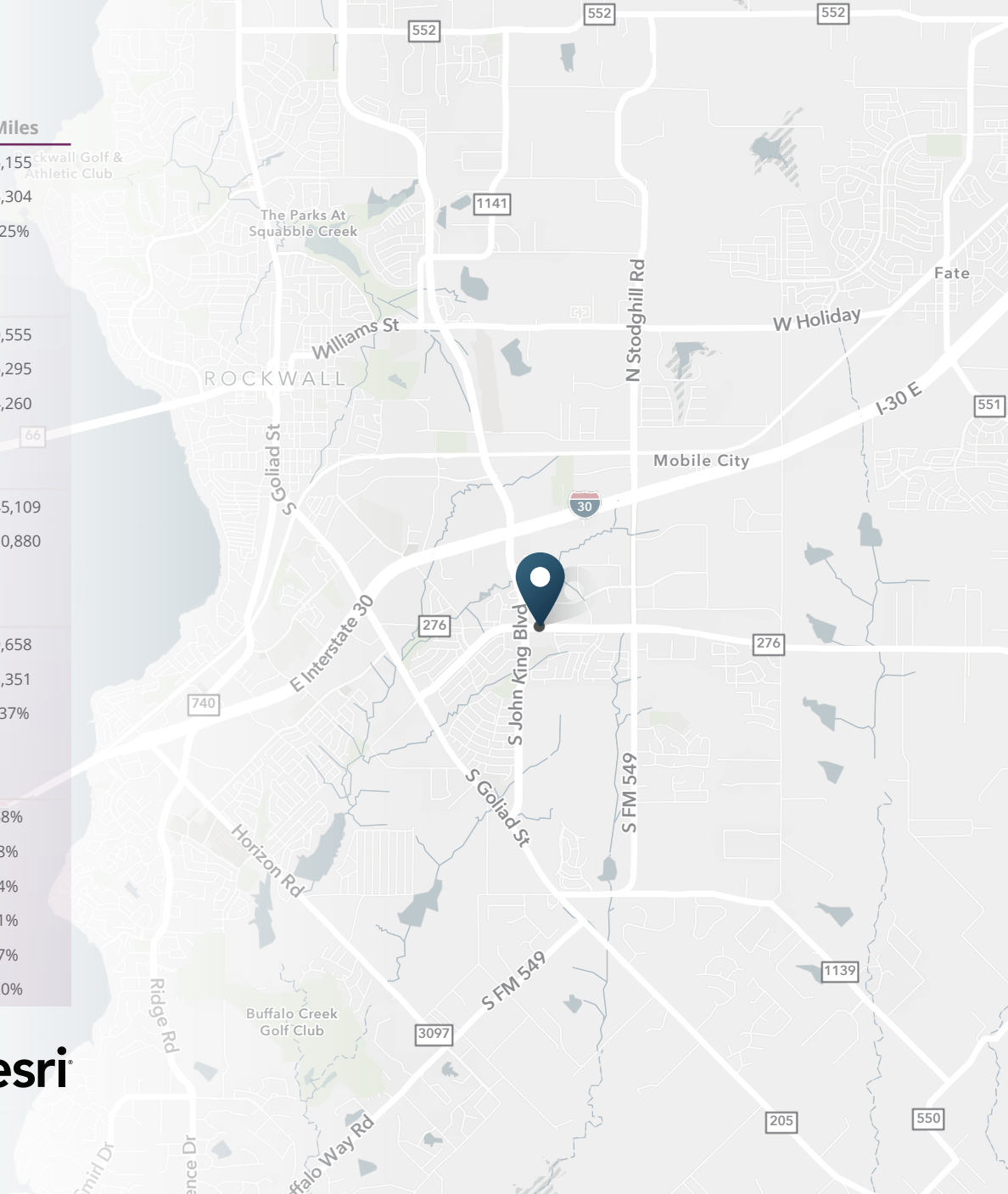
Households & Growth

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	2,242	12,112	29,658
2027 Projected Households	2,590	13,050	33,351
Projected Annual Growth 20XX to 20XX	2.93%	1.50%	2.37%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2022 Est. White	60%	64%	68%
2022 Est. Black or African American	16%	10%	8%
2022 Est. Asian or Pacific Islander	4%	4%	4%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	7%	9%	7%
2022 Est. Hispanic	20%	23%	20%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Industrial Partners, LLC	9012124	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Shannon Johnston

469.363.0874
Shannon.Johnston@srsre.com

Joseph Cooper

949.351.4767
Joseph.Cooper@srsre.com

[SRSRE.COM/Industrial](https://www.srsre.com/Industrial)

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