

ROCKWALL CENTRAL | Rockwall, Texas



**2006-2014 South Goliad
Rockwall, Texas 75087**

Northwest corner I-30 and Goliad (Hwy 205)
Rockwall, TX

SHOPPING CENTER SIZE: 5.83 +/- Acres
37,032 Sq. Ft.

(Hobby Lobby=66,273 Sq.)

AVAILABLE SPACE: 1,125 Sq. Ft.

TRIPLE NETS EXPENSES: \$4.69

TRAFFIC COUNTS (2006)

East of Interstate 30 – 79,000 per day

West of Interstate 30 – 91,000 per day

MAJOR TENANTS:

Hobby Lobby, Joe Willy's, Subway, Taco Casa,
Batteries Plus, Fairy Tale Frog, The Furniture Deal

DEMOGRAPHICS

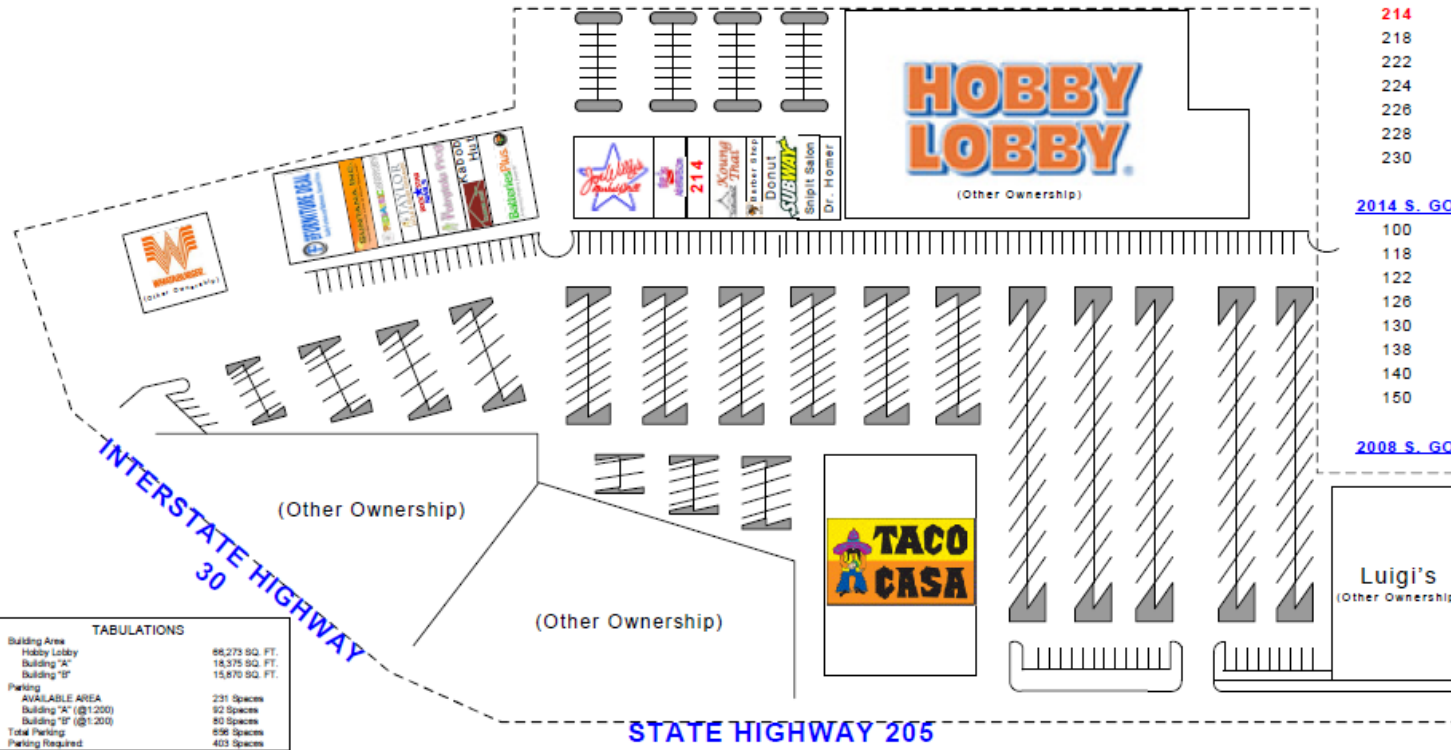
	1 Mile	3 Mile	5 Mile
Population	6,300	38,430	78,944
# of Households	2,005	13,195	25,969
Avg. H.H. Income	\$95,144	\$103,323	\$102,071

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PROPERTY DATA



2006 S. GOLIAD

200	JOE WILLY'S	5,250 SQ. FT.	.70X75
216	BLUE SEA ADVENTURES	2,250 SQ. FT.	.30X75
214	AVAILABLE	1,125 SQ. FT.	.16X75
218	KOUNG THAI	3,000 SQ. FT.	.55X75
222	YELLOW JACKET BARBER	1,125 SQ. FT.	.15X75
224	DONUT SHOP	1,125 SQ. FT.	.15X75
226	SUBWAY	1,500 SQ. FT.	.20X75
228	SNIPIT SALON	1,500 SQ. FT.	.20X75
230	DR. HOMER	1,500 SQ. FT.	.20X75

2014 S. GOLIAD

100	THE FURNITURE DEAL	3,896 SQ. FT.	.IRREG
118	SUNTANA INC.	1,875 SQ. FT.	.25X75
122	SMILEY TOOTH DENTIST	2,825 SQ. FT.	
126	TAYLOR GOLD & SILVER	1,125 SQ. FT.	.15X75
130	ROCK STAR NAILS	1,125 SQ. FT.	.15X75
138	FAIRYTALE FROG	1,875 Sq. Ft.	.25X75
140	KABOB HUT	1,500 SQ. FT.	.20X75
150	BATTERIES PLUS	1,811 SQ. FT.	.IRREG

2008 S. GOLIAD

	TACO CASA	2,825 SQ. FT.	.IRREG
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TOTAL 37,032 SQ. FT.

Triple Nets: \$4.69

TABULATIONS

Building Area	
Hobby Lobby	66,273 SQ. FT.
Building "A"	16,375 SQ. FT.
Building "B"	15,870 SQ. FT.
Parking	
AVAILABLE AREA	231 Spaces
Building "A" (8/1-200)	92 Spaces
Building "B" (8/1-200)	80 Spaces
Total Parking	656 Spaces
Parking Required	403 Spaces

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations, and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.