










ROCKWALL MARKET CENTER

DALLAS / FORT WORTH, TX





PROPERTY SUMMARY

	Address	2663-2885 Market Center Dr Rockwall, TX 75032
	Occupancy	100%
	Square Footage	211,971
	Year Built	1999
	Land Area	21.42 Acres
	Parking	1,094 (5.2 / 1000)
	Avg. Tenant Tenure	18.1 Years



THE OFFERING

Jones Lang LaSalle ("JLL") is pleased to exclusively offer Rockwall Market Center (the "Property"), a 100% leased, 211,971 SF shopping center with a robust, high performing national tenant roster including Ross, Burkes Outlet, Michaels, Old Navy, and Petco. With direct access to Interstate 30, the Property draws over 1.5 million annual visitors, benefiting from a heavily trafficked intersection with visibility to over 103,000 vehicles per day. The Property offers a stable in-place cash flow with over 18 years of average tenant tenure and 82% of its income stream generated from national tenancy. Rockwall Market Center is a unique opportunity for investors to acquire a high performing power center significantly below replacement cost with mark-to-market rents.

MAJOR TENANT SUMMARY

Tenant	Square Feet	% Total Property	Average Tenant Tenure
Burkes Outlet	30,000	14.2%	9.7 Years
Ross Dress for Less	30,000	14.2%	23.3 Years
Michaels	23,988	11.3%	24.3 Years
Office Max	20,000	9.4%	23.6 Years
Old Navy	20,000	9.4%	23.6 Years
Petco	15,000	7.1%	24.5 Years
Popsheff (Dollar General)	14,712	6.9%	0.9 Years
Rack Room Shoes	12,940	6.1%	23.6 Years
Totals / Averages	166,640	78.6%	19.2 Years

THE ASSET

DOMINANT RETAIL DESTINATION

Within the Fast Growing Rockwall County

HIGH PERFORMING TENANCY

Backed by Strong Tenant Sales and Health Ratios

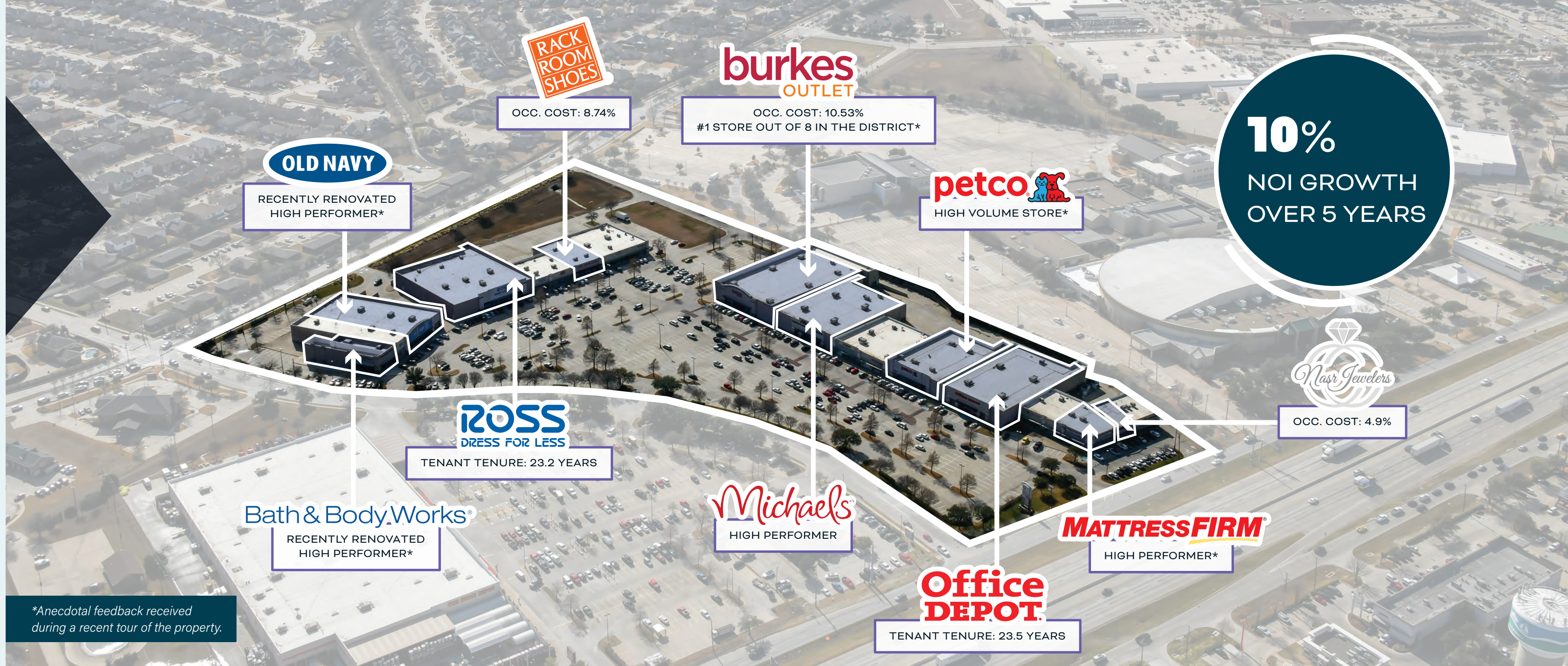
LOYAL RENT ROLL

With 18+ years of Tenant Tenure

82% CASH FLOW FROM NATIONAL CREDIT TENANCY

NEAR TERM VALUE CREATION OPPORTUNITIES

Through Mark-to-Market Rents



**Anecdotal feedback received during a recent tour of the property.*

ROCKWALL

ONE OF THE NATION'S FASTEST GROWING COUNTIES

ROCKWALL COUNTY
113,653 RESIDENTS
44% POPULATION GROWTH (SINCE 2010)
\$100,920 AVERAGE HH INCOME

FLORENCE
AT THE HARBOR
228 UNITS
\$1,763 AVG. ASKING RENT

Ablon
Harbor Village
375 UNITS
\$2,059 AVG. ASKING RENT

DOWNTOWN DALLAS
21.9 MILES | 24 MINUTES

Lakeside Village Golf

HIGHLAND MEADOWS NEIGHBORHOOD
AVG HH INCOME: \$128,235
MEDIAN HOME VALUE: \$294,273

ROCKWALL MARKET CENTER

LOWE'S

TARGET

Academy
SPORTS+OUTDOORS

THE HOME DEPOT

Walmart
Save money. Live better.

INTERSTATE 30

VPD: 103,454

THE HARBOR

WITHIN A **10** MILE RADIUS



29,376
MULTIFAMILY UNITS



29,376
HOUSEHOLDS



\$17.0 BILLION
CONSUMER SPENDING POWER



317,371
DAYTIME POPULATION



DFW OPEN FOR BUSINESS

ECONOMIC RESILIENCY

25%

POPULATION GROWTH FROM 2010 - 2022 OUTPACING THE US AVERAGE

#1

IN THE NATION IN POST-COVID JOB RECOVERY

#6

IN THE U.S.
72% OF DFW HIGHER EDUCATION GRADUATES STAY AND WORK IN THE REGION

#1

IN THE COUNTRY FOR PERCENT JOB GROWTH

(6.7% growth from August 2021 to August 2022)

LOW COST OF DOING BUSINESS WITH A SCORE OF

100

(US avg. 100)

TWO

FORTUNE 10 COMPANY HQ'S

TIED WITH SAN JOSE. NYC, LA, CHICAGO HOST NONE.



WHY DALLAS

#7

REAL ESTATE MARKET FOR 2022
URBAN LAND INSTITUTE/PWC

#1

MSA FOR PROJECTED POPULATION GROWTH

LEADING PRO-BUSINESS ENVIRONMENT

#1 market for doing business 17 years in a row

431,637

PROJECTED NEW RESIDENTS BY 2027

#1 in the U.S. in projected population growth

268,600

NEWJOBS ADDED FROM AUGUST 2021 TO AUGUST 2022

328

RESIDENTS MOVE TO DFW DAILY

One new resident moves to DFW every seven minutes

* Sources: JLL Research, Dallas Regional Chamber, U.S. Bureau of Labor Statistics, kastle, ESRI

ROCKWALL MARKET CENTER

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