

RESIDENTIAL DEVELOPMENT

REALTOR WORKSHOP | SEPTEMBER 14, 2022



PLANNING AND ZONING DEPARTMENT | ROCKWALL TEXAS

- ▶ POPULATION: 49,300 ⁽¹⁾
- ▶ MEDIAN INCOME: \$106,199 ⁽²⁾
- ▶ PER CAPITA INCOME: \$50,449 ⁽²⁾
- ▶ POPULATION BY GENDER: ⁽²⁾
 - MALE: 48.91%
 - FEMALE: 51.08%

SOURCES:

- ⁽¹⁾ NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS
- ⁽²⁾ ESRI BUSINESS ANALYST
- ⁽³⁾ TEXAS EDUCATION AGENCY
- ⁽⁴⁾ ROCKWALL GIS DIVISION
- ⁽⁵⁾ US CENSUS BUREAU

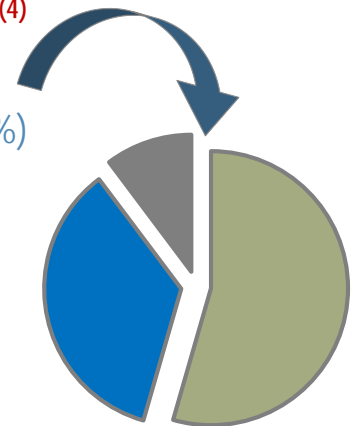
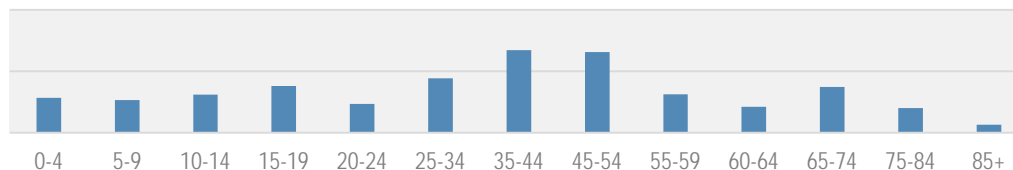
- ▶ POPULATION UNDER 65: 81% (DOWN 7% OVER 2020) ⁽²⁾
- ▶ POPULATION UNDER 18: 23.1% (DOWN 3.2% OVER 2020) ⁽²⁾
- ▶ AVERAGE TRAVEL TIME TO WORK: 30.6-MINUTES ⁽²⁾
- ▶ GRADUATION RATE FOR RISD: 98.20% ⁽³⁾
- ▶ BACHELORS DEGREE OR HIGHER (25+): 47.1% ⁽²⁾
- ▶ HOUSING UNITS: 18,903 ⁽²⁾
 - OWNER OCCUPIED: 13,621 (72.06%)
 - RENTER OCCUPIED: 3,996 (21.14%)
 - VACANT: 1,286 (6.80%)
- ▶ NUMBER OF BUSINESSES: 2,380 ⁽²⁾
- ▶ EMPLOYEES: 25,799 ⁽²⁾

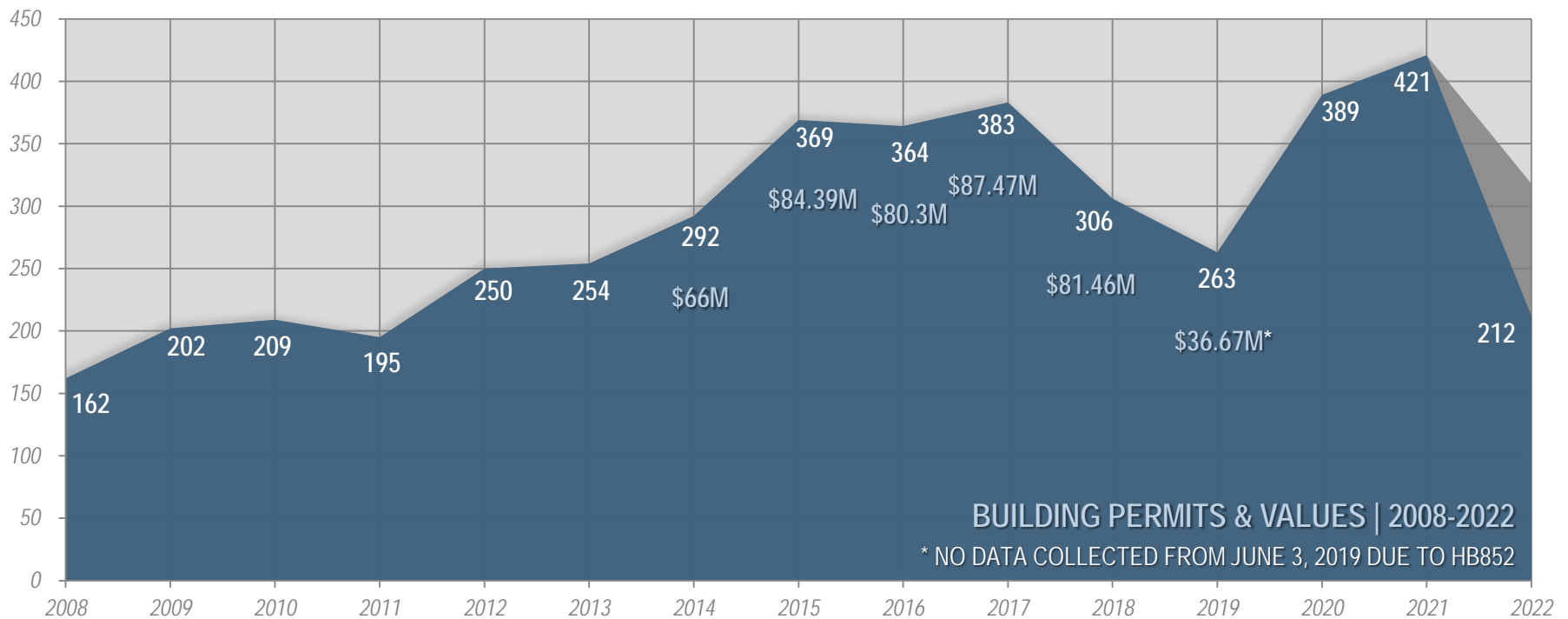
- ▶ LAND AREA: 41.78 SQ. MI. ⁽⁴⁾
 - CORPORATE LIMITS: 30.09 SQ. MI.
 - ETJ: 11.69 SQ. MI.
- ▶ LAND RATIOS (W/ ETJ): 26,736.65 AC ⁽⁴⁾
 - DEVELOPED: 14,560.72-AC (54.46%)
 - UNDEVELOPED: 9,436.65-AC (35.29%)
 - RIGHT-OF-WAY: 2,739.28-(10.25%)

SOURCE: SMARTASSET; PLACES WITH THE MOST FAVORABLE COST OF LIVING 2021



AGE BY COHORT (2020) ⁽⁵⁾





RESIDENTIAL BUILDING PERMITS

TOTAL VACANT LOTS:

- ENTITLED: 1,163
- NEW SUBDIVISIONS: 566
- EXISTING SUBDIVISIONS: 364

AVERAGE PERMITS PER YEAR: 337

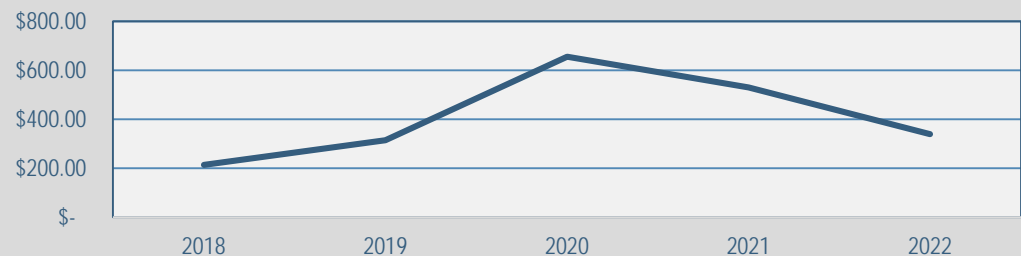
VACANT LOTS TO AVERAGE PERMIT RATIO: ~2.75 YEARS

RESIDENTIAL PERMITTING TRENDS

POOL PERMITS 2018-2022: 979 PERMITS ISSUED

SOLAR PERMITS: 2020 = 28; 2021 = 58; 2022 = 83; TOTAL = 169 PERMITS

AVERAGE VALUE OF A RESIDENTIAL REMODEL PERMIT





● PARK PLACE, PHASE 3

VACANT LOTS: 42

● THE STANDARD

VACANT LOTS: 33

● BREEZY HILL, PHASE 11

VACANT LOTS: 26

● WHISPER ROCK

VACANT LOTS: 11

● STONE CREEK, PHASE 10

VACANT LOTS: 12

● NORTHGATE

VACANT LOTS: 19

● TERRACINA, PHASE 1

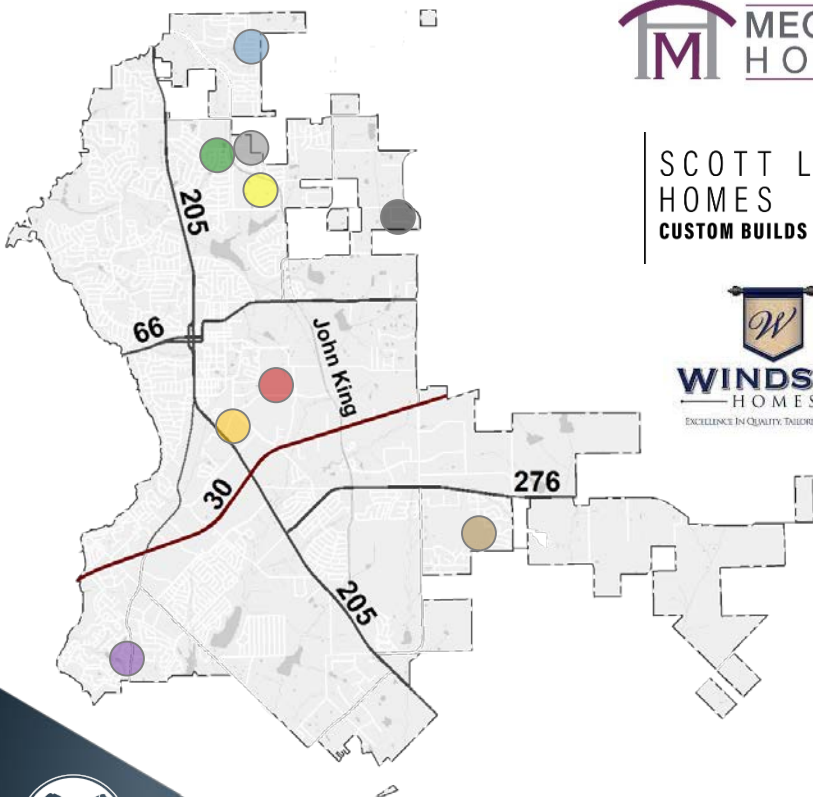
VACANT LOTS: 110

● GIDEON GROVE, PHASE 2

VACANT LOTS: 77

● SADDLE STAR, PHASE 1

VACANT LOTS: 7





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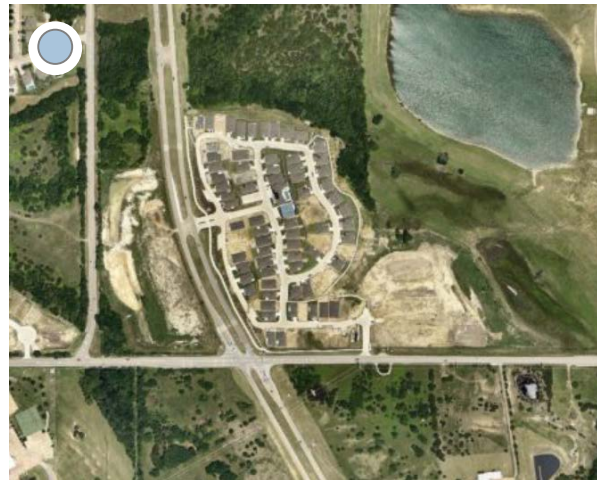
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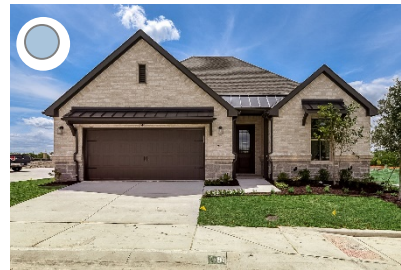
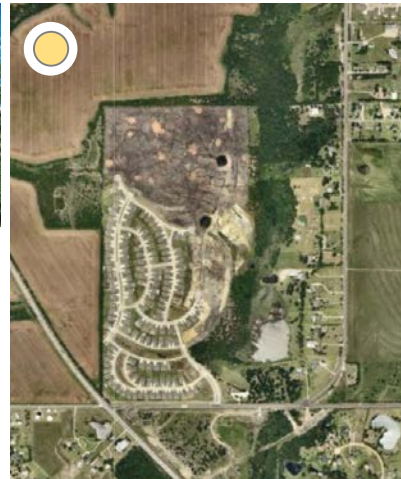
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● SOMERSET PARK, PHASE 2

VACANT LOTS: 165

● LADERA, PHASE 2

VACANT LOTS: 31





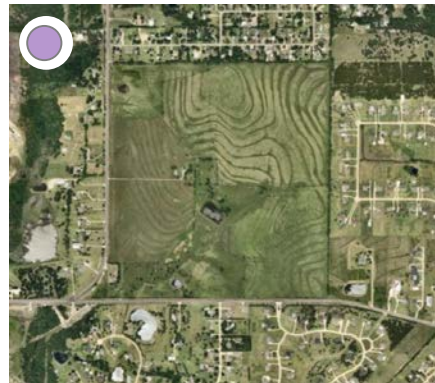
- **DISCOVERY LAKES**
LOTS: 428
PHASE 1 LOTS: 42
LOT SIZES: 6,600 SF – 32,670 SF
OPEN SPACE: 53.26%
AMENITY CENTER: YES
PUBLIC PARK: YES

- **NELSON LAKE**
LOTS: 260
LOT SIZES: 7,000 SF – 8,600 SF
OPEN SPACE: 28.04%
AMENITY CENTER: YES

- **WINDING CREEK**
LOTS: 132
LOT SIZES: 16,000 SF
OPEN SPACE: 20.20%

- **HOMESTEAD**
LOTS: 490
PHASE 1 LOTS: 258
LOT SIZES: 7,440 SF – 12,000 SF
OPEN SPACE: 33.67%
AMENITY CENTER: YES
PUBLIC PARK: YES

- **MARINA VILLAGE**
LOTS: 36 (TOWNHOMES)
LOT SIZES: 3,000 SF
OPEN SPACE: 37.97%



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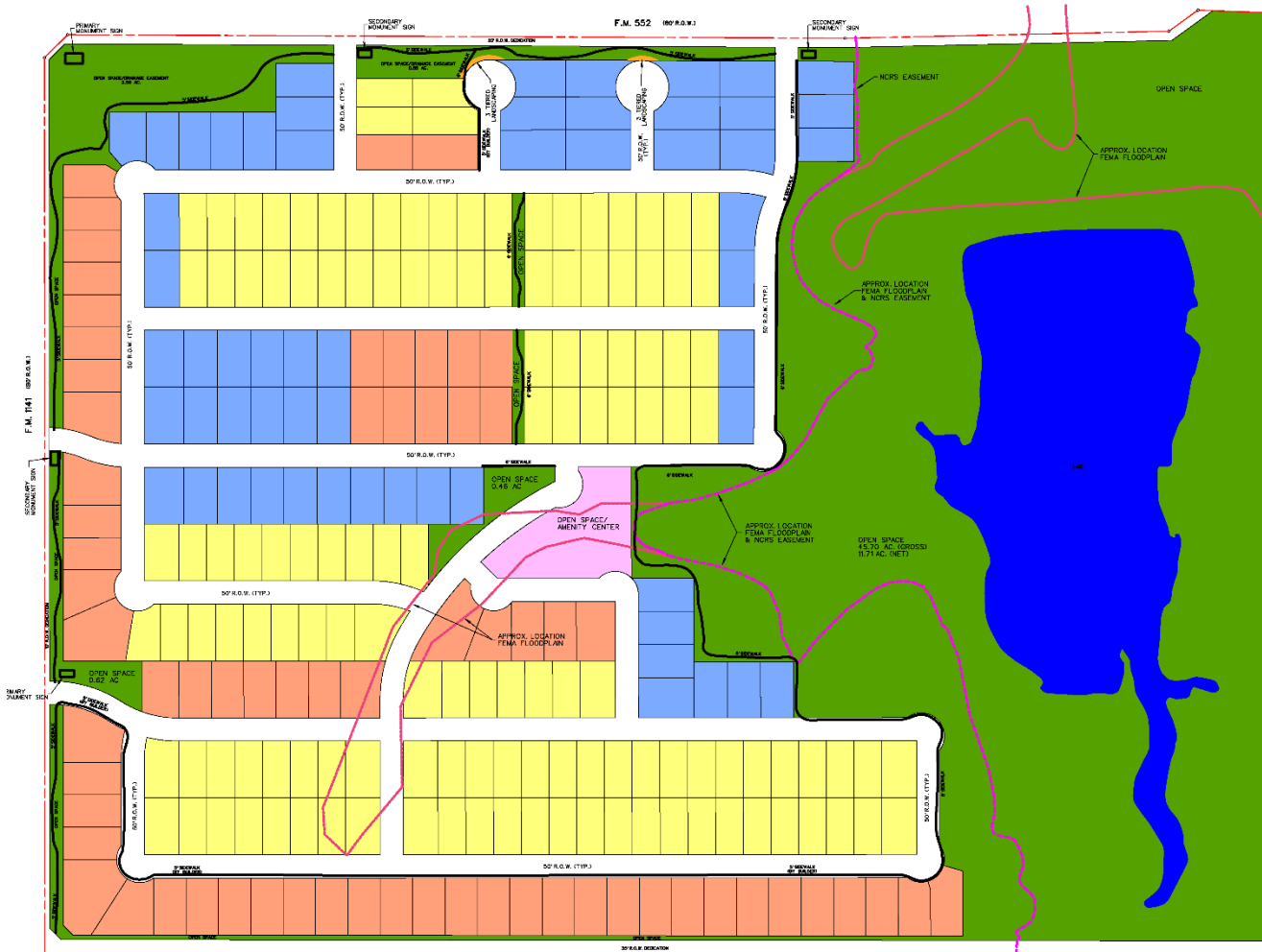
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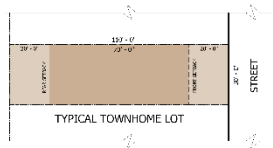
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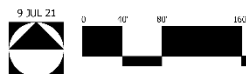




Data Summary			
	Townhome Lots (30' x 100')	36 Lots	2.77 ac.
	Open Space	37.8%	2.60 ac.
	R.O.W		1.51 ac.
	TOTAL	36 Lots	6.88 ac.

Applicant:
INFRASTRUK CAPITAL PARTNERS, LLC
715 South Oak St. #100
Savannah, Texas 76162
817-464-9323

Planner:
 SAGE GROUP, INC.
Hester Blanton
Landscape Architecture
220 E. Central Ave. Ste. 200
Savannah, Texas 76162
(817) 464-9323



TAN HATCH INDICATES GARAGE IS AT GRADE ON THE UPPER FLOOR
 BLUE HATCH INDICATES GARAGE IS AT GRADE ON THE LOWER FLOOR
VISITOR PARKING - 23 SPOTS

Marina Village - Rockwall

Rockwall, Rockwall County, Texas

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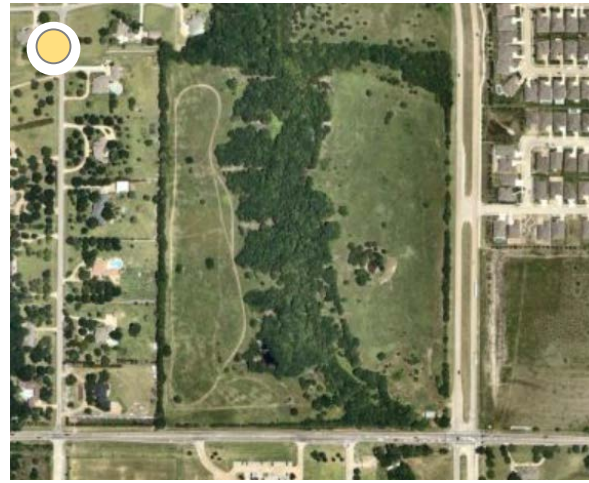
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EMERSON FARMS

LOTS: 107

LOT SIZES: 43,560 SF

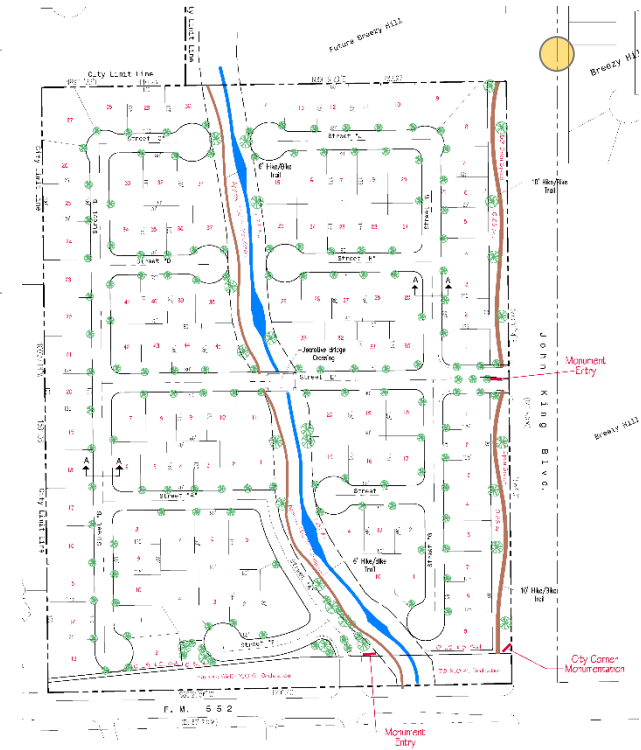
OPEN SPACE: 20.00%

SADDLE STAR NORTH

LOTS: 109

LOT SIZES: 8,750 SF – 12,500 SF

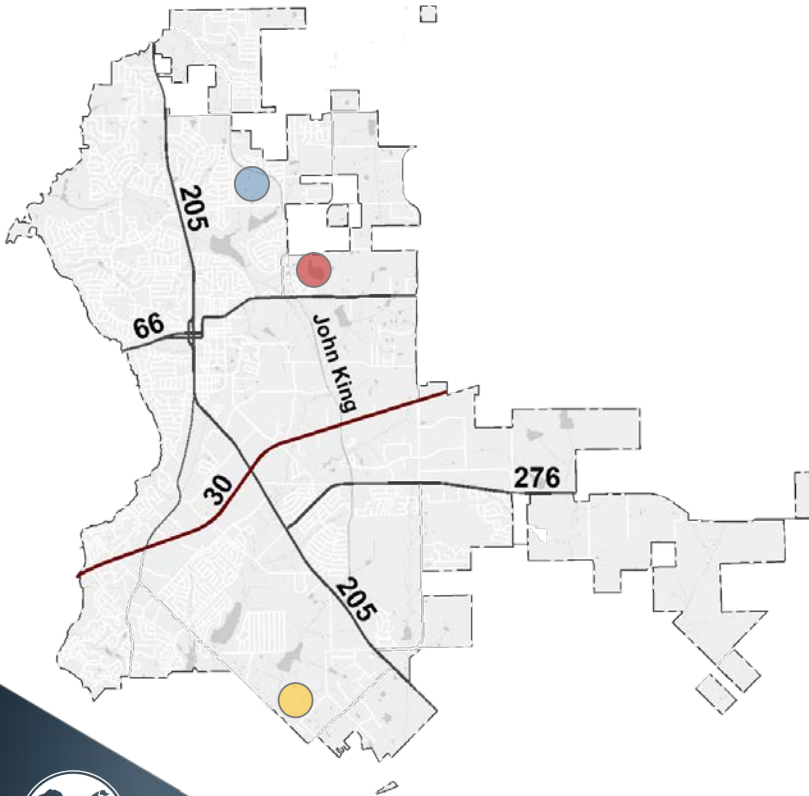
OPEN SPACE: 12.59%



CITY OF ROCKWALL GROWTH RATE, 2020-2022

PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT (NCTCOG)

YEAR	POPULATION	GROWTH RATE
2020	47,251	X
2021	48,010	1.61%
2022	49,300	2.69%



THE TERRACES

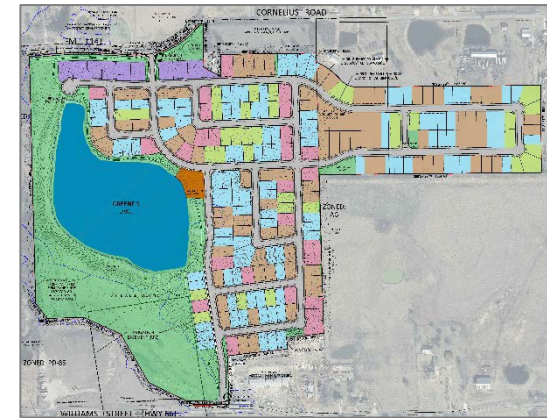
LOTS: 263

LOT SIZES: 7,200 SF – 13,000 SF

OPEN SPACE: 29.71%

AMENITY CENTER: YES

CITY PARK: YES



PARK HILLS

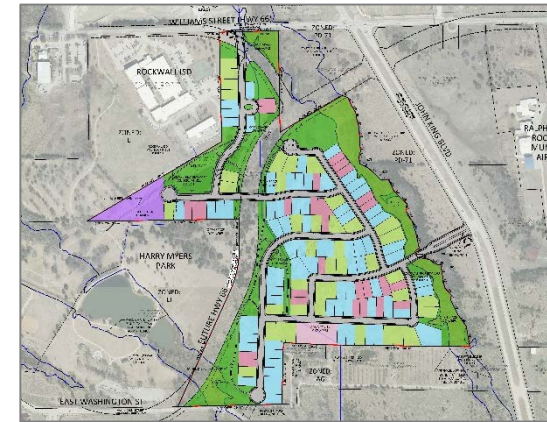
LOTS: 144

LOT SIZES: 6,000 SF – 8,400 SF

OPEN SPACE: 27.51%

AMENITY CENTER: YES

CITY PARK: NO



QUAIL HOLLOW

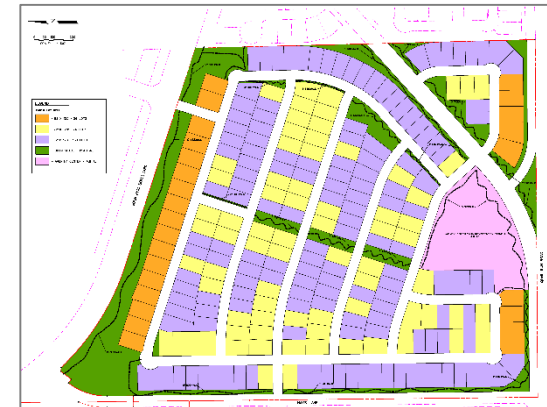
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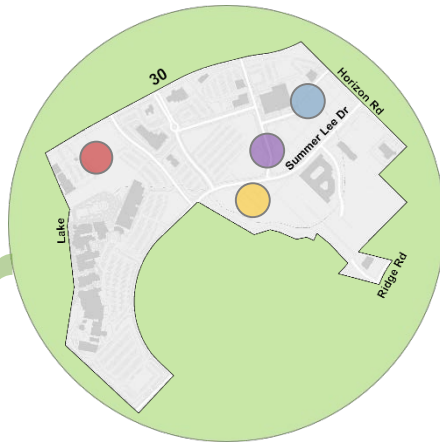
LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO





● HARBOR VILLAGE CONDOMINIUMS

NUMBER OF UNITS: 375

STATUS: COMPLETE/LEASING



● HARBOR HILLS RESIDENCE

NUMBER OF UNITS: 265

STATUS: UNDER CONSTRUCTION



● HARBOR RESIDENCES

NUMBER OF UNITS: 176

STATUS: ENTITLED

● SUNSET RIDGE RESIDENCES

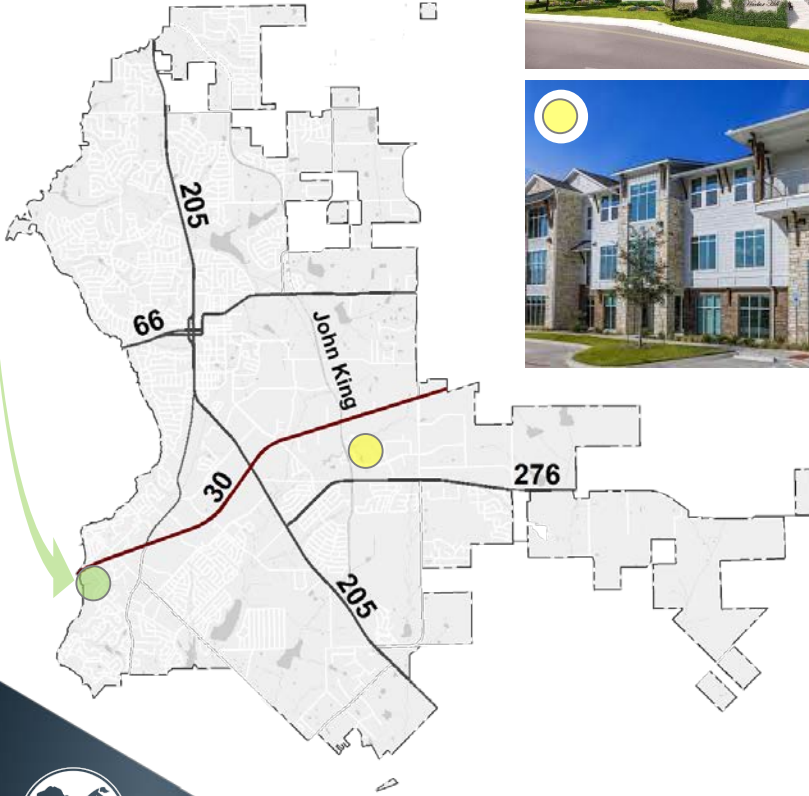
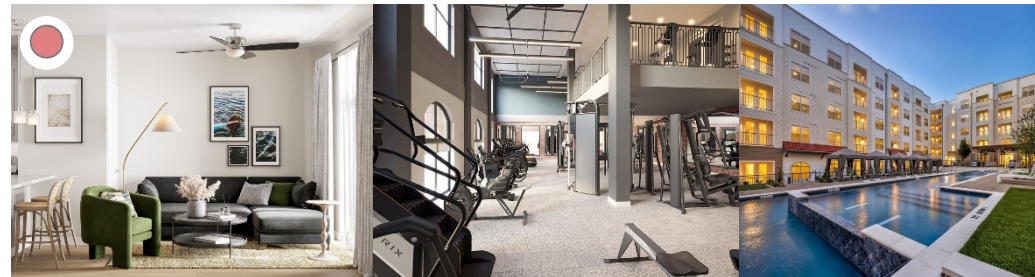
NUMBER OF UNITS: 42

STATUS: ENTITLED

● THE ROYALTON AT ROCKWALL DOWNES

NUMBER OF UNITS: 590

STATUS: UNDER CONSTRUCTION



INFORMATION AVAILABLE ONLINE

- ONLINE MAPS
- DEMOGRAPHICS
- DEVELOPMENT CASES
- UTILITY INFORMATION
- TAKELINE LEASING INFORMATION
- CODES AND LONG RANGE PLANNING DOCUMENTS
- SUBDIVISION PLATS



[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEMOGRAPHICS/BUILDING-PERMITS](https://sites.google.com/site/rockwallplanning/demographics/building-permits)

[HTTPS://DATA2018-01-24T211534446Z-ROCKWALL.OPENDATA.ARCGIS.COM/](https://data2018-01-24t211534446z-rockwall.opendata.arcgis.com/)



ADDITIONAL ONLINE TOOLS | WWW.ROCKWALL.COM



QUESTIONS?