

NOW LEASING!!



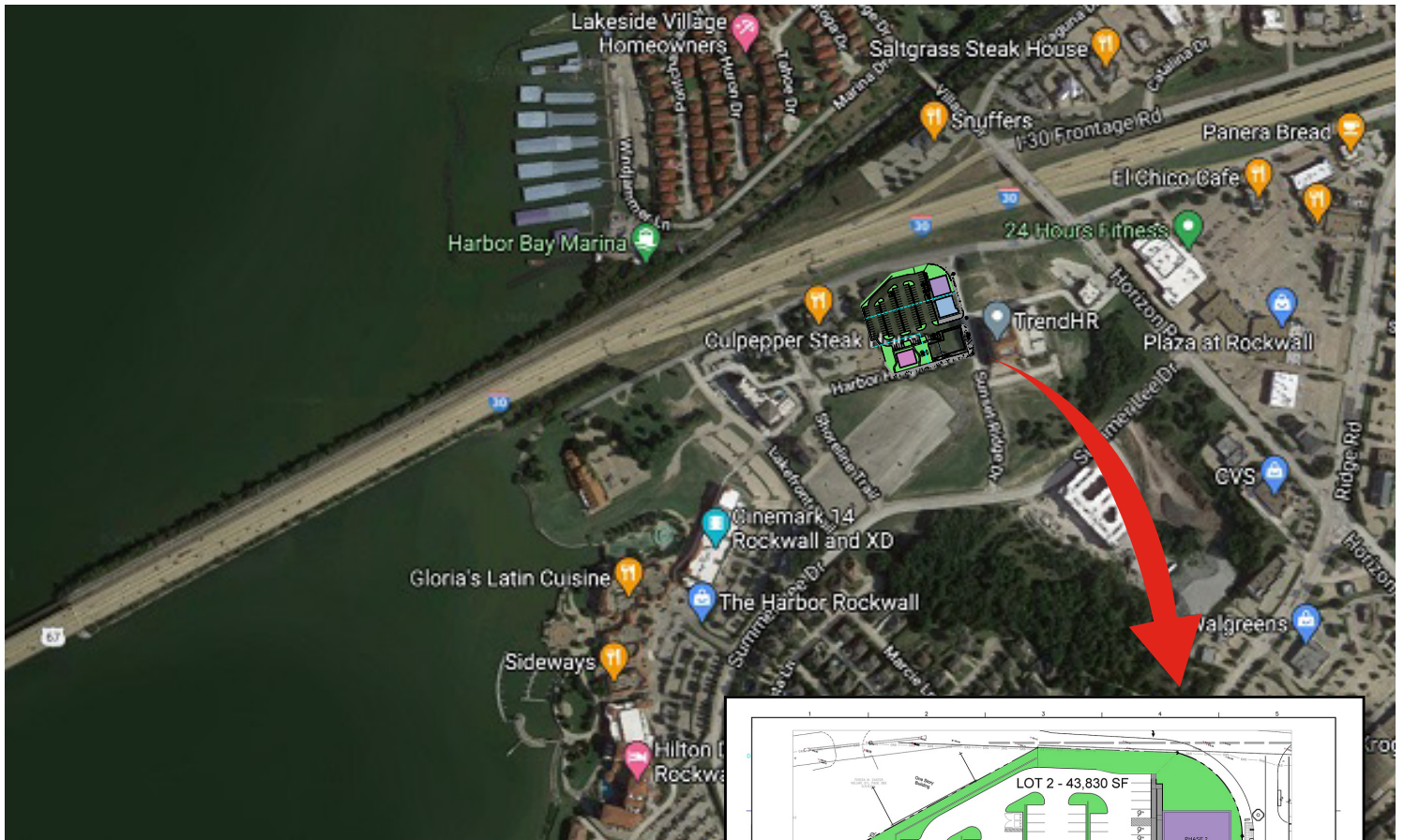
HARBOR HEIGHTS
RETAIL CENTER

◆ NOW LEASING ◆



◆ Contact ◆

D.W. BOBST
469.402.1522



The Harbor Heights Restaurant and Retail sites represent the opportunity to locate a restaurant or retail in the midst of the county seat of Rockwall County, one of the 25 fastest-growing counties in the United States. Located at the intersection of I-30 (the main thoroughfare in Rockwall and Horizon Road), these sites offer freeway visibility and access. They are also located next to Trend Tower, the future Medical Tower, and current and future multifamily developments.

There will be a total of 6 restaurant, office, and retail pad buildings available offering over 50,000 SF +/- when completed with lease, purchase, or build to suit options.



NOW LEASING

Phase 1 – 20,000 square feet of office space and 5,000 square feet of restaurant space has some of the best views in all of North Texas. This area is now ready for move in and available for lease!

Coming Late 2022

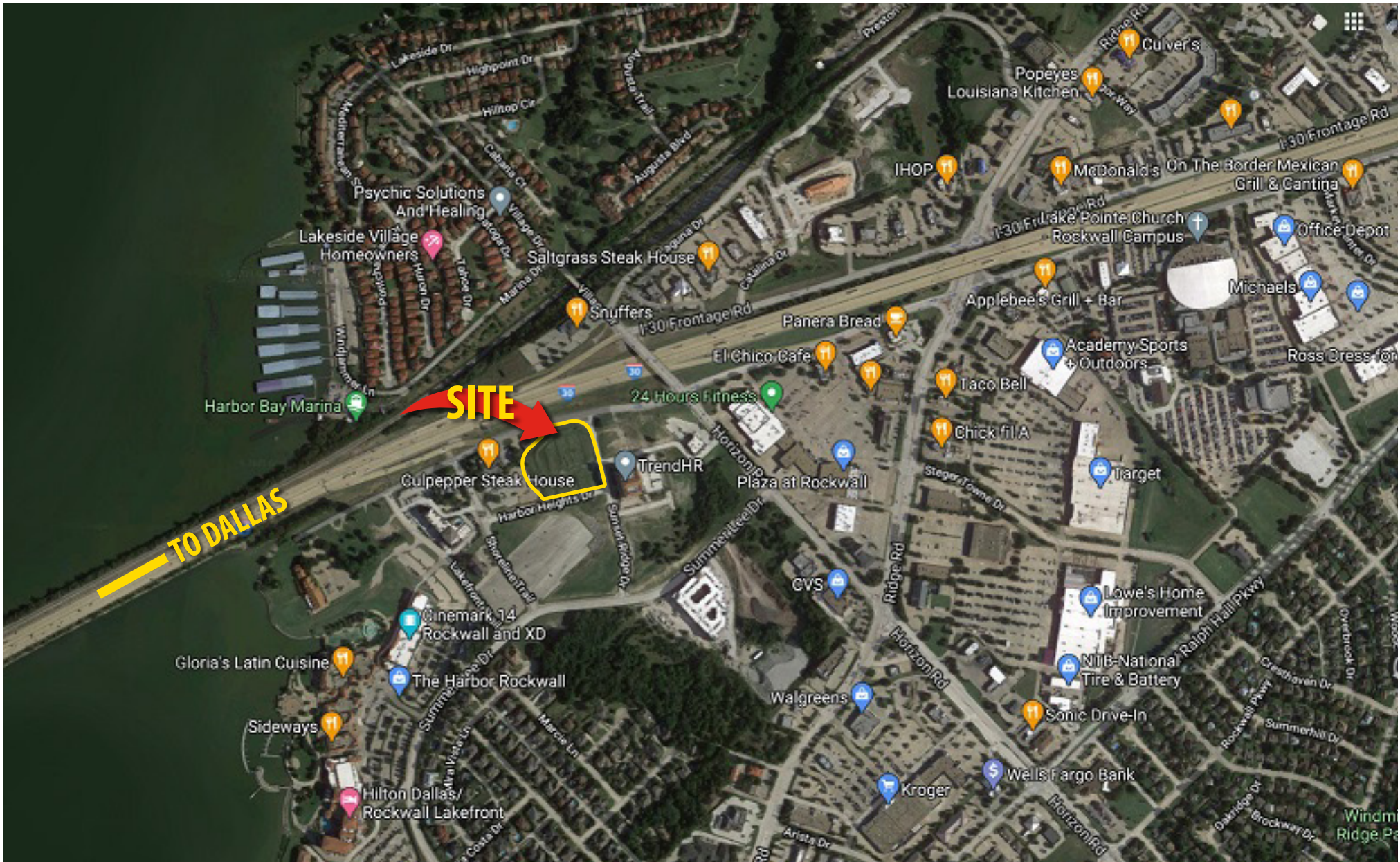
Phase 2 – 6,000 square foot restaurant and 4,000 square feet of retail



ROCKWALL, TEXAS

Although this information has been acquired with customary care, no guarantees can be made with regard to in accuracy and correctness. All and any information is subject to possible change; also with regard to prices, Interim sales, withdrawal from the market as well as other events over which the Owner/Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Owner/Broker recommends that the potential buyer consult advisors for the business, tax and legal aspects before making a final decision.

 Harbor Heights
MANAGEMENT
214.553.5505

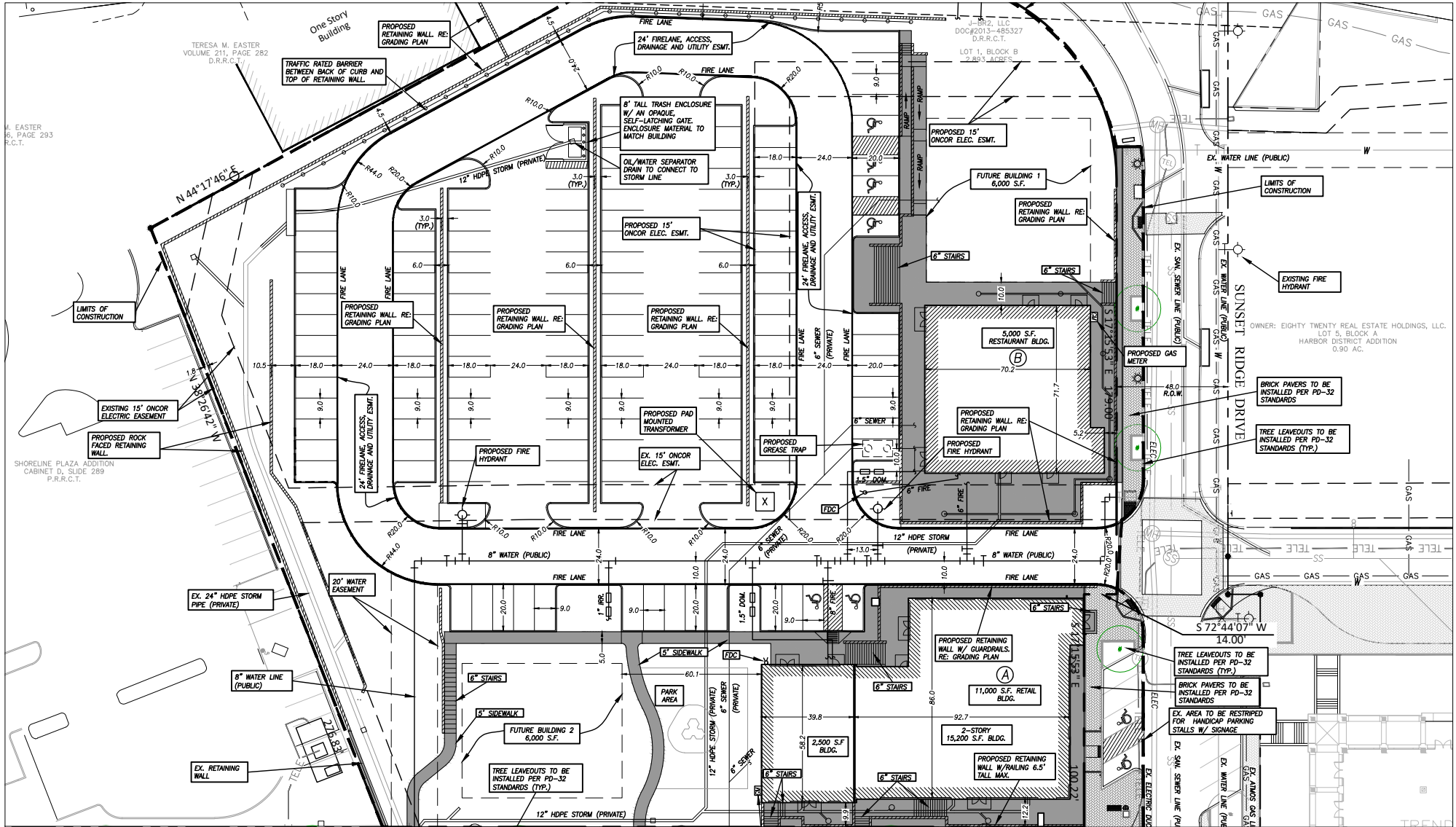


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SITE INFORMATION



LAND AREA: 2.893 acres (126,018.45 sq ft)

CURRENT ZONING: PD-32

PROPOSED USE: Restaurant/Retail/Office

BUILDING AREA: 11,000 sq ft (Restaurant)

12,600 sq ft (Office)

11,600 sq ft (Retail)

BUILDING PARKING PROVIDED:

161 TOTAL SPACES

-19 City Provided

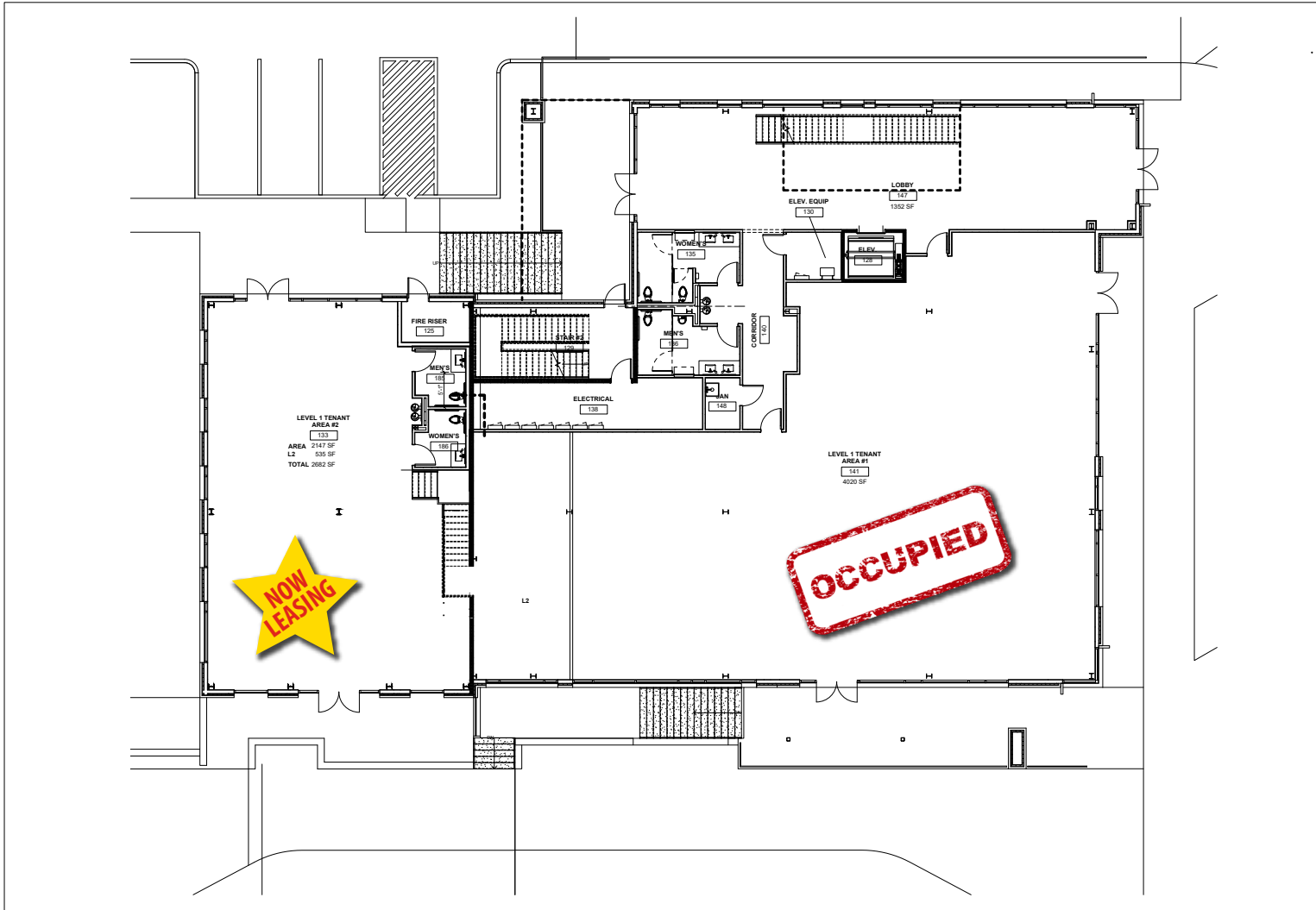
-142 Parking Lot

(includes 8 handicap)



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OFFICE



PROJECT DATA (Phase 1) BUILDING 1 - LEVEL 1

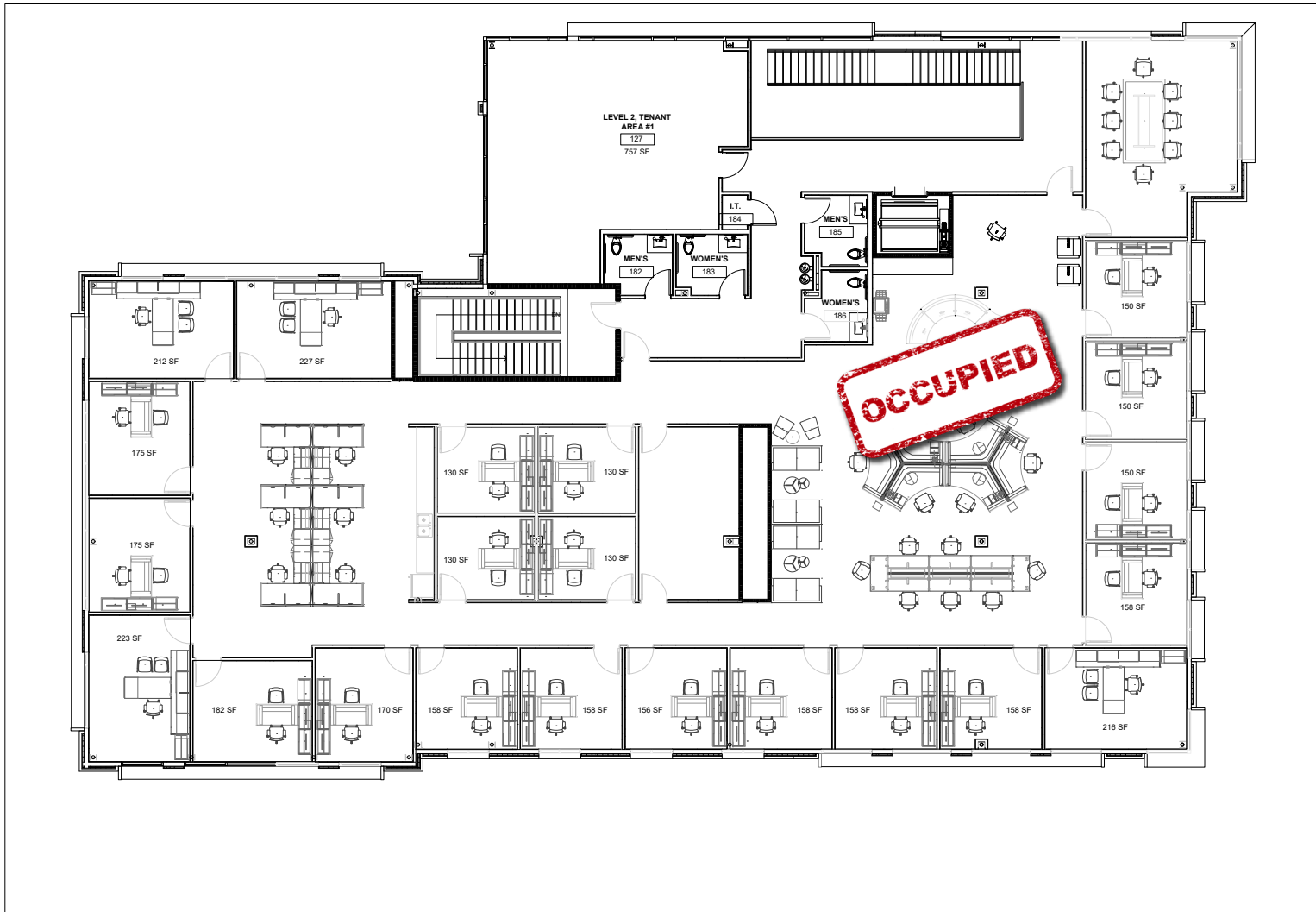
TENANT AREAS AVAILABLE = 2
Area #1 (141-A) - 4,020 approx. sq ft
Area #2 (133) - 2,682 approx. sq ft

Shared Parking Provided

PRELIMINARY
SITE PLAN
ROCKWALL, TEXAS

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OFFICE



PROJECT DATA (Phase 1) BUILDING 1 - LEVEL 2

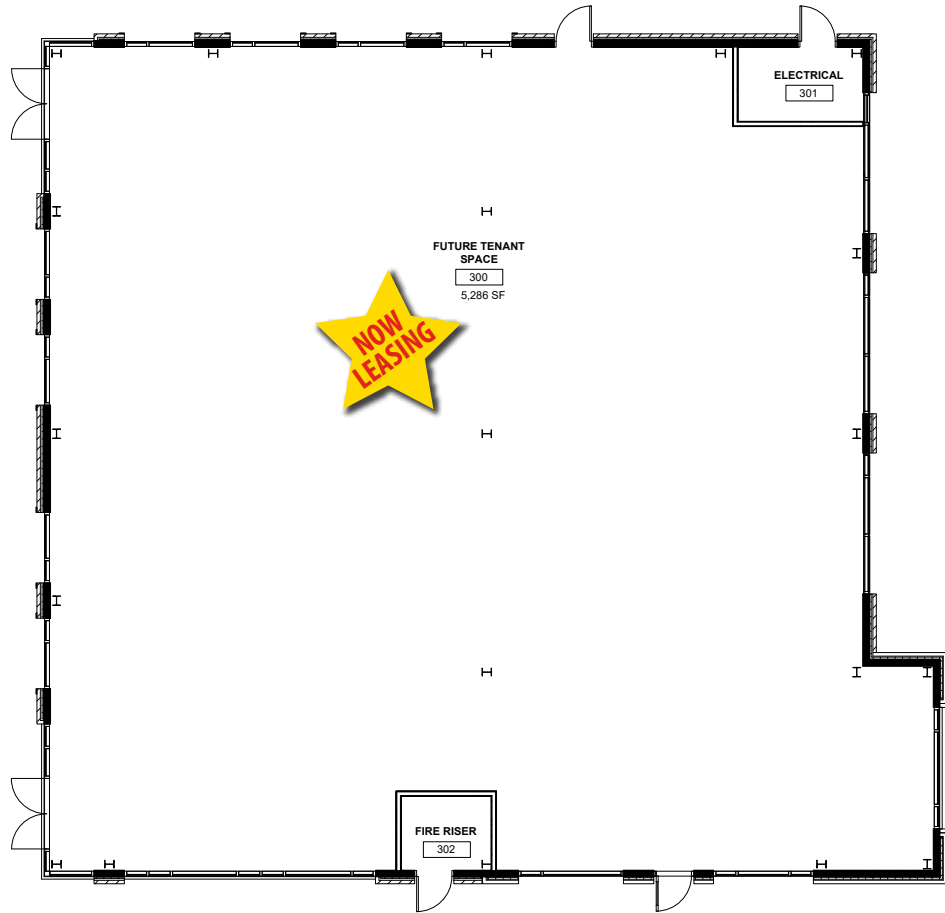
TENANT AREAS AVAILABLE = 2
Area #1 (127) - 757 approx. sq ft
Area #2 (127) - 7,448 approx. sq ft

Shared Parking Provided

PRELIMINARY SITE PLAN ROCKWALL, TEXAS

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RESTAURANT



PROJECT DATA (Phase 1) *BUILDING 2*

TENANT AREAS AVAILABLE = 1
Area#1 (300) - 5,600 approx. sq ft

Shared Parking Provided

P R E L I M I N A R Y
S I T E P L A N
R O C K W A L L , T E X A S

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Come and join us!

