

FOR LEASE

6,000 SF RETAIL SPACE

UNDER CONSTRUCTION

900 E Ralph Hall Pkwy · Rockwall, TX 75032

INTERSTATE 30

E RALPH HALL PKWY

900 E Ralph Hall Pkwy

6,000 SF

CONTIGUOUS SPACE

\$50 PSF

ASKING RATE · NNN

\$135K

MEDIAN HH

54,000+

TRADE POPULATION

ANCHOR TENANT

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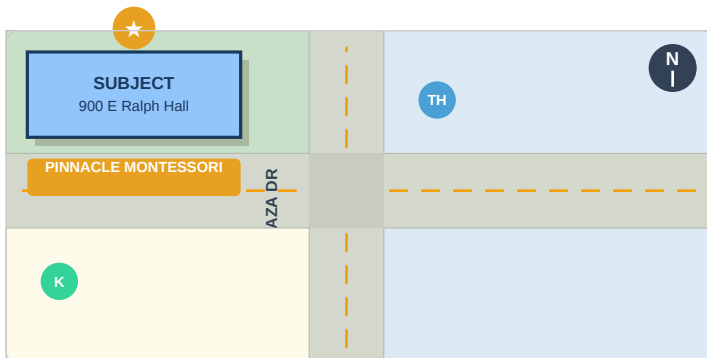
Pinnacle Montessori of Heath–Rockwall

Daily parent traffic · 5 days/week · 10 months/year
Built-in affluent family customer base from day one

IDEAL FOR

- Children's enrichment, tutoring, or therapy
- Pediatric / family dental or healthcare
- Boutique fitness or wellness studio
- Café or family-oriented dining
- Salon, spa, or personal services
- Children's apparel or specialty retail

LOCATION & AREA



★ Subject Property · E Ralph Hall Pkwy & Plaza Dr, Rockwall TX

DEMOGRAPHICS · ZIP 75032

Median Household Income	\$135,742
Average Household Income	\$184,125
Median Home Value	\$411,700
Homeownership Rate	72.5%
Population Growth	3.2% / yr
2026 City Population	54,448

NEARBY DEMAND DRIVERS

Medical: Rockwall Medical Ctr · Texas Health Family Care (x2)

Grocery: Kroger — under 1 mile

Dining: Onassis Greek Taphouse · 30 Brunch House

Retail: Rockwall Crossing · Plaza at Rockwall

PROPERTY DETAILS

Address	900 E Ralph Hall Pkwy, Rockwall TX 75032
Space	6,000 SF Contiguous
Rate	\$50.00 PSF NNN
Lease Type	NNN
Co-Anchor	Pinnacle Montessori
Status	Under Construction
Market	Rockwall, TX · DFW Metroplex

900 E RALPH HALL PKWY · ROCKWALL, TX 75032

Photos, site plan & delivery timeline available upon request

NOW PRE-LEASING