



Rockwall Harbor District, Summer Lee Dr. Land

TBD Summer Lee, Rockwall, TX 75032



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Rockwall Harbor District, Summer Lee Dr. Land

\$875,000

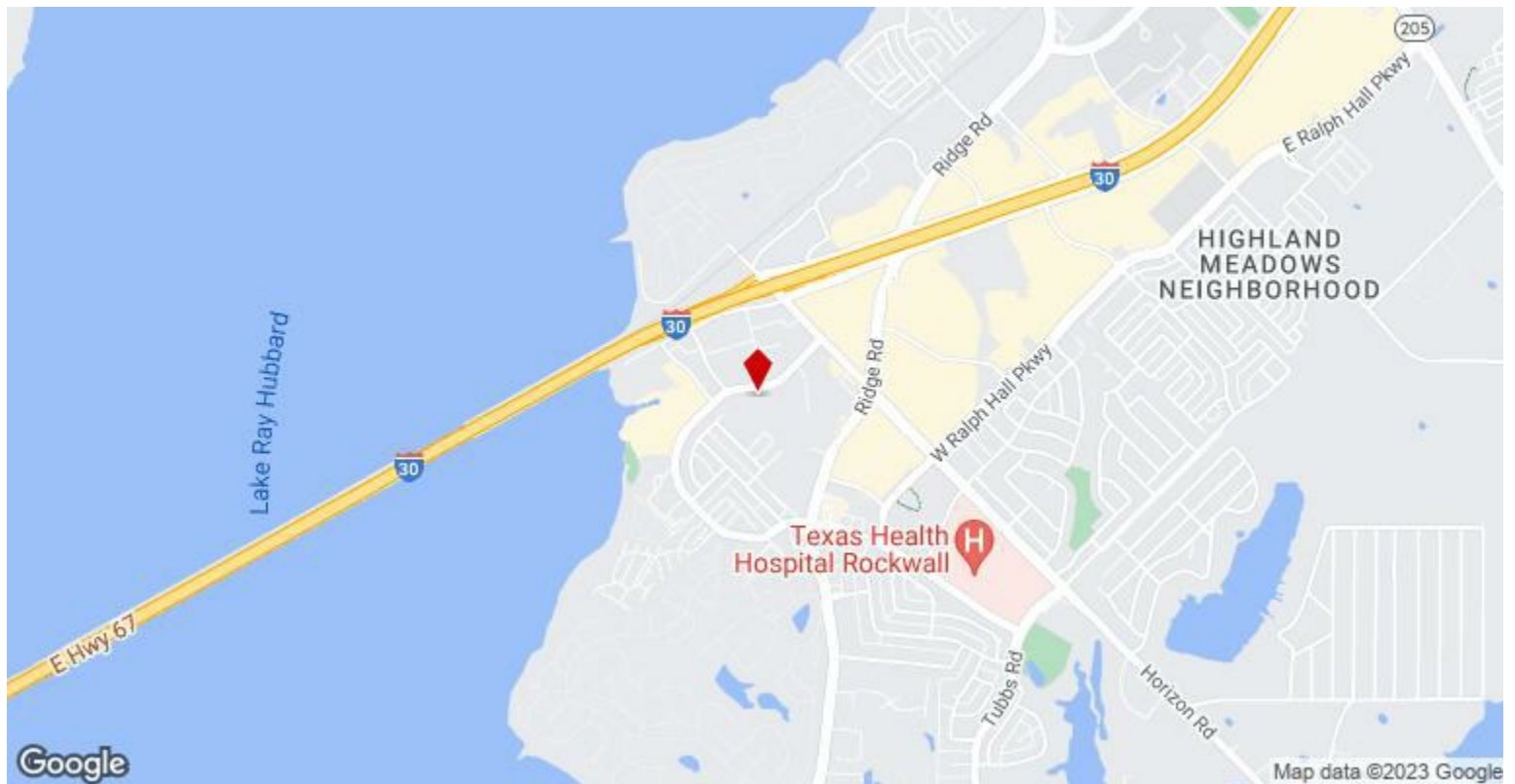
Raw land, undeveloped with some trees and topography. Parcel sits on the south side of Summer Lee, opposite from the Harbor District, Rockwall's premier dining, entertainment and retail venue, overlooking Lake Ray Hubbard, and the Hilton Lakefront Resort. Adjacent to luxury apartments, hotel, giving...

Commercial Land for development in PD-32. With over 2700 new luxury residences within walking distance and destination lakefront hotel, this site is perfectly suited for retail, restaurant, office, medical, hospitality or mixed use. The Rockwall Harbor District, overlooking Lake Ray Hubbard and the Dallas skyline in...

- High Traffic of mid- to high-end consumers. Rockwall is one of the wealthiest counties in Texas, and a Top 30 DFW suburb
- Premier central commercial district for Rockwall County and surrounding communities for shopping, dining and entertainment
- Gorgeous lake views, and Easy access to central business district and to I-30, only 30-minutes to/from Downtown Dallas



Price:	\$875,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	
Sale Type:	Investment or Owner User
Total Lot Size:	0.90 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	City of Rockwall PD-32
APN / Parcel ID:	19954



TBD Summer Lee, Rockwall, TX 75032

Raw land, undeveloped with some trees and topography. Parcel sits on the south side of Summer Lee, opposite from the Harbor District, Rockwall's premier dining, entertainment and retail venue, overlooking Lake Ray Hubbard, and the Hilton Lakefront Resort. Adjacent to luxury apartments, hotel, giving this HIGHLY VISIBLE site premium foot traffic and vehicle traffic. This listing is zoned COMMERCIAL PD-32. Perfect for retail, restaurant, office, surrounding by luxury townhomes, condos, hotel in Rockwall's central commercial business district. This walkable neighborhood is located next to luxury apartments and hotel, and across from Rockwall's premier Harbor District, overlooking Lake Ray Hubbard and the Dallas skyline in the distance, located just minutes off of I-30. This is the last remaining large tract of land in the Rockwall Harbor District, Make us an offer and make it yours!

Property Photos



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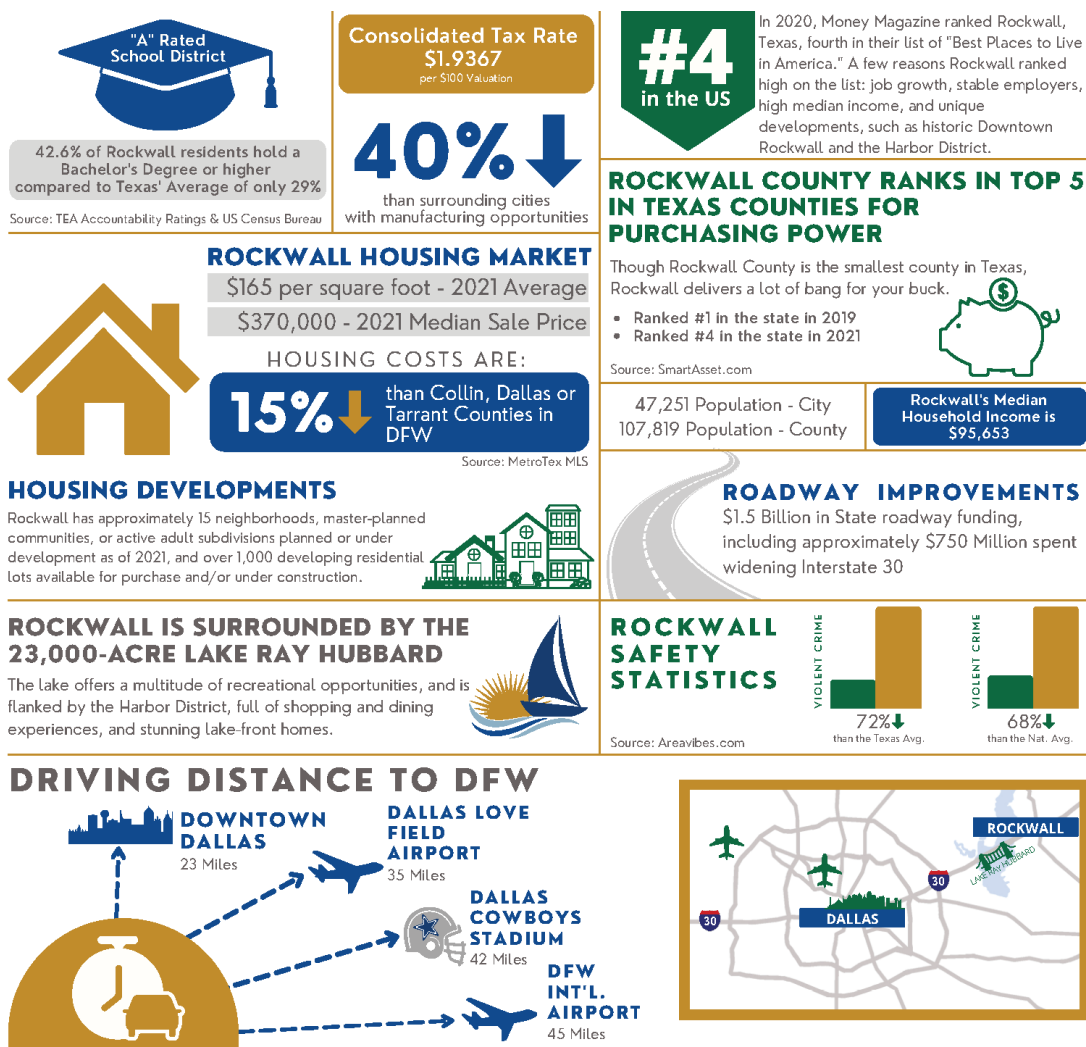
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ROCKWALL, TEXAS

Rockwall Harbor Residences

The Harbor District is the dining, entertainment and retail destination hub for Rockwall County and the five surrounding counties. This site is located in PD-32, a walkable neighborhood rich in new development of luxury condos, townhomes and high-end apartments. With over 2,700 residences within walking distance, this site is perfectly suited for retail, restaurant, office, medical, hospitality or mixed use. Rockwall County is an affluent community made up of savvy suburbanites, ex-urbanites and boasts an average net worth four times the national average.

Rockwall boasts an affluent demographic with twice the national average household income, and four times the average net worth. Ranked by Money Magazine and US Today as one of the Top Four places in the US to live, making this an ideal target market for commercial development.

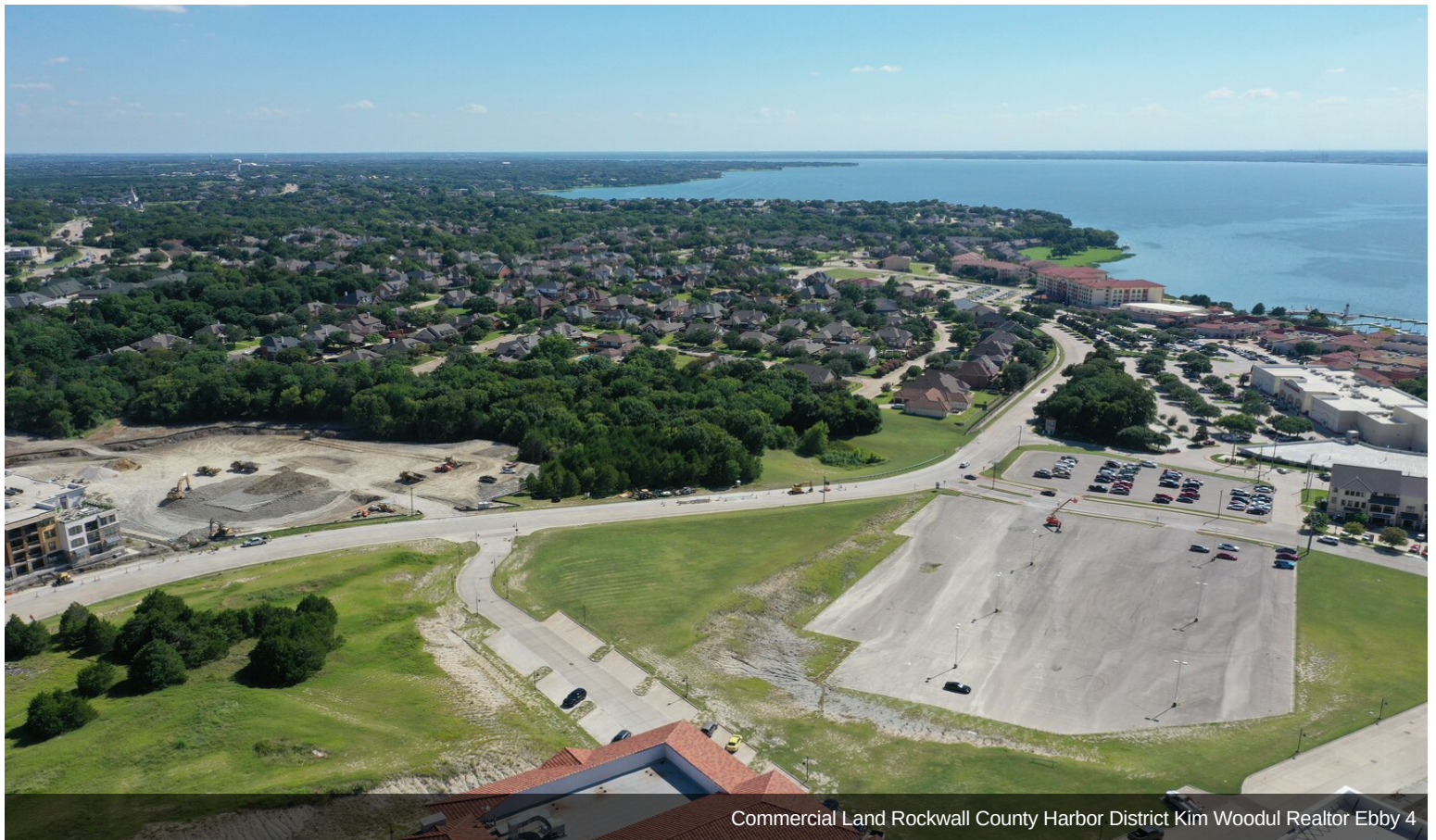


SOURCE: REALTY INVESTMENTS

Property Photos



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HIGHLIGHTS

Rockwall Harbor Residences

- IN 2020, ROCKWALL WAS RANKED BY MONEY MAGAZINE AS THE NO. 4 BEST PLACE TO LIVE IN THE UNITED STATES.
- DFW SURPASSED CHICAGO AS NO. 3 DESIGNATED MARKETING AREA IN THE U.S.
- ROCKWALL COUNTY IS ONE OF THE MOST AFFLUENT COUNTIES IN THE STATE OF TEXAS.
- THE PROPERTY TAXES OF ROCKWALL ARE SUBSTANTIALLY BELOW SURROUNDING MUNICIPALITIES. FOR INSTANCE, DALLAS HAS A TOTAL PROPERTY TAX RATE OF 2.64% WHILE ROCKWALL IS 1.80%.
- THE HARBOR DISTRICT BOASTS SOME OF THE STRONGEST MARKET ECONOMICS IN THE DFW METROPLEX WITH OFFICE, RESTAURANT AND RETAIL RENT COMPS, AS WELL AS MULTI-FAMILY RENT COMPS WELL ABOVE AVERAGE; MAKING THIS A DEVELOPER'S IDEAL SITE.
- HIGH VISIBILITY FROM I-30.
- ROCKWALL COUNTY'S CENTRAL BUSINESS DISTRICT, THE HARBOR DISTRICT IS THE DINING, ENTERTAINMENT AND RETAIL DESTINATION HUB FOR ROCKWALL COUNTY AND THE 5 SURROUNDING COUNTIES.
- THIS SITE IS LOCATED IN PD-32, A WALKABLE NEIGHBORHOOD RICH IN NEW DEVELOPMENT OF LUXURY CONDOS, TOWNHOMES AND HIGH-END APARTMENTS. WITH OVER 2,700 LUXURY RESIDENCES WITHIN WALKING DISTANCE, THIS SITE IS PERFECTLY SUITED FOR RETAIL, RESTAURANT, OFFICE, MEDICAL OR MIXED USE.
- ROCKWALL IS AN AFFLUENT COMMUNITY MADE UP OF SAVVY SUBURBANITES, EX-URBANITES AND BOASTS A NET WORTH FOUR TIMES HIGHER THAN THE NATIONAL AVERAGE.
- PUBLIC PARKING LOT LOCATED, AND SHARED GARAGE PARKING LOCATED NEARBY.
- CITY STREETS, CURBS, SIDEWALKS AND CITY UTILITIES AVAILABLE IN THE AREA.
- I-30 EXPANSION AND NEW SAPPHIRE BAY AND BAYSIDE DEVELOPMENT OPPOSITE LAKE RAY HUBBARD FURTHER ESTABLISH ROCKWALL AS A DESTINATION HUB.



Property Photos



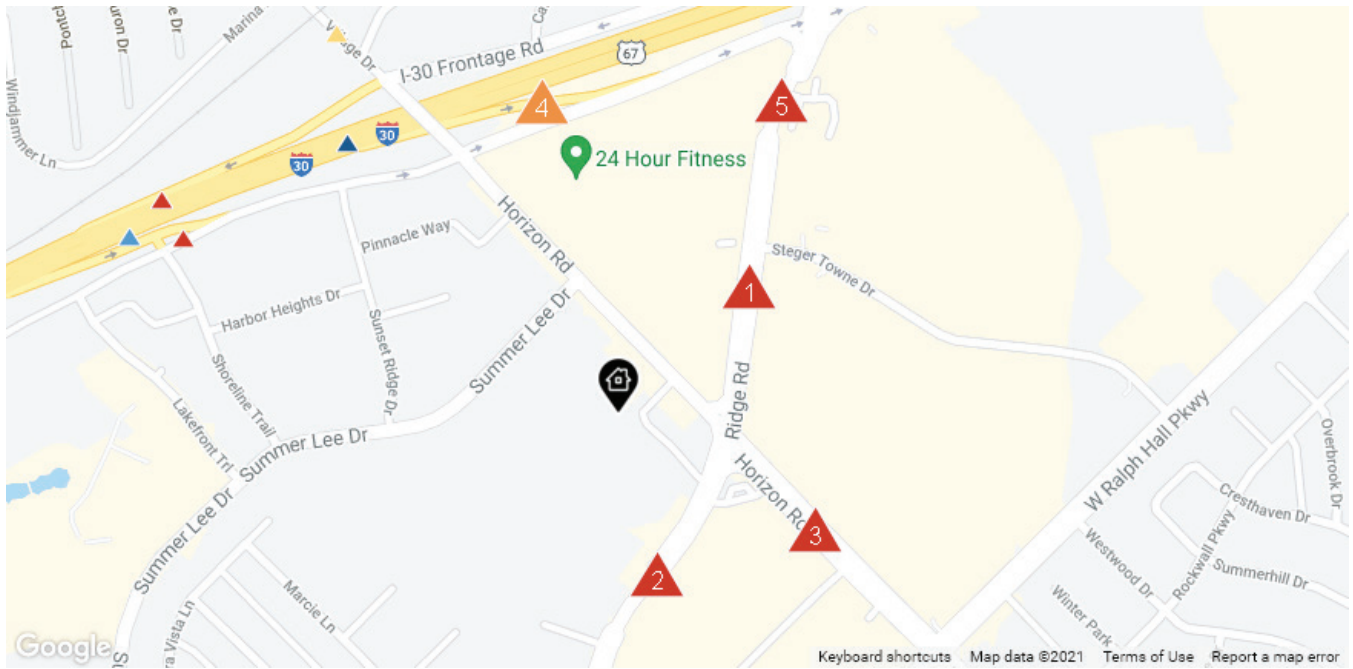
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TRAFFIC

Rockwall Harbor Residences



Daily Traffic Counts Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

18,059

2018 Est. daily traffic counts

Street: Ridge Rd
Cross: Steger Towne Rd
Cross Dir: N
Dist: 0.03 miles

Historical counts

Year	Count	Type
2012	▲ 21,000	AADT
2011	▲ 24,000	AADT
2009	▲ 25,000	AADT
2008	▲ 24,000	AADT
2004	▲ 25,210	ADT

2

29,132

2018 Est. daily traffic counts

Street: Ridge Rd
Cross: Chaparral Ln
Cross Dir: SW
Dist: 0.07 miles

Historical counts

Year	Count	Type
2016	▲ 28,652	AADT
2015	▲ 25,505	AADT

3

19,299

2018 Est. daily traffic counts

Street: Horizon Rd
Cross: Ridge Rd
Cross Dir: NW
Dist: 0.11 miles

Historical counts

Year	Count	Type
2016	▲ 20,674	AADT
2015	▲ 20,074	AADT
2012	▲ 19,500	AADT
2011	▲ 22,000	AADT
2009	▲ 20,000	AADT

4

7,783

2018 Est. daily traffic counts

Street: I- 30
Cross: Village Dr
Cross Dir: W
Dist: 0.09 miles

Historical counts

Year	Count	Type
2009	▲ 7,580	AADT
2004	▲ 7,351	ADT
1998	▲ 6,000	MPSI Estimate

5

27,898

2018 Est. daily traffic counts

Street: Ridge Rd
Cross: I- 30
Cross Dir: NE
Dist: 0.1 miles

Historical counts

Year	Count	Type
2016	▲ 28,102	AADT
2015	▲ 24,995	AADT

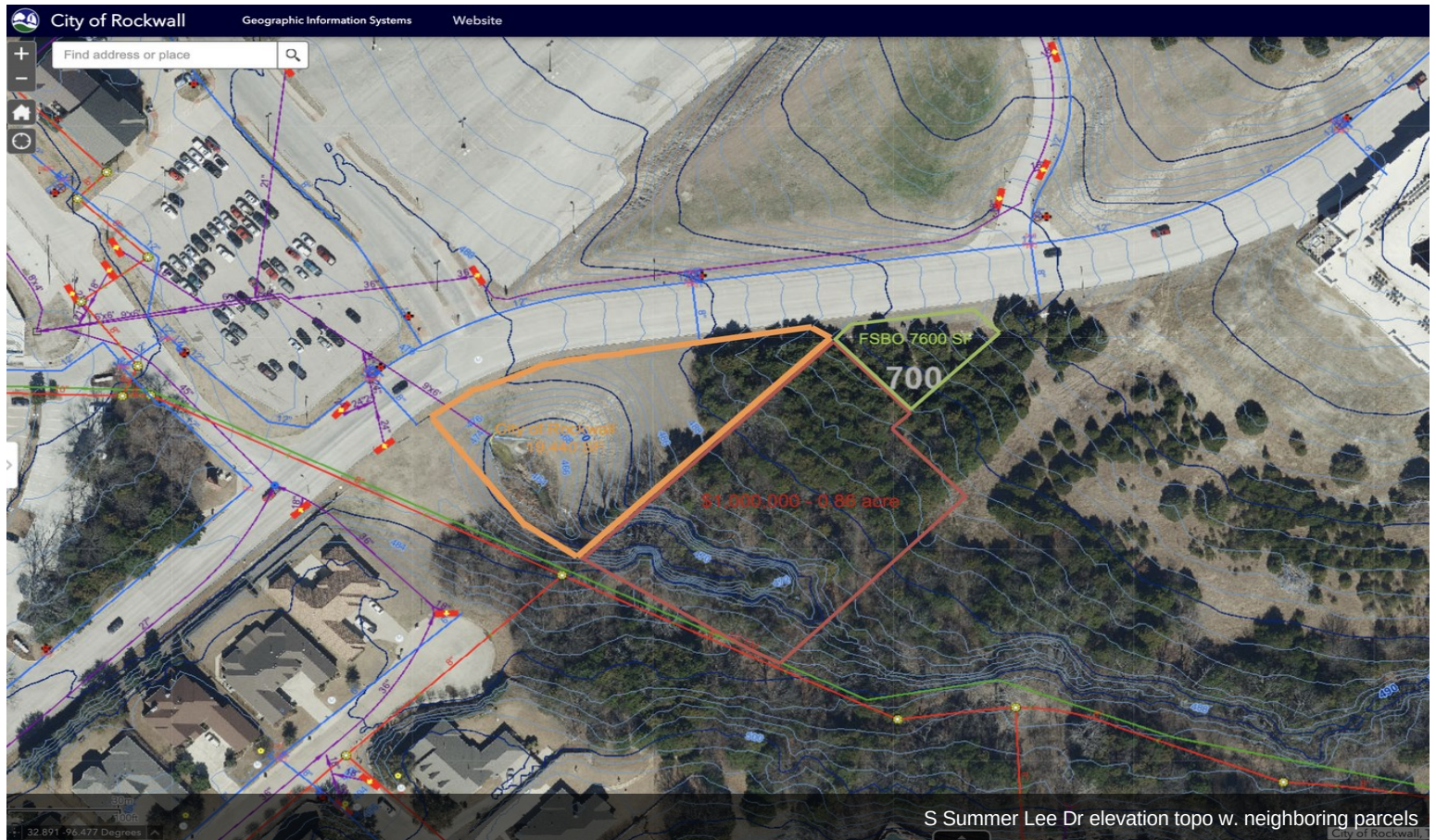
NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

TRAFFIC COUNT FOR HORIZON & SUMMER LEE: 5,245 VEHICLES PER DAY

Property Photos



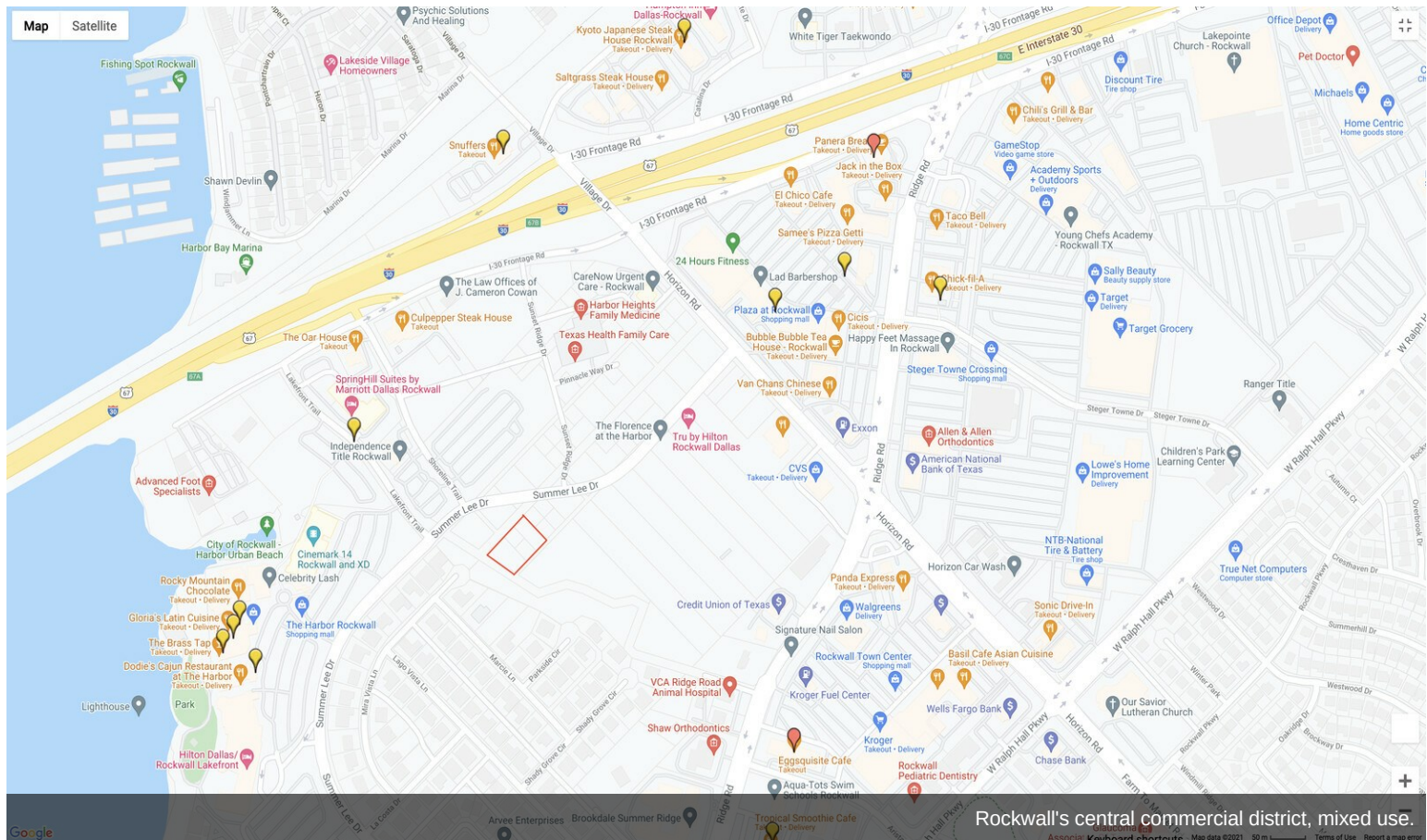
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3,935-7,000 SF
City of Dallas
\$1,000,000 - 6.5M more

440
560
550
540
530
520
510
500
490
480
470
460
450
440
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200
190
180
170
160
150
140
130
120
110
100
90
80
70
60
50
40
30
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10
0

Office
TREND
RAIL-LOTE
CVS
WALMART
HILTON
Capital Title
PARK AVENUE TEXAS
WOL



Property Photos

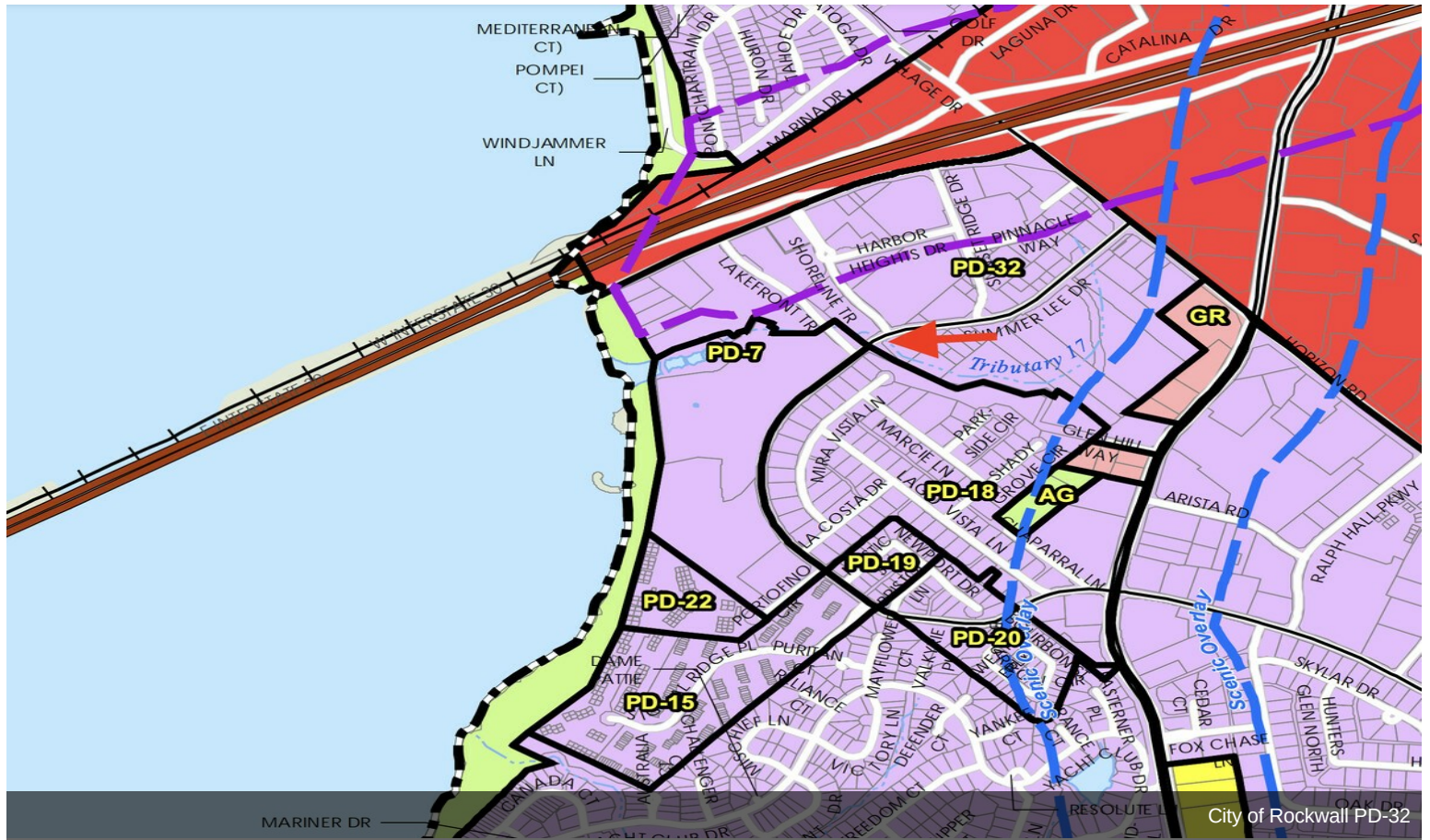


EXHIBIT 'E-8':
Interior Sub-District

INTERIOR SUB-DISTRICT

The primary intent of the *Interior Sub-district* is to provide an area that can function as either office, residential, or senior living use. Key characteristics of this *Sub-district* include good views of Lake Ray Hubbard and adjacency to open space. Existing slopes within this *Sub-district* are in the six (6) to ten (10) percent range. Significant massing of existing trees are also present within this *Sub-district* which should be preserved where possible.

BUILDING PLACEMENT

SETBACK (DISTANCE FROM ROW LINE)

Summer Lee Drive	10'
Street Type G	Minimum: 5'
	Minimum Average: 20'

BUILDING FORM

Each building must have a minimum of 30% of the length of its façade fronting on Summer Lee Drive located on the 20' setback line.

Maximum Lot Coverage	60%
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NOTE: When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

USE

Ground Floor	Office, Senior Living and/or Residential
Upper Floors	Office, Senior Living and/or Residential

HEIGHT	STORIES	HEIGHT
Maximum Building Height	5	75'
Minimum One (1) Story Commercial Height		15'

ENCROACHMENTS

Summer Lee Drive	5'
Street Type G	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

Summer Lee Drive	10'
Street Type G	10'

SURFACE PARKING LOTS

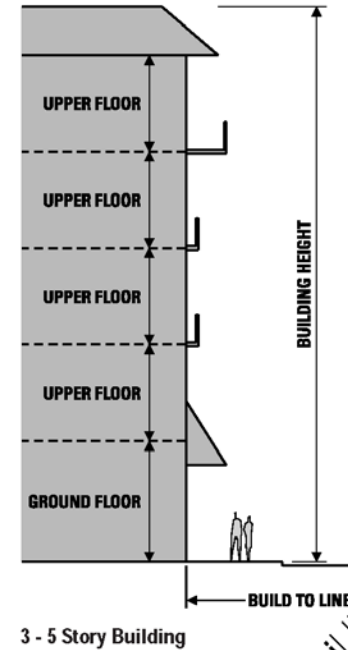
A maximum of ten (10) percent of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

Summer Lee Drive	3
Street Type G	2

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)

Summer Lee Drive	1
Street Type G	1



For more information please contact:



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EBBY HALLIDAY

Commercial

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