



— 967 E INTERSTATE 30 | ROCKWALL, TEXAS 75087

Rockwall Crossing



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Neighborhood center strategically located on Interstate 30, just south of SH-205
- Access from the I-30 Frontage Rd and Ralph Hall Pkwy
- Excellent visibility and access

AVAILABILITY

- 1,181 SF & 1,191 SF Spaces
- 4,000 SF Available 12/1/2024
- ±13,266 SF Future Retail Space

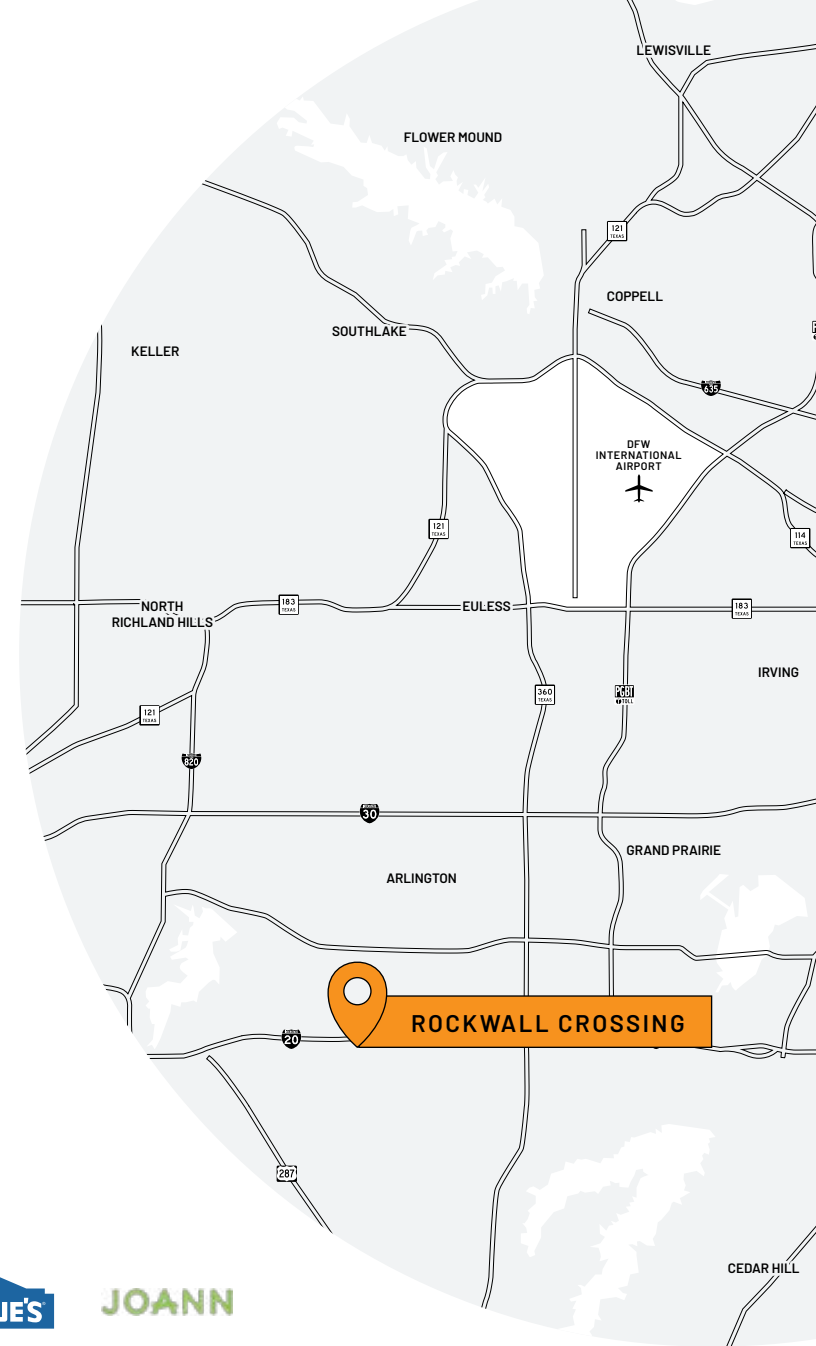
LEASE RATES

Please Call for Rates

DEMOGRAPHICS

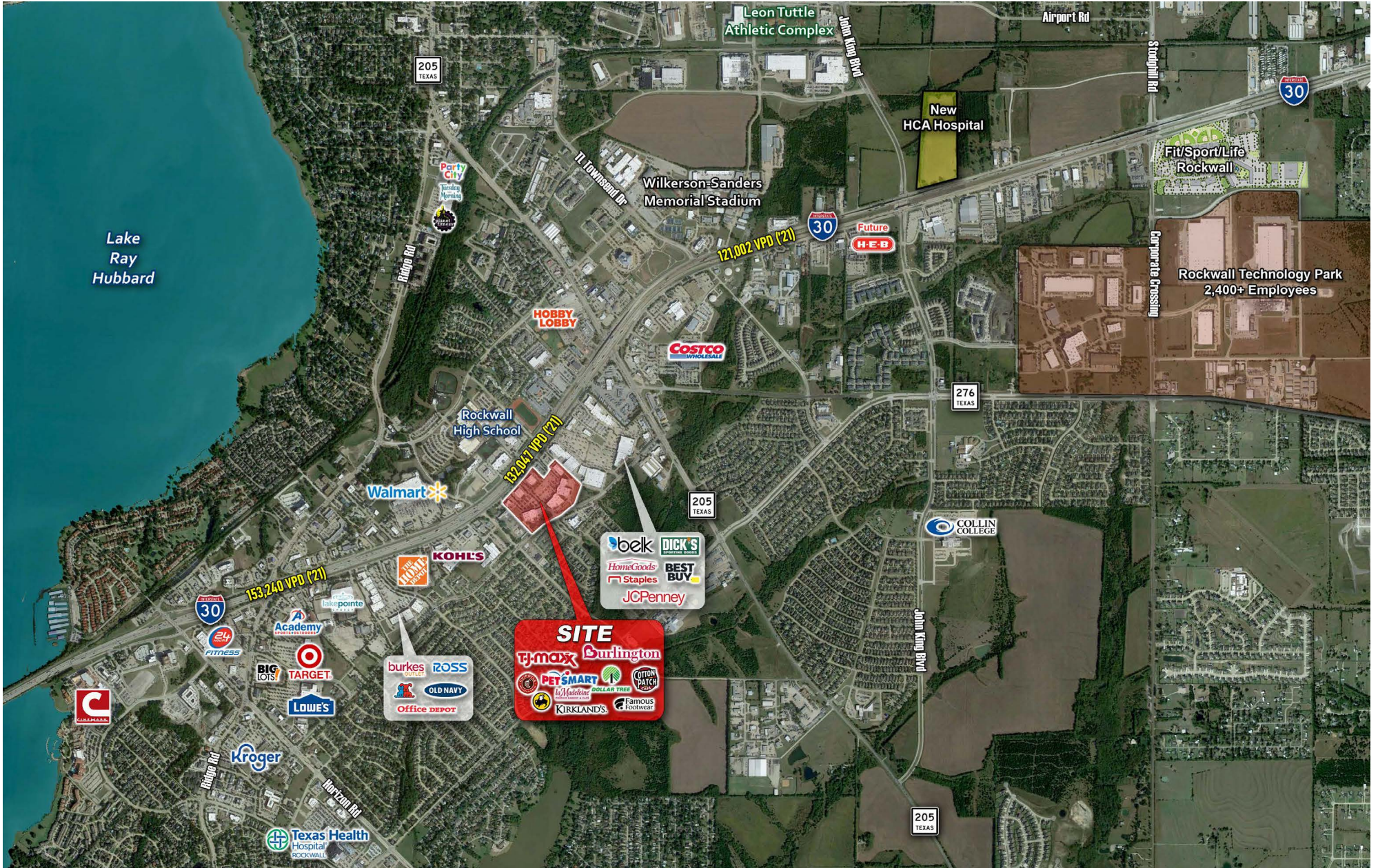
	1 mile	3 miles	5 miles
2022 Population	8,885	37,920	98,951
Daytime Population	12,479	45,369	89,305
Average Household Income	\$105,478	\$138,411	\$142,453
Traffic Counts	I-30: 132,047 VPD SH-205: 33,963 VPD		

AREA RETAILERS



SUITE	TENANT	SF
1	FedEx Office	1,900
2	Cotton Patch	5,616
3	Sleep Experts	4,500
4	AT&T	3,244
5	N Tailor	1,048
6	Luxury Nails	1,170
7	PP Office & Storage	1,042
8	Popcorn Papa	1,979
9	Music & Arts	1,961
10	AVAILABLE	1,181
11	Miracle Ear	1,203
12	Dollar Tree	17,250
13	PetSmart	20,008
14	AVAILABLE 12/1/2024	4,000
15	Dixie Grace Designs	4,000
16	Kirklands	6,750
17	Buffalo Wild Wings	5,400
18	Majestic Brows	1,250
19	Crumbl Cookies	1,875
20	AVAILABLE	1,191
21	U.S. Army	1,089
22	Armonia Chiropractic	1,364
23	Chipotle	2,400
24	New Balance	2,800
25	Half Price Books	9,778
26	Rally House	9,584
27	Burlington	23,000
28	TJ Maxx	32,000
29	Dream Floors & Design	4,700
30	Famous Footwear	6,783
31	Rockwall Cycling	3,900
32	Leslie's Pool Supplies	2,975
33	Rockwall Salons	14,651
35	±13,266 AVAILABLE (future)	13,266





	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	10,299	42,802	104,814
2028 Projected Population	11,709	50,189	117,955
2020 Census Population	9,471	37,751	95,919
2010 Census Population	8,091	31,876	76,076
Projected Annual Growth 2023 to 2028	2.7%	3.5%	2.5%
Historical Annual Growth 2010 to 2023	2.1%	2.6%	2.9%
2023 Median Age	33.8	38.5	37.6
HOUSEHOLDS			
2023 Estimated Households	3,919	15,728	36,591
2028 Projected Households	4,523	19,017	42,208
2020 Census Households	3,557	13,629	32,941
2010 Census Households	2,964	11,339	25,704
Projected Annual Growth 2023 to 2028	3.1%	4.2%	3.1%
Historical Annual Growth 2010 to 2023	2.5%	3.0%	3.3%
RACE AND ETHNICITY			
2023 Estimated White	58.8%	67.9%	66.8%
2023 Estimated Black or African American	15.7%	10.2%	11.7%
2023 Estimated Asian or Pacific Islander	5.1%	3.9%	4.5%
2023 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2023 Estimated Other Races	19.7%	17.3%	16.4%
2023 Estimated Hispanic	24.3%	21.1%	20.0%

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INCOME			
2023 Estimated Average Household Income	\$108,826	\$133,789	\$150,826
2023 Estimated Median Household Income	\$97,894	\$121,374	\$129,682
2023 Estimated Per Capita Income	\$41,407	\$49,259	\$52,712
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.8%	3.2%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.4%	3.6%	3.7%
2023 Estimated High School Graduate	18.8%	18.9%	17.3%
2023 Estimated Some College	26.0%	21.8%	22.0%
2023 Estimated Associates Degree Only	10.3%	7.8%	9.6%
2023 Estimated Bachelors Degree Only	21.1%	27.8%	28.7%
2023 Estimated Graduate Degree	15.6%	16.9%	16.3%
BUSINESS			
2023 Estimated Total Businesses	749	3,131	5,043
2023 Estimated Total Employees	6,994	26,559	37,003
2023 Estimated Employee Population per Business	9.3	8.5	7.3
2023 Estimated Residential Population per Business	13.7	13.7	20.8

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