

THE STANDARD ROCKWALL
46 LOTS

EVERGREEN AT ROCKWALL
136 UNITS

ALDERS AT ROCKWALL
144 UNITS

MEADOWBROOK ESTATES
596 LOTS



EASTBANK
240 UNITS

WHITMORE

SPR

UTLEY MIDDLE SCHOOL
873 STUDENTS

Public Storage

SCHOOL OF MUSIC

205 TEXAS

30,538 VPD

RotoZone

Advance Auto Parts

DO

7

CHEVROLET

COSTCO WHOLESALE

LA BOY

Cane's

IN-N-OUT

QT

HOBBY LOBBY

brakes plus

BRAUM'S

30

HERITAGE CHRISTIAN ACADEMY
371 STUDENTS



NEQ - S. GOLIAD ST. (S.H. 205) & JUSTIN RD. ROCKWALL, TX | ROCKWALL COUNTY

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

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DAVID DAVIDSON, JR.
DDavidson@db2re.com
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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



PROPERTY INFORMATION



SIZE:

Lot 1: ± 1.2504 AC
 Lot 2: ± 1.5443 AC
 Lot 3: ± 3.1494 AC



TRAFFIC COUNTS:

Goliad St.: 30,538 VPD



ZONING:

"PD-68" Commercial / Medical



UTILITIES:

Available to Site

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	6,342	22,501	42,273
% Proj Growth 2023-2028	1.72%	0.52%	1.01%
2023 Average HH Income	\$93,663	\$118,590	\$136,533
2023 Median HH Income	\$73,529	\$101,327	\$110,505

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LAKE RAY HUBBARD

NORTHSHORE
323 LOTS

STONEBRIDGE MEADOWS
230 LOTS

LAKEVIEW SUMMIT
443 LOTS

THE STANDARD
46 LOTS

WADE
104 LOTS

CARUTH LAKES
± 1,000 LOTS

EVERGREEN AT ROCKWALL
136 UNITS

PARK PLACE WEST
93 LOTS

ROCKWALL MUNICIPAL
AIRPORT

WHITMORE

SONIC
ACE
Hardware

Public
Storage

SCHOOL OF MUSIC

30,538 VPD

205
TEXAS

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LEGEND
 IRF = IRON ROD FOUND
 IRS = "X" CAPPED IRON ROD SET
 ESMT. = EASEMENT
 D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
 DE = DRAINAGE EASEMENT
 SSE = SANITARY SEWER EASEMENT
 WE = WATER EASEMENT

$\Delta = 10'38'51"$
 $R = 3569.62'$
 $L = 663.36'$
 $CH = N26'31'04"E$
 $CL = 662.41'$

B.J.T. LEWIS SURVEY ABSTRACT No. 255

LOT 7
 7.0524 ACRES
 (307,202 SQ. FT.)

BLOCK A

LOT 5
 5.9790 ACRES
 (260,444 SQ. FT.)

LOT 3
 6.5749 ACRES
 (286,404 SQ. FT.)

Private Easements created in Easement, Reimbursement, and Lien for Reimbursement Agreement by and between Eastshore Joint Venture and Rockwall Senior Community, L.P.

Northing = 7023106.52
 Easting = 2595083.44

Northing = 7023688.86
 Easting = 2596421.90

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	259.21	S43.24.27E	L56	169.77	S28.15.43W
L2	63.34	S87.42.7E	L57	51.07	N82.15.43E
L3	248.06	N42.34.32W	L58	174.87	S82.15.43E
L4	60.00	S28.15.43W	L59	10.00	S21.46.27E
L5	138.98	S87.42.7E	L60	20.00	N82.15.43E
L6	48.77	N01.46.17W	L61	20.00	N82.15.43E
L7	138.98	S87.42.7E	L62	10.00	S82.15.43E
L8	16.96	S01.46.17E	L63	4.58	S28.15.43W
L9	36.27	S87.42.7E	L64	2.30	S87.42.7E
L10	39.81	S87.42.7E	L65	14.63	S87.42.7E
L11	32.97	S87.42.7E	L66	11.60	N82.15.43E
L12	26.42	S87.42.7E	L67	8.93	S87.42.7E
L13	23.42	S87.42.7E	L68	2.78	N82.15.43E
L14	13.86	S28.15.43W	L69	2.79	S28.15.43W
L15	58.00	N82.15.43E	L70	44.20	N82.15.43E
L16	24.26	N87.46.17W	L71	6.30	N87.46.17W
L17	14.17	N00.00.00W	L72	10.00	N82.15.43E
L18	32.75	S41.34.58E	L73	10.00	S28.15.43W
L19	21.17	S87.42.7E	L74	10.00	N82.15.43E
L20	6.79	S01.34.58E	L75	10.00	N82.15.43E
L21	33.09	N01.46.17W	L76	78.28	N82.15.43E
L22	12.92	S87.42.7E	L77	29.46	S87.42.7E
L23	10.00	N61.46.17E	L78	41.36	S82.28.10E
L24	10.00	S87.42.7E	L79	86.21	N27.91.31E
L25	80.90	S87.42.7E	L80	22.58	N87.15.43E
L26	10.00	N87.15.43E	L81	49.90	S45.52.86W
L27	10.00	S87.42.7E	L82	23.74	N82.15.43E
L28	10.00	N87.15.43E	L83	83.26	N02.92.31E
L29	76.00	S87.42.7E	L84	10.00	N02.92.31E
L30	76.83	S87.42.7E	L85	10.00	N82.24.22E
L31	72.89	N02.92.31E	L86	10.00	S87.42.7E
L32	10.00	N87.46.17W	L87	10.00	N82.24.22E
L33	10.00	S87.42.7E	L88	224.00	N27.91.31E
L34	10.00	N87.46.17W	L89	493.00	S27.91.31E
L35	10.00	N87.46.17W	L90	11.31	N82.15.43E
L36	10.00	N87.46.17W	L91	14.74	N02.92.31E
L37	10.00	N87.46.17W	L92	10.00	N82.15.43E
L38	12.79	N87.15.43E	L93	35.00	N82.15.43E
L39	17.64	S82.15.43E	L94	10.00	S28.15.43W
L40	15.40	S01.46.17E	L95	10.00	S28.15.43W
L41	10.00	S87.15.43W	L96	10.00	N82.24.22E
L42	10.00	S87.15.43W	L97	70.00	S28.15.43W
L43	52.32	N61.46.17E	L98	15.48	S21.47.35E
L44	24.00	S87.42.7E	L99	19.68	S21.47.35E
L45	52.32	S01.46.17E	L100	19.68	S21.47.35E
L46	8.82	S87.42.7E	L101	14.41	N02.92.31E
L47	10.00	S87.15.43W	L102	180.62	N02.92.31E
L48	10.00	S87.42.7E	L103	17.59	S28.15.43W
L49	7.50	S87.15.43W			
L50	186.90	S87.15.43W			
L51	408.00	N87.15.43E			
L52	10.00	S87.42.7E			
L53	10.00	S87.15.43W			
L54	10.00	S87.42.7E			
L55	10.00	S87.15.43W			

00369105

FILED FOR RECORD
 ROCKWALL CO. TEXAS
 06 DEC 28 AM 8:25
 PAULETTE BURKS
 CO. CLERK
 BY: _____ DEPUTY

G87
FINAL PLAT
EASTSHORE
 LOTS 1-7, BLOCK A
 BEING 25.5504 ACRES OUT OF
 B.J.T. LEWIS SURVEY ABSTRACT NO. 255
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

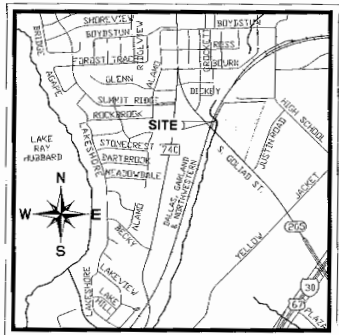
APPLICANT/OWNER:
 ROCKWALL SENIOR COMMUNITY, L.P.
 5605 North MacArthur Boulevard
 Suite 580
 Irving, TX 75038
 Tel. No. (972) 550-7700

OWNER:
 East Shore Joint Venture
 5499 Glen Lakes, Suite 110
 Dallas, Texas 75231
 Tel. No. (214) 369-9066
 Fax No. (214) 369-9166

SURVEYOR:

 Kinley-Horn
 and Associates, Inc.
 12703 Park Central Drive, Suite 1800
 Dallas, Texas 75251
 Tel. No. (972) 779-1300
 Fax No. (972) 229-3820

DATE: September 15, 2006
 Revised: December 14, 2006
 This Plat Filed in Volume _____, Date: _____
 KHA JOB NO. 83990013
 SHEET 1 OF 2



POINT OF BEGINNING

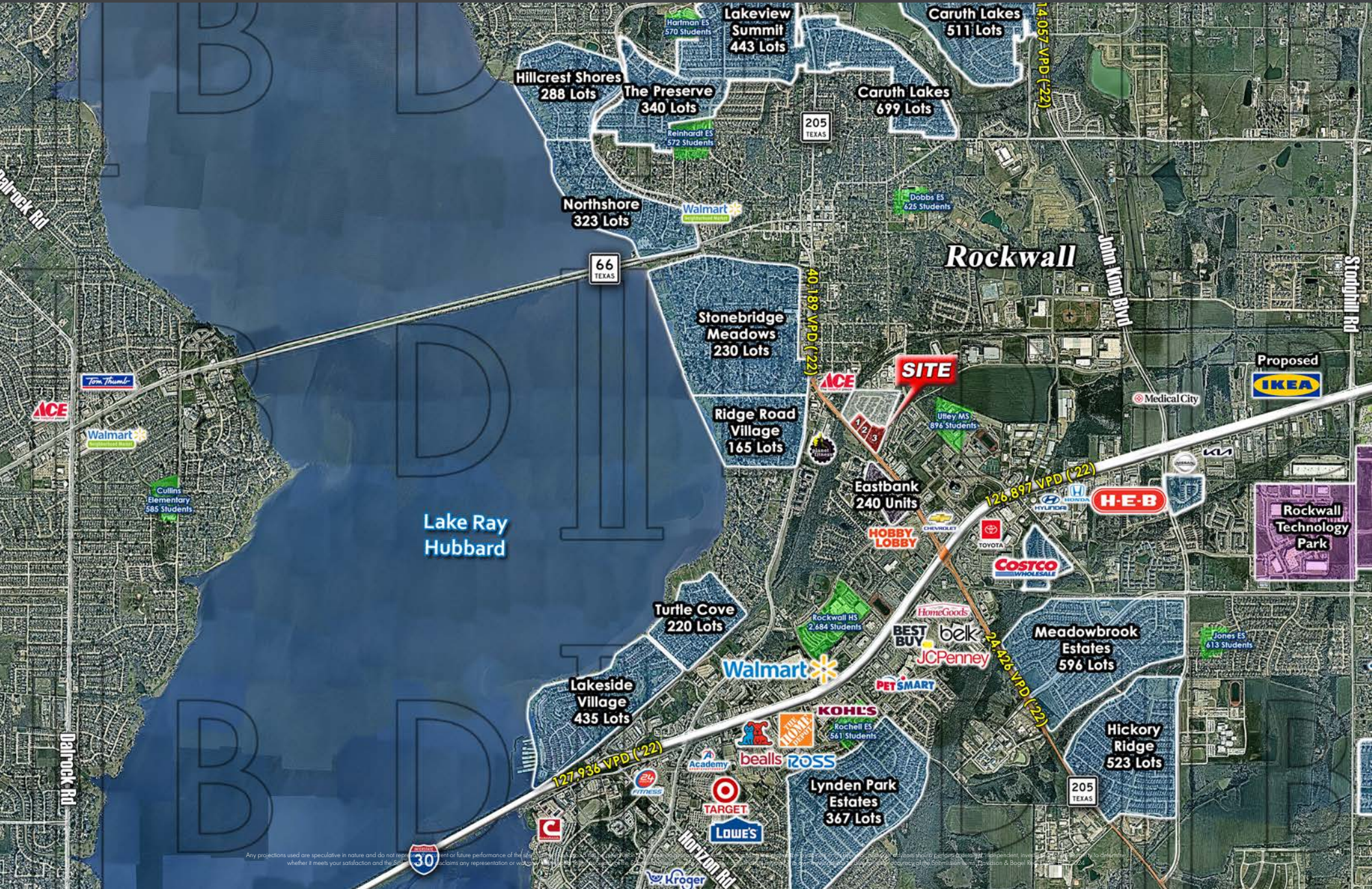
LOCATION MAP
 NOT-TO-SCALE

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All projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2024

S. GOLIAD ST. (S.H. 205) & JUSTIN RD.

WIDE AERIAL



Any projections used are speculative in nature and do not represent a prediction or future performance of the subject property. The information is provided for informational purposes only and should not be used as a basis for investment decisions. The information is provided by the Seller and is not intended to constitute an offer of any securities. The information is provided for informational purposes only and should not be used as a basis for investment decisions. The information is provided by the Seller and is not intended to constitute an offer of any securities.

S. GOLIAD ST. (S.H. 205) & JUSTIN RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Davidson Jr.	593731	ddavidson@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date