



8235 Douglas Ave
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SUNSET 30 RESTAURANT & RETAIL SPACE

I-30 & HORIZON RD
ROCKWALL, TX

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ROCKWALL IS LOCATED 24 MILES EAST OF DALLAS IN ROCKWALL COUNTY, THE FASTEST GROWING COUNTY IN THE UNITED STATES BY POPULATION.

ROCKWALL IS SEPARATED FROM DALLAS BY LAKE RAY HUBBARD CREATING GREAT LAKE VIEWS THROUGHOUT THE CITY.

“ROCKWALL COUNTY IS PROJECTED TO SEE 23-25% POPULATION GROWTH OVER THE NEXT 5 YEARS.”

STATED BY: RSI RESIDENTIAL STRATEGIES

LOCATION

1ST EXIT INTO ROCKWALL OVER THE LAKE

SPECIALTY RETAIL CENTER

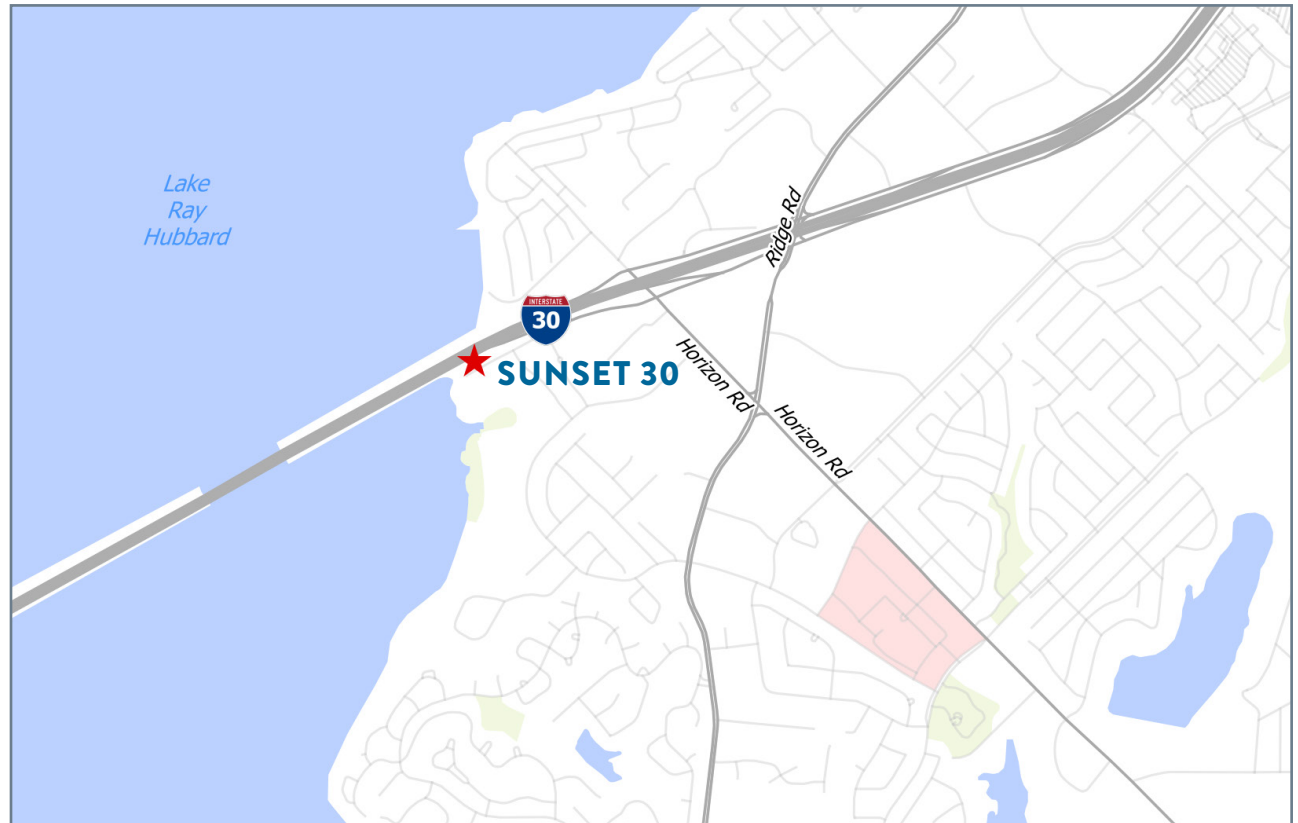
APPROX. 29,000 SF

TRAFFIC COUNTS

I-30
126,522 VPD

PROPERTY HIGHLIGHTS

- ★ GREAT SIGNAGE/FRONTAGE/TRAFFIC COUNTS ON I-30.
- ★ ELEVATED ARCHITECTURE, SPECIALTY RETAIL CENTER, APPROX. 29,000 SF.
- ★ WESTERN END CAP RESERVED FOR 8,000 SF USER WITH ROOF TOP PATIO ON 3RD FLOOR
- ★ CONVENIENT ADJACENT PARKING. (SEPARATE DEDICATED EMPLOYEE LOT/VALET TO USE OFFICE TOWER GARAGE.)
- ★ TREND HR OFFICE TOWER 100% LEASED (6 STORY, 110,000 SF). 2ND TOWER PLANNED
- ★ SPRINGHILL SUITES BY MARRIOTT WITH 109 ROOMS OPENED IN 2016.



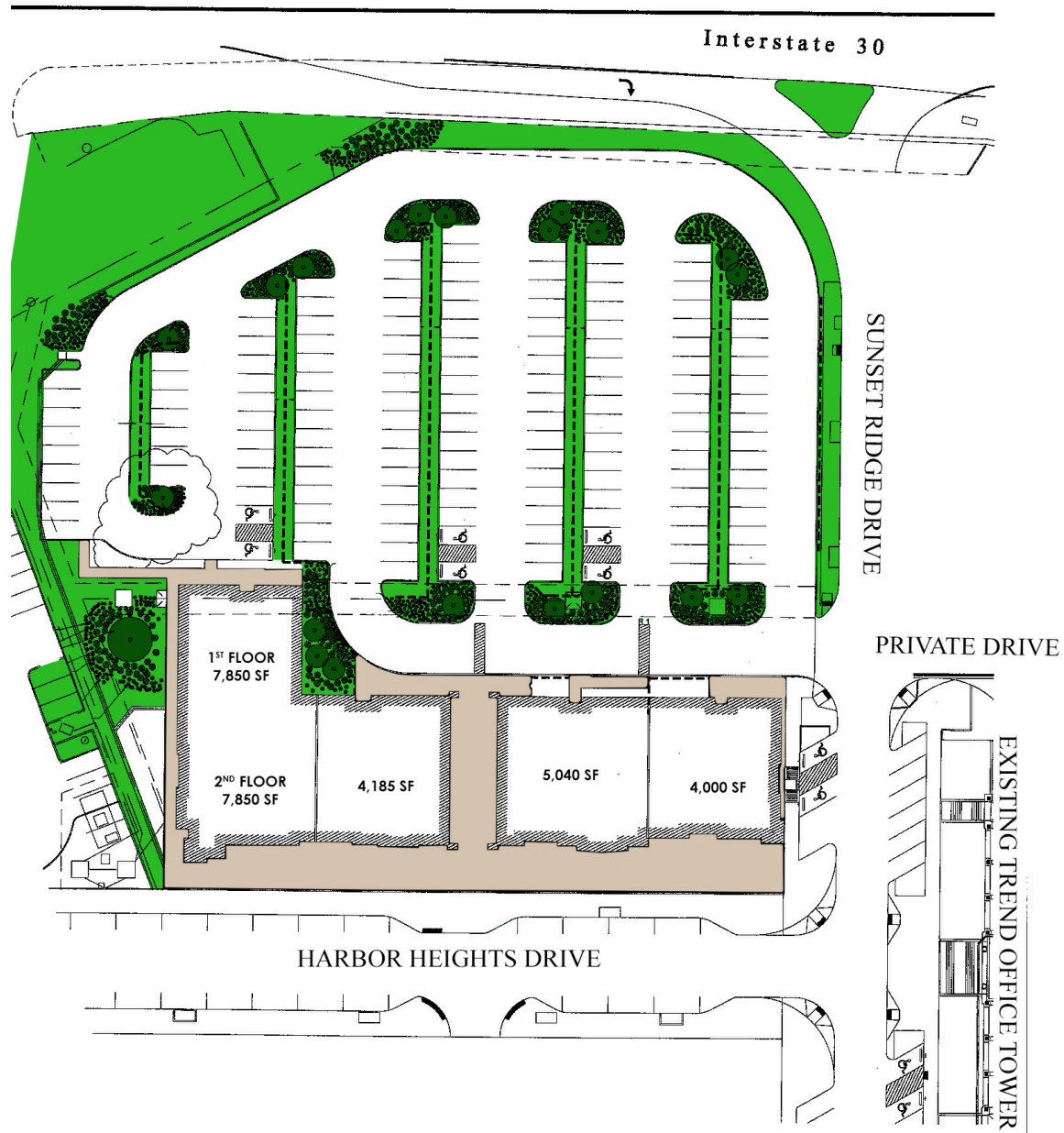
2017 DEMOGRAPHIC SUMMARY

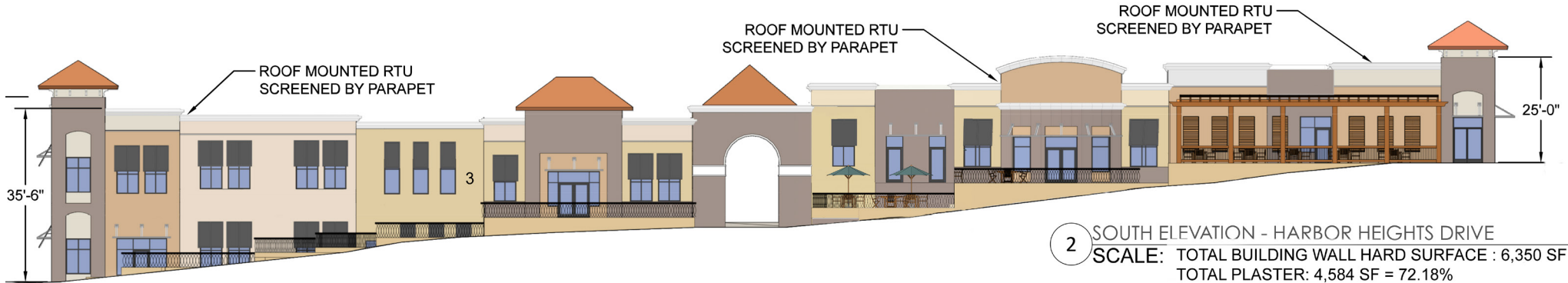
POPULATION OF ROCKWALL	94,736
DAYTIME POPULATION	29,771
AVE HOUSEHOLD INCOME	112,363
ESTIMATE AVE HH NET WORTH	895,117
AVE HOME PRICE (ROCKWALL/HEATH)	422,441
NUMBER OF ELEMENTARY SCHOOLS	13
NUMBER OF MIDDLE SCHOOLS	3
NUMBER OF HIGH SCHOOLS	2
ROCKWALL ISD NUMBER OF STUDENTS	15,800
ROCKWALL ISD NUMBER OF EMPLOYEES	1,600
ROCKWALL ISD YEARLY BUDGET	\$100 MILL

AREA ATTRACTIONS

SPRINGHILL SUITES®
MARRIOTT







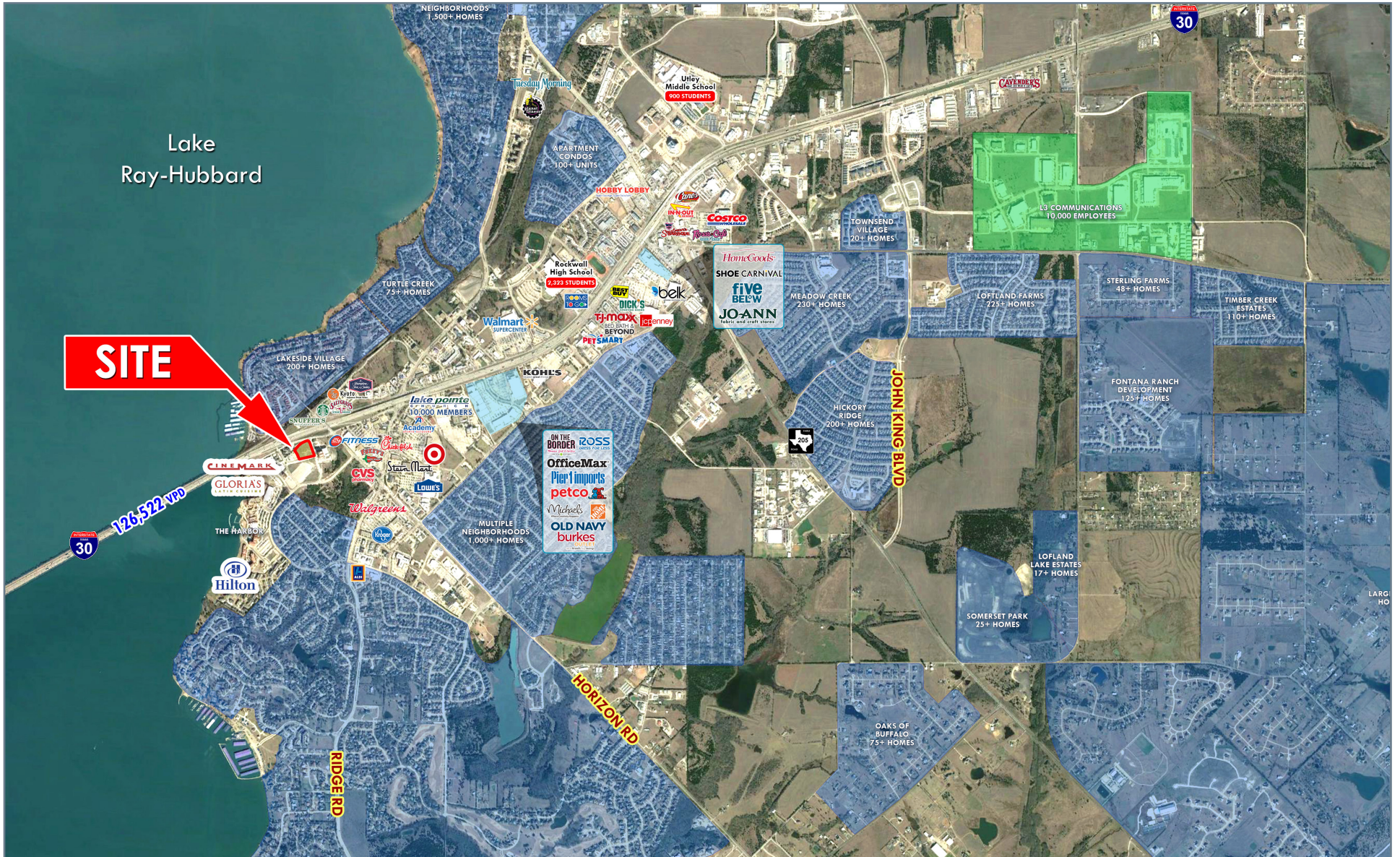
2 SOUTH ELEVATION - HARBOR HEIGHTS DRIVE
SCALE: TOTAL BUILDING WALL HARD SURFACE : 6,350 SF
TOTAL PLASTER: 4,584 SF = 72.18%
TOTAL BUILDING STONE: 1,766 SF = 27.82%



EXISTING TREND HR TOWER I



TREND HR TOWER II RENDERING





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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476647	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Cherise Fleming	662825	cfleming@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
Greg Blandford	372620	gblandford@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date