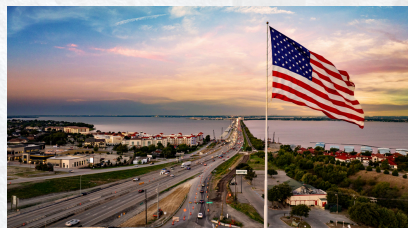


# ROCKWALL | TX



WHERE OPPORTUNITIES ARE AS  
**INFINITE**  
AS THE VIEWS

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**ROCKWALL**  
Economic Development Corporation

# ROCKWALL OFFERS A SUITE VIEW FOR YOUR CLASS A OFFICE DEVELOPMENT

Rockwall stands as a hidden gem in North Texas, offering an unparalleled opportunity for your relocation or expansion. Its highly educated residential population ensures you attract and retain top talent thanks to a vibrant community, A-rated public schools, and reasonably priced housing. The serene Lake Ray Hubbard enhances Rockwall's appeal, promising a unique and inspiring setting for your office.

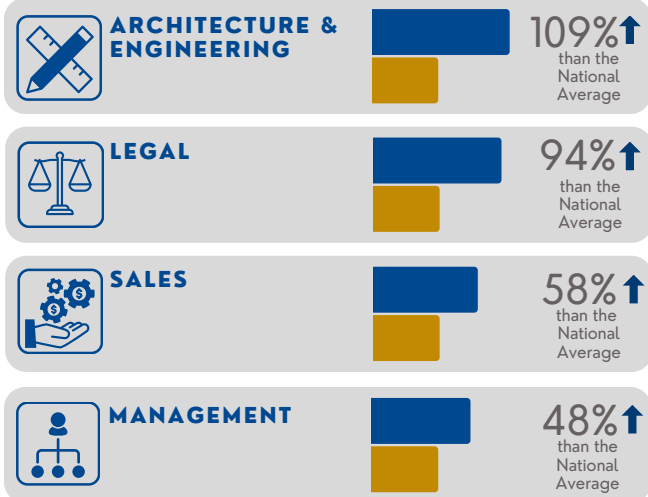


Source: JobsEQ 2024Q2



**INTERESTED IN BUILD TO SUIT?**  
Call Us Now to Learn More

## PROFESSIONAL CONCENTRATIONS OF ROCKWALL RESIDENTS



Source: Data USA 2022

In 2024, the Rockwall EDC acquired two premier Class A Office sites - each with easy access to I-30, adjacent restaurant and retail amenities, and the potential for breathtaking lake views unrivaled in DFW. Both sites offer 10+ acres and can support 240,000 SF of Class A office space, with height limitations of 90-120 feet. The REDC is currently designing infrastructure improvements in 2025, all with the goal of making the sites as shovel-ready as possible.

## REDC-OWNED OFFICE CAMPUS LOCATIONS

### Concept Site Plan - La Jolla Site



### Concept Site Plan - Ridge Site



For more information visit us online at [www.rockwalledc.com](http://www.rockwalledc.com)

# ROCKWALL HAS MANUFACTURED AN INDUSTRIAL CLIMATE UNRIVALED IN DFW

Rockwall is home to an assortment of industries, including advanced manufacturing, aerospace and defense, food processing, and packaging. The Rockwall EDC's 550-acre Technology Park offers shovel-ready land to relocating and expanding businesses. Additionally, 1.1M SF of speculative light industrial space has been added recently or is in the development

pipeline, with over 600,000 SF available for lease in 2025.

**AVAILABLE LAND**  
 **Call Us Now to Learn More**



## INDUSTRIAL WORKFORCE SURROUNDING ROCKWALL

Number of Workers within a 45-Minute Drive and Average Salary in Rockwall\*

55,345	Laborers and Freight, Stock, and Material Movers, Hand	\$38,000
30,600	Assemblers and Fabricators	\$42,700
12,969	Packers and Packagers, Hand	\$34,200
11,151	Food Processing Workers	\$32,200
10,755	First Line Supervisors of Production and Operating Workers	\$66,400
7,735	Welders, Cutters, Solderers, and Brazers	\$51,900
4,825	Packaging and Filling Machine Operators and Tenders	\$36,000

Source: JobsEQ, 2024Q3  
 \*Wages are representative of Rockwall County

## ROCKWALL'S INDUSTRY CONCENTRATIONS



Source: JobsEQ, 2024Q3



**OVER 190,000 MANUFACTURING WORKERS WITHIN A 45-MINUTE DRIVE OF ROCKWALL**

# WHY CHOOSE ROCKWALL?



Rockwall's Violent Crime Rate is more than 70% lower than the state and national averages.

**70%  
LOWER**

**LOWEST IN METROPLEX**

**Consolidated Tax Rate  
\$1.52905**  
per \$100 Valuation

Rockwall has the lowest consolidated tax rate in DFW for cities above 10,000 population.

51.6% of Rockwall residents hold a Bachelor's Degree or higher compared to Texas' Average of only 34%

**ROCKWALL SAFETY STATS**

Source: TEA Accountability Ratings & JobsEQ

Source: Areavibes.com

**ROCKWALL COUNTY RANKS IN TOP 25 FOR MOST PAYCHECK FRIENDLY PLACES IN THE U.S.**

Though Rockwall County is the smallest county in Texas, based on land area, Rockwall delivers a lot of bang for your buck.

- Ranked #10 in the state in 2024
- Ranked #24 out of 3,143 counties in the U.S. in 2024



Source: SmartAsset.com

## ROCKWALL COUNTY HOUSING MARKET



\$185 per square foot - 2024 Average

\$435,000 - 2024 Median Sale Price

HOUSING COSTS ARE:

**12%** ↓ than Collin County in DFW

Source: MetroTex MLS

52,918 Population - City  
131,307 Population - County

Rockwall's Median Household Income is \$114,926

## HOUSING DEVELOPMENTS

Rockwall has 21 neighborhoods, master-planned communities, or active adult subdivisions developing, planned, or under zoning consideration as of 2024. This has resulted in 1,693 vacant platted lots being available for purchase or construction, and 1,276 entitled unplatted lots. Additionally, according to Costar, there are 8,000 multi-family rental units existing or under construction within a 15-minute drive of Rockwall.

## ROCKWALL IS SURROUNDED BY THE 23,000-ACRE LAKE RAY HUBBARD

The lake offers a multitude of recreational opportunities, and is flanked by the Harbor District, full of shopping and dining experiences, and stunning lake-front homes.



**#2**

**FASTEST GROWING COUNTY IN THE UNITED STATES**

DFW is the Largest-Gaining U.S. Metro Area in 2023

Source: U.S. Census Bureau. Based on annual percent growth for counties with populations of 20,000 or more.

## DRIVING DISTANCE TO DFW

