



7-Eleven (S&P Rated A)

16 Year - New Construction - DFW Metroplex

\$9,640,000 | 4.75% CAP

1200 Corporate Crossing, Rockwall, TX 75032

- ✓ **Rent Commencement:** June 2025
- ✓ **New 16-Yr Corp. Absolute NNN Lease**
- ✓ **Located on the Corner of Interstate 30 & Corporate Crossing**
(127,893+ Combined VPD)
- ✓ **Directly Across from a 65-Acre Mixed-Use Development**
Anchored by IKEA Set to Open in 2026
- ✓ **Less than a Mile from the Newest H-E-B Store set to Open**
Late 2025

7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost **85,000 stores in 20 countries**, including more than **15,000 locations in North America**, making it the largest retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN ROCKWALL, TX



Subject Property

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\$9,640,000

4.75% CAP

NOI

\$457,865.14

Building Area

±4,650 SF

Land Area

±1.95 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **16-Year Corporate Absolute NNN Lease.** Rare NNN lease with 7.5% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Subject Property Located on Corner of Interstate 30 & Corporate Crossing (127,893+ Combined VPD).** I-30 is a crucial east-west highway that serves as the city's primary transportation artery. It connects Rockwall to DFW to the west and extends toward Texarkana and Arkansas to the east.
- ✓ **This 7-Eleven Site is Part of a Larger Development that Includes:** a FitSport Life Complex (6.7 AC) that is open, hotel and retail space (4.7 AC), mixed-use retail/medical office space (10 AC), restaurants & bars (14 AC), industrial land (8.7 AC), and more.
- ✓ **Directly Across from a 65-Acre Mixed-Use Development Anchored by IKEA** - Rockwall Heights is set to open in 2026 and will feature a small-format IKEA store, 350,000 square feet of retail space, 485 townhome and condo rental units, restaurants, green space, and an amphitheater.
- ✓ **Less than a Mile from the Newest H-E-B Store that Broke Ground in June 2024** - Set to open late 2025, the 131,000 SF store will have the traditional grocery store offerings like a bakery, deli and seafood section, but will also feature a full-service pharmacy with a drive-thru, True Texas BBQ restaurant, and Curbside and Home Delivery.
- ✓ **Rockwall, Texas, is a Thriving City Located in the Dallas-Fort Worth Metroplex, About 20 Miles Northeast of Downtown Dallas.** With a population of nearly 53,000, a 6.5% increase since 2022, Rockwall is one of the fastest-growing counties in Texas, according to recent estimates from the U.S. Census Bureau.
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

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SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN ROCKWALL, TX

7-Eleven

Lessee: 7-Eleven, Inc. a Texas Corporation

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+

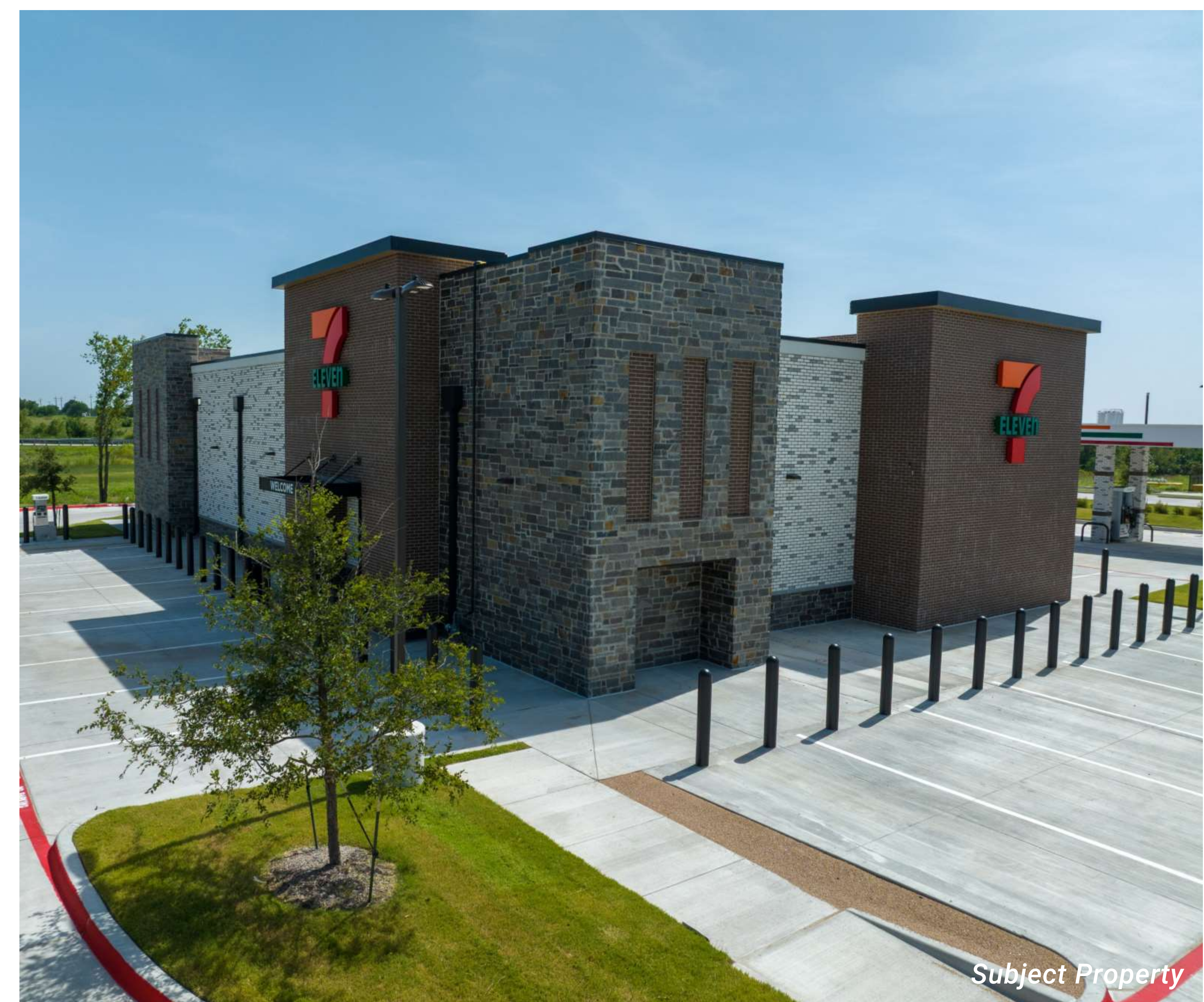


[7-eleven.com](https://www.7-eleven.com)

7-Eleven is the world's largest convenience store chain, operating, franchising, or licensing over 85,000 stores across 19 countries and regions.

Founded in 1927, the company has grown to become a global leader in the convenience retail industry, with a particularly strong presence in North America and Asia. In the United States and Canada alone, 7-Eleven operates **approximately 13,229 locations**, offering a wide range of products and services to meet the evolving needs of consumers. In fiscal year **2024**, the company reported a **revenue** of **\$81.3 billion**.

The company is known for its **innovative approach** to convenience retailing, constantly adapting its store formats and product offerings to stay ahead of market trends. 7-Eleven's latest initiative, the "New Standard" store concept, focuses on larger formats with expanded food and beverage options, including made-to-order specialty beverages, self-serve specialty coffee, and an **increased emphasis** on fresh and prepared foods. These new stores have shown promising results, outperforming the existing store network **average by 13%** in same-store sales during their first year of operation. Looking to the future, 7-Eleven has ambitious plans for growth and innovation. The company aims to open **500 new "food forward"** stores **between 2025 and 2027**, further expanding its footprint and enhancing its food service capabilities. Additionally, 7-Eleven is investing in digital technologies, sustainability initiatives, and proprietary product development to maintain its competitive edge in the rapidly evolving retail landscape. With its global reach, strong brand recognition, and commitment to innovation, 7-Eleven is well-positioned to **continue its growth** and maintain its **leadership** in the convenience store industry.



Subject Property



Subject Property



Subject Property

7-Eleven to add 1,300 stores in North America by 2030

APRIL 17, 2025 (MOBILITY PLAZA)

7-Eleven is accelerating its growth strategy in North America with plans to open 1,300 new stores by 2030, according to parent company Seven & i Holdings’ latest earnings presentation.

The move marks a **significant expansion** for the convenience store giant as it prepares for a 2026 initial public offering of its North American business. Incoming CEO Stephen Dacus also announced that the brand aims to **nearly double** the number of stores featuring quick-service restaurants (QSRs), increasing from 1,080 to 2,100 by the end of the decade.

The 1,300-store goal comes just months after 7-Eleven shared a four-year plan to open 600 new locations, with 500 scheduled between 2025 and 2027. That number has now been bumped up to 550, signaling a more aggressive pace of expansion in the lead-up to the planned spin-off.

If fully realized, the expansion would represent about **10% growth** over the 12,963 North American stores the brand operated as of February.

To meet its QSR growth target, 7-Eleven will need to **significantly increase** its rollout pace after 2025. With just 50 new QSR-equipped stores planned this year, the company will have to accelerate expansion to reach its goal of 2,100 locations by 2030.

EXPLORE ARTICLE

Seven & i Says It’s Looking at Growth in New Regions

JANUARY 9, 2025 (NACS)

Seven & i Holdings, parent company of 7-Eleven, is developing initiatives to “unlock its North American convenience-store business’s potential value as well as optimal capital relations with its banking unit,” the Wall Street Journal reported today.

“The retail giant said it will accelerate **expansion to new regions** to seek growth in markets worldwide. ... The company plans to complete its strategic restructuring this fiscal year to **achieve profit growth** in the coming years, it said Thursday,” wrote the WSJ.

Last month, NACS Daily reported that Seven & i Holdings plans to open 500 new convenience stores in the United States and Canada through 2027.

“A company spokesman confirmed an earlier report by Kyodo News about the plan for convenience stores in North America, adding that it was part of Seven & i’s strategy to **grow to 100,000 stores in 30 countries** and regions by 2030,” according to Reuters.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN ROCKWALL, TX

Initial Lease Term	16 Years, Plus Four, 5 - Year Options to Renew
Projected Rent Commencement	June 2025
Projected Lease Expiration	June 2041
Lease Type	Corporate Absolute NNN Lease
Rent Increases	7.5% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$457,865.14
Annual Rent YRS 6-10	\$492,205.08
Annual Rent YRS 11-15	\$529,120.44
Annual Rent YR 16	\$568,804.44
Option 1	\$568,804.44
Option 2	\$611,464.80
Option 3	\$657,324.60
Option 4	\$706,623.96

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Subject Property

BOBBY SUMMERS
MIDDLE SCHOOL
(1,079 STUDENTS)

BILLIE STEVENSON
ELEMENTARY SCHOOL
(749 STUDENTS)

FAMILY DOLLAR

WILLIAMS STREET
±29,968 VPD

67

INTERSTATE
30

I-30 FRONTAGE ROAD
±116,886 VPD

FRESH
BY BROOKSHIRE
PET SUPPLIES PLUS
TACO BELL
SAJADO
JERSEY MEXICAN

276
TEXAS

±20,112 VPD

SHARON SHANNON
ELEMENTARY SCHOOL
(660 STUDENTS)

CORPORATE CROSSING
±11,007 VPD

FARM
ROAD
549

FARM
ROAD
1139

±6,197 VPD

ROCKWALL HEIGHTS

IKEA

- 65-ACRE MIXED-USE PROJECT
- ANCHORED BY IKEA
- 350,000 SF OF RETAIL SPACE, 485 TOWNHOMES & CONDOS, RESTAURANTS, GREEN SPACE, & AN AMPHITHEATER
- SET TO OPEN IN 2026

10 ACRES
MIXED USE
RETAIL MEDICAL OFFICE
PHASE 4

3 ACRES
RESTAURANT
PHASE 3B

11 ACRES
CULINARY WISE
NODDING DONKEY
PHASE 3A

8.7 ACRES
LIGHT INDUSTRIAL

6.7 ACRES
FITSPO LIFE BUILDING
OPEN
PHASE 1

4.7 ACRES
HOTEL & RETAIL
OPEN APRIL 2024
PHASE 2

7-ELEVEN **SUBJECT PROPERTY**
SEC OF CORPORATE CROSSING & I-30

66
TEXAS

RALPH M. HALL
ROCKWALL
MUNICIPAL
AIRPORT

H-E-B
UNDER CONSTRUCTION,
OPENING LATE 2025

HYUNDAI
HONDA

NISSAN
KIA

COSTCO
LA BOY
CANE'S
IN-N-OUT

ROCKWALL
QUEST ACADEMY
(29 STUDENTS)

HOWARD DOBBS
ELEMENTARY SCHOOL

HERMAN E UTLEY
MIDDLE SCHOOL
(887 STUDENTS)

ROCKWALL
HIGH SCHOOL
(2,900 STUDENTS)

KOHL'S

TARGET

Academy
SPORTS+OUTDOORS

LOWE'S
NTB
SONIC

THE HOME
DEPOT

Food 4 Less

OLD NAVY

Michael's
Where Creativity Happens

bealls

petco

Office DEPOT
ROSS
DRESS FOR LESS

carter's

MATTRESS FIRM

Walgreens

Starbucks
MOD
Chick-fil-A

Kroger

GRACE HARTMAN
ELEMENTARY SCHOOL
(506 STUDENTS)

VIRGINIA REINHARDT
ELEMENTARY SCHOOL
(678 STUDENTS)

Walmart
Neighborhood Market

N GOLIAD STREET
±37,258 VPD

205
TEXAS

USPS.COM

ACE
Hardware
SONIC

Party City
DOLLAR TREE
Stally AUTO PARTS

Advance
Auto Parts
AutoZone
DQ

Walmart
Supercenter
Davita
Dutch Bros
ANYTIME FITNESS
Little Caesars

HOBBY LOBBY
Batteries
+ Bulbs

Firestone
Schlotzsky's
SMOOTHIE KING

TOWNEPLACE
SUITES

Starbucks
IHOP
Waffle House

Calver's
Wingstop

Hilton
Garden Inn
SPRINGHILL SUITES

McDonald's
Wendy's
Popeyes

DISCOUNT
TIRE
Applebee's

24 FITNESS
cicis pizza
Jack

CINEMARK

ALDI

TEXAS HEALTH
HOSPITAL
ROCKWALL
(150 BEDS)

Kroger

SONIC

Chili's

TACO BELL

USPS.COM

N STODGHILL ROAD
±6,725 VPD

66
TEXAS

Exxon

WILLIAMS STREET
±29,968 VPD

FARM
ROAD
3549

ROCKWALL
QUEST ACADEMY
(34 STUDENTS)

RALPH M. HALL
ROCKWALL
MUNICIPAL
AIRPORT

ROCKWALL HEIGHTS



- 65-ACRE MIXED-USE PROJECT
- ANCHORED BY IKEA
- 350,000 SF OF RETAIL SPACE, 485 TOWNHOMES & CONDOS, RESTAURANTS, GREEN SPACE, & AN AMPHITHEATER
- SET TO OPEN IN 2026

10 ACRES
MIXED USE
RETAIL MEDICAL OFFICE
PHASE 4

3 ACRES
RESTAURANT
PHASE 3B

11 ACRES
CULINARY WISE
NODDING DONKEY
PHASE 3A

8.7 ACRES
LIGHT INDUSTRIAL

6.7 ACRES
FITSPORT LIFE BUILDING
OPEN
PHASE 1

4.7 ACRES
HOTEL & RETAIL
OPEN APRIL 2024
PHASE 2

Carl's Jr.

KIA

NISSAN

LUXIA ROCKWALL
DOWNES
(295 UNITS)

EZFlo

CORPORATE CROSSING
±11,007 VPD

SUBJECT PROPERTY
SEC OF CORPORATE CROSSING & I-30

SONIC
SUBWAY

67

INTERSTATE
30

NAPA

I-30 FRONTAGE ROAD
±116,886 VPD

LEON TUTTLE
ATHLETIC COMPLEX

SPR

Graham
Packaging

CHANNELL

WHITMORE

HERMAN E UTLEY
MIDDLE SCHOOL
(887 STUDENTS)

SUBARU

H-E-B
UNDER CONSTRUCTION,
OPENING LATE 2025

BAYLOR SCOTT & WHITE
EMERGENCY HOSPITAL
(8 BEDS)

TOYOTA

Shenanigans
HAVE FUN WITH YOUR FOOD

HYUNDAI
HONDA

SIXTEEN50 AT LAKE RAY
HUBBARD APARTMENTS
(334 UNITS)

COSTCO WHOLESALE
LA BOY
TORCHY'S TACOS
Cane's
IN-N-OUT BURGER
Rocky's Cafe

DORRIS A. JONES
ELEMENTARY SCHOOL
(638 STUDENTS)

FARM
ROAD
549

±20,112 VPD

276
TEXAS



UNDER CONSTRUCTION,
OPENING LATE 2025



HERMAN E UTLEY
MIDDLE SCHOOL
(887 STUDENTS)



ROCKWALL HEIGHTS



- 65-ACRE MIXED-USE PROJECT
- ANCHORED BY IKEA
- 350,000 SF OF RETAIL SPACE, 485 TOWNHOMES & CONDOS, RESTAURANTS, GREEN SPACE, & AN AMPHITHEATER
- SET TO OPEN IN 2026

RALPH M. HALL ROCKWALL
MUNICIPAL AIRPORT

MARQUIS ROCKWALL
(220 STUDENTS)



I-30 FRONTAGE ROAD
(116,886 VPD)



CORPORATE CROSSING
(11,007 VPD)

10 ACRES
MIXED USE
RETAIL MEDICAL OFFICE
PHASE 4

4.7 ACRES
HOTEL & RETAIL
SELL LAND Q3 2023
OPEN APRIL 2024
PHASE 2

6.7 ACRES
FITSPO LIFE BUILDING
OPEN
PHASE 1

FRESH
BY BROOKSHIRE'S
PET SUPPLIES PLUS
Minus the hassle.

TACO BELL

SAJAD AND GO
Jersey Mike's SUBS

JAMESON
APARTMENTS
(366 UNITS)

ROCKWALL MIDDLE
SCHOOL # 4

AFFORDA BOX
PORTABLE STORAGE

CALIBER
COLLISION

276
TEXAS

(20,112 VPD)

PRATT
INDUSTRIES

AT&T

INTERSTATE
30

67

I-30 FRONTAGE ROAD
(116,886 VPD)

11 ACRES
CULINARY WISE
NODDING DONKEY
PHASE 3A

8.7 ACRES
LIGHT INDUSTRIAL

6.7 ACRES
FITSORT LIFE BUILDING
OPEN
PHASE 1

4.7 ACRES
HOTEL & RETAIL
SELL LAND Q3 2023
OPEN APRIL 2024
PHASE 2

3 ACRES
RESTAURANT
PHASE 3B

10 ACRES
MIXED USE
RETAIL MEDICAL OFFICE
PHASE 4



FARM
549
ROAD

CORPORATE CROSSING
(11,007 VPD)

RALPH M. HALL ROCKWALL
MUNICIPAL AIRPORT

ROCKWALL HEIGHTS



- 65-ACRE MIXED-USE PROJECT
- ANCHORED BY IKEA
- 350,000 SF OF RETAIL SPACE, 485 TOWNHOMES & CONDOS, RESTAURANTS, GREEN SPACE, & AN AMPHITHEATER
- SET TO OPEN IN 2026

ROCKWALL HIGH SCHOOL
NINTH GRADE CAMPUS



ExxonMobil



276
TEXAS

(20,112 VPD)

INTERSTATE
30

67



I-30 FRONTAGE ROAD
(116,886 VPD)

10 ACRES
MIXED USE
RETAIL MEDICAL OFFICE
PHASE 4



CORPORATE CROSSING
(11,007 VPD)

FARM
549
ROAD

4.7 ACRES
HOTEL & RETAIL
SELL LAND Q3 2023
OPEN APRIL 2024
PHASE 2

6.7 ACRES
FITSPO LIFE BUILDING
OPEN
PHASE 1

AFFORDABOX
PORTABLE STORAGE

CALIBER
COLLISION

PRATT
INDUSTRIES

NFI

AT&T

RTD
REVENUE TRAILERS
A TRUCKER'S FRIEND

ADVANTAGE
STORAGE

276
TEXAS

(20,112 VPD)

6.7 ACRES
FITSPORT LIFE BUILDING
OPEN
PHASE 1

4.7 ACRES
HOTEL & RETAIL
SELL LAND Q3 2023
OPEN APRIL 2024
PHASE 2



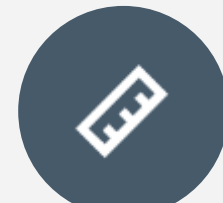
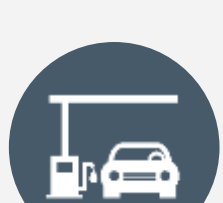
10 ACRES
MIXED USE
RETAIL MEDICAL OFFICE
PHASE 4

CORPORATE CROSSING
(11,007 VPD)



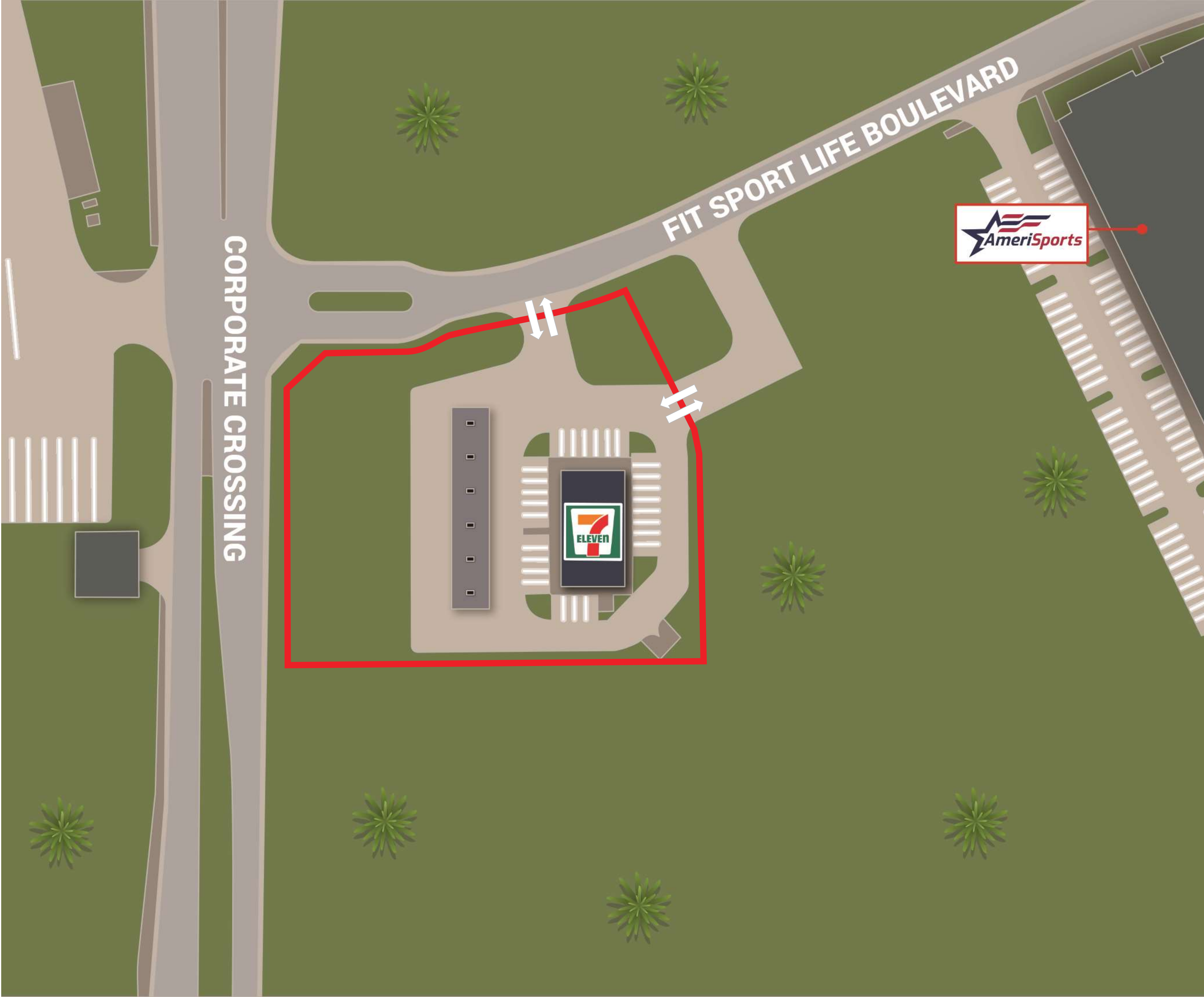
SITE OVERVIEW

7-ELEVEN ROCKWALL, TX

	Year Built	2025
	Building Area	± 4,650 SF
	Land Area	± 1.95 AC
	Pumps	6
	Fueling Positions	12

NEIGHBORING RETAILERS

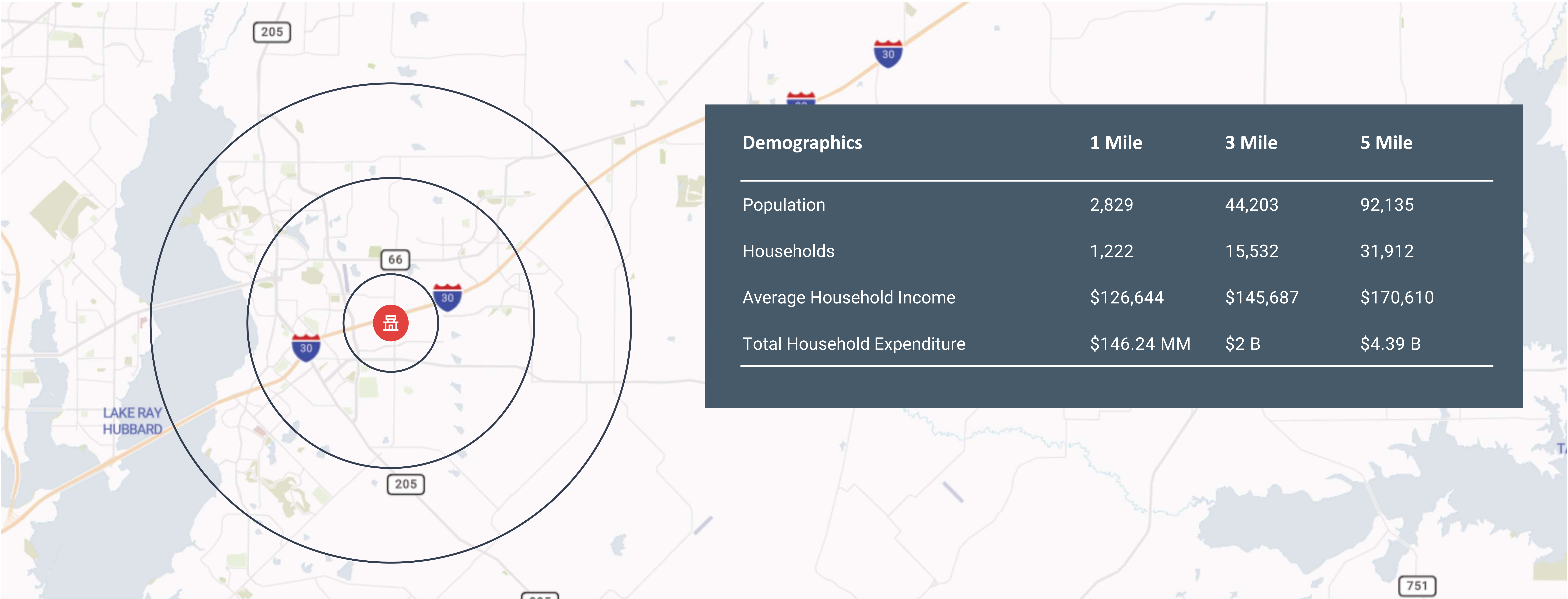
- Walmart Supercenter
- Target
- Lowe’s
- Burlington
- ALDI
- Old Navy
- The Home Depot
- Kroger
- Kohl’s
- Office Depot



Subject Property

LOCATION OVERVIEW

7-ELEVEN ROCKWALL, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Rockwall Independent School District (1,944)
2.

L-3 Harris Technologies (700)
3.

Texas Health Presbyterian Hospital (700)
4.

Pegasus Foods (700)
5.

Wal-Mart Superstore (450)
6.

Channell Commercial (380)
7.

Rockwall County (364)
8.

City of Rockwall (353)
9.

Texas Star Express (275)
10.

Karat by Lollicup USA (260)

LOCATION OVERVIEW

7-ELEVEN ROCKWALL, TX

Rockwall

Texas (Dallas)

 **52,918+**
Population

 **\$114,926**
Median Household Income



Rockwall is 20 Miles
from Downtown
Dallas, TX

Dallas MSA

The DFW MSA is the
4th Largest in the
U.S.

4th

Rockwall, TX: Rockwall, Texas, is a thriving city located in the Dallas-Fort Worth metroplex, about 20 miles northeast of downtown Dallas.

It serves as the county seat of Rockwall County, which is the smallest county in Texas by land area.

Rockwall, Texas's population has been growing in recent years, currently being at 52,918, reflecting an 11.8% increase from the 2020 census count of 47,251.

Despite its size, Rockwall is known for its strong economy, high quality of life, and rapid growth. Rockwall has a robust local economy, with key industries including retail, healthcare, education, and manufacturing.

The city's proximity to Dallas allows residents to access additional job opportunities while maintaining a suburban lifestyle. Rockwall has experienced rapid growth in recent years, with new housing developments and commercial expansions. It is considered one of the most desirable places to live in North Texas due to its strong housing market, good schools, and proximity to Dallas.

Dallas, TX:

Dallas, Texas, is a thriving metropolitan hub known for its booming economy, business-friendly environment, and strategic location in the heart of the U.S. As one of the fastest-growing cities in the country with over 1.3M residents, Dallas offers a diverse and dynamic market, attracting major corporations, startups, and entrepreneurs across industries such as finance, technology, healthcare, and logistics. With a strong infrastructure, world-class amenities, and a highly skilled workforce, the city presents an unparalleled opportunity for commercial real estate investment. Its vibrant culture, upscale dining, and entertainment districts—along with access to major highways, DFW International Airport, and a growing population—make Dallas an ideal destination for businesses looking to establish a strong presence in a high-growth market.

IN THE NEWS

7-ELEVEN ROCKWALL, TX

EXPLORE ARTICLE



H-E-B breaks ground on store in Rockwall

JUNE 27, 2024 (H-E-B NEWSROOM)

New store continues the retailer’s expansion in the DFW Metroplex.

H-E-B officially started construction on its H-E-B store in Rockwall, a city northeast of Dallas. At 131,000 square feet, the H-E-B store will showcase all the quality products and innovative services H-E-B customers have come to love and expect. The store is expected to open late 2025.

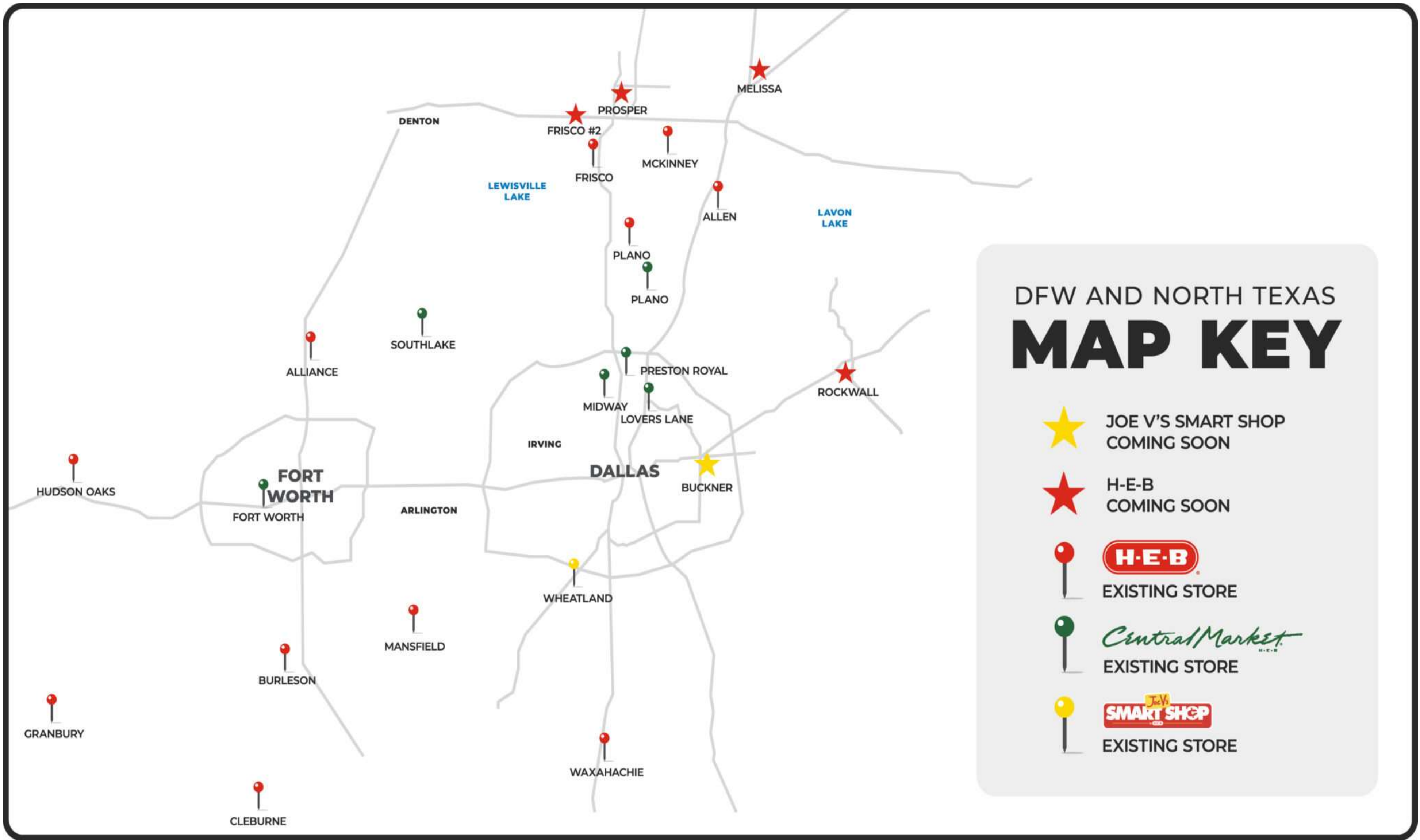
The Rockwall H-E-B store is at the southwest corner of I-30 and S. John King Blvd. in Rockwall County. Along with a world class product assortment at H-E-B’s everyday low prices, the store will include a full-service H-E-B Pharmacy with a drive-thru, True Texas BBQ restaurant, and H-E-B Curbside and Home Delivery, which will allow customers to place orders online for pickup at the store or delivery to the home.

The company’s continued expansion into the DFW Metroplex reinforces the retailer’s commitment to serve more customers and communities in this dynamic and growing part of Texas. Regularly recognized as a top employer in the nation, H-E-B will offer positions that range from department managers to cashiers. H-E-B will post all job opportunities to its H-E-B Careers site in the coming months.

In the DFW area, H-E-B has opened H-E-B stores in Frisco, Plano, McKinney, Allen, Alliance, and Mansfield. H-E-B Mansfield recently opened on June 26. The company also recently opened Joe V’s Smart Shop Wheatland in Dallas. Joe V’s Smart Shop is part of H-E-B’s family of brands offering an innovative price format that delivers the most relevant, high-quality, fresh products H-E-B is known for at even lower prices.

A proud Texas company, H-E-B’s presence in the Metroplex runs deep. H-E-B has served the broader community for two decades with its innovative Central Market stores, which were introduced to the DFW area in 2001 and grew to serve customers in Dallas, Plano, Southlake, and Fort Worth. H-E-B stores also serve communities near the Metroplex including Burleson, Hudson Oaks, Granbury, and Waxahachie.

The largest privately held employer in Texas, H-E-B has more than 435 stores and 160,000 Partners in Texas and Mexico, and the retailer continues to be an economic driver as it expands in North Texas and other areas of the state. As a multi-format retailer, H-E-B operates Joe V’s Smart Shop and Central Market stores throughout Texas, as well as Mi Tienda store formats in Houston. H-E-B also owns Favor Delivery, a fast and convenient delivery service that serves cities across the state.



IN THE NEWS

7-ELEVEN ROCKWALL, TX

Ikea breaks ground on new Rockwall store

APRIL 8, 2025 (HERALD-BANNER)

Set to open in the spring of 2026, the new location at 1801 E. Interstate 30 will be the ninth Ikea store in Texas.

Rockwall Mayor Trace Johannesen, who spoke at the ceremony, expressed his enthusiasm for the project, highlighting that it would enhance the local infrastructure and attract visitors from East Texas and also noted that the store would contribute to Rockwall's sales tax revenue and create job opportunities for the community.

The store – a one-level, 108,875-square-foot design – is smaller than the company's typical stores but Ikea officials say it will be tailored to meet the needs of the local community.



Ben Sandoval, market manager for Ikea U.S., called Rockwall a natural fit for the company's growth and Rob Parsons, market area manager, thanked the Rockwall community and emphasized that the store marks an important step in making IKEA more accessible in Texas.

Ikea officials say the Rockwall store will employ approximately 90 people once it opens, adding to the company's existing presence in Texas, which includes stores in Frisco, Grand Prairie and Southlake. It will be part of a larger mixed-use development that will feature retail, dining, entertainment and residential spaces, including up to 485 condominium and townhome units.

Rockwall city officials and Ikea executives were on hand for the Ikea groundbreaking. The store is expected to open in the spring of 2026.

The project received approval from the Rockwall City Council last October.



EXPLORE ARTICLE

IN THE NEWS

7-ELEVEN ROCKWALL, TX

Texas counties, including Rockwall, lead the U.S. in population growth

MARCH 19, 2024 (ROYSE CITY HERALD BANNER)

With a population increase of 6.5%, Rockwall is again is one of the fastest-growing counties in Texas, according to recent estimates from the U.S. Census Bureau.

Kaufman County led the list with a 7.6% increase that brought its population to more than 185,000, Census data shows. Rockwall followed closely behind. Population increases across the southern U.S. were largely due to people relocating from other parts of the country, Census officials said. On average, counties in the South experienced faster growth in 2023 than in 2022.

Six out of the 10 fastest-growing counties in the U.S. from 2022 to 2023 are in Texas.

“Domestic migration patterns are changing, and the impact on counties is especially evident,” said Lauren Bowers, chief of the Census Bureau’s Population Estimates Branch, in a Thursday statement.

Texas also holds eight out of the 10 counties across the country that added the most residents from 2022 to 2023. Harris, Collin and Montgomery counties led the pack.

Harris County added 53,788 residents, more than any other county in the U.S. With nearly 5 million total residents, it’s now the third most populous county in the country.

Harris also saw the second-highest gains from international migration of all counties nationwide.

Collin, Denton and Tarrant counties in the Dallas-Fort Worth area also had significant gains – bringing in tens of thousands of new people. Denton is now the seventh county in Texas to surpass 1 million residents.

EXPLORE ARTICLE

City council gives OK for Ikea-anchored 65-acre development

KENT MILLER, OCTOBER 10, 2024 (ROYSE CITY HERALD BANNER)

A 65-plus acre mixed-use development anchored by Swedish furniture company Ikea moved one step to fruition on Monday.

When the Rockwall City Council on Monday narrowly approved a zoning change from commercial district to a planned development district for commercial district land uses. Council members approved the zoning change by a 4-3 vote. Final approval will likely come at the council’s next scheduled meeting on Oct. 21 after a second reading required by state law.

The proposed project would also include other retail, restaurants and entertainment aspects as well as high-density multi-family residential with as many as 485 condominium and townhome units.

In most cases, the second reading is just a formality unless a member decides to change their vote one way or the other. Notably, though, with a second reading and vote, there is no public hearing and no opportunity for the public to give additional input.

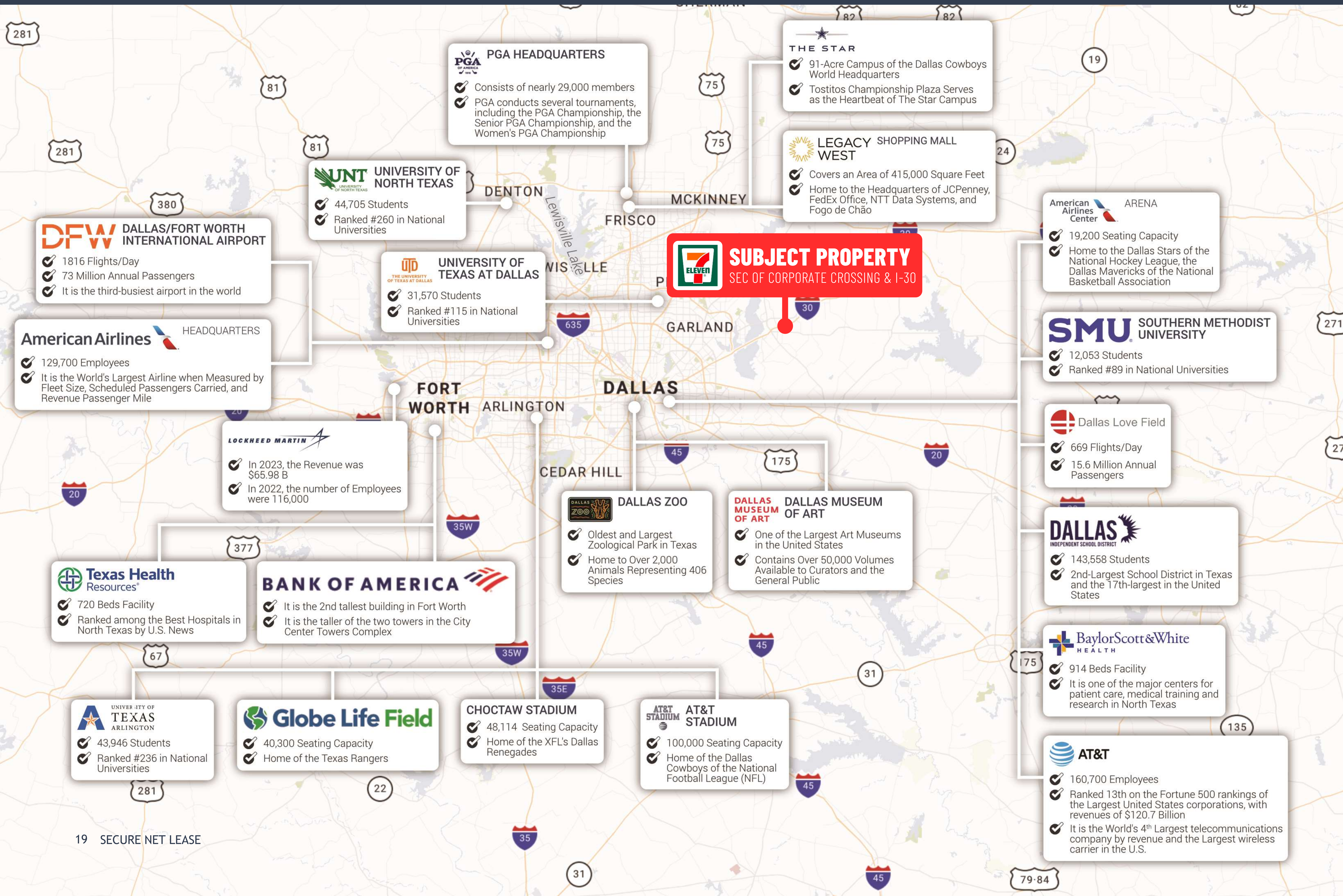
Voting for the zoning change were councilmen Cedric Thomas, Mark Moeller and Dennis Lewis along with Mayor Trace Johannesen. Clarence Jorif, Anna Campbell and Tim McCallum voted against the change.

The proposal was originally intended to come before the council during the Sept. 24 meeting but was sent back to the planning and zoning commission for consideration after changes were made by the applicant for the project.

EXPLORE ARTICLE

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TEXAS DISCLAIMER

7-ELEVEN ROCKWALL, TX

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.

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 the owner knows.

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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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.