

DEMOGRAPHICS & DEVELOPMENT

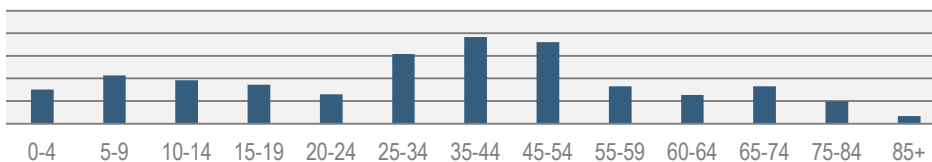
NOON ROTARY CLUB | JUNE 6, 2024

PLANNING AND ZONING DEPARTMENT | ROCKWALL TEXAS

- ▶ POPULATION: 52,918 (5)
- ▶ MEDIAN INCOME: \$112,682 (2)
- ▶ PER CAPITA INCOME: \$50,813 (2)
- ▶ POPULATION BY GENDER: (2)
 - MALE: 49.10%
 - FEMALE: 50.90%

- ▶ POPULATION UNDER 65: 83.00% (2)
- ▶ POPULATION UNDER 18: 23.60% (2)
- ▶ AVERAGE TRAVEL TIME TO WORK: 33.39-MINUTES (5)
- ▶ GRADUATION RATE FOR RISD: 99.00% (3)
- ▶ BACHELORS DEGREE OR HIGHER (25+): 52.60% (2)
- ▶ HOUSING UNITS: 18,748 (4)
 - OWNER OCCUPIED: 13,667 (72.90%)
 - RENTER OCCUPIED: 4,008 (21.38%)
 - VACANT: 1,073 (5.72%)
- ▶ HOUSING DENSITY: 2.883 DU/AC (1)
- ▶ NUMBER OF BUSINESSES: 2,393 (2)
- ▶ EMPLOYEES: 27,598 (2)

AGE BY COHORT (5)



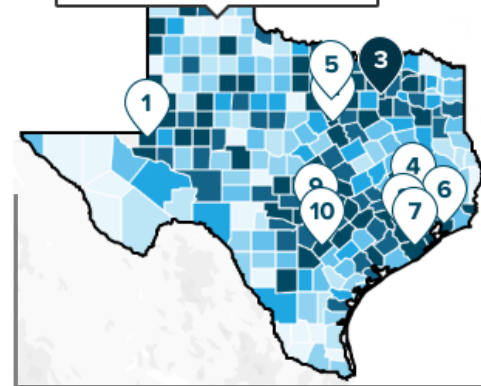
SOURCES:

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



Rockwall, TX

State rank: 3
 National rank: 11
 County, State: Rockwall, TX
 Median Income: \$121,303
 Cost of Living: \$71,932



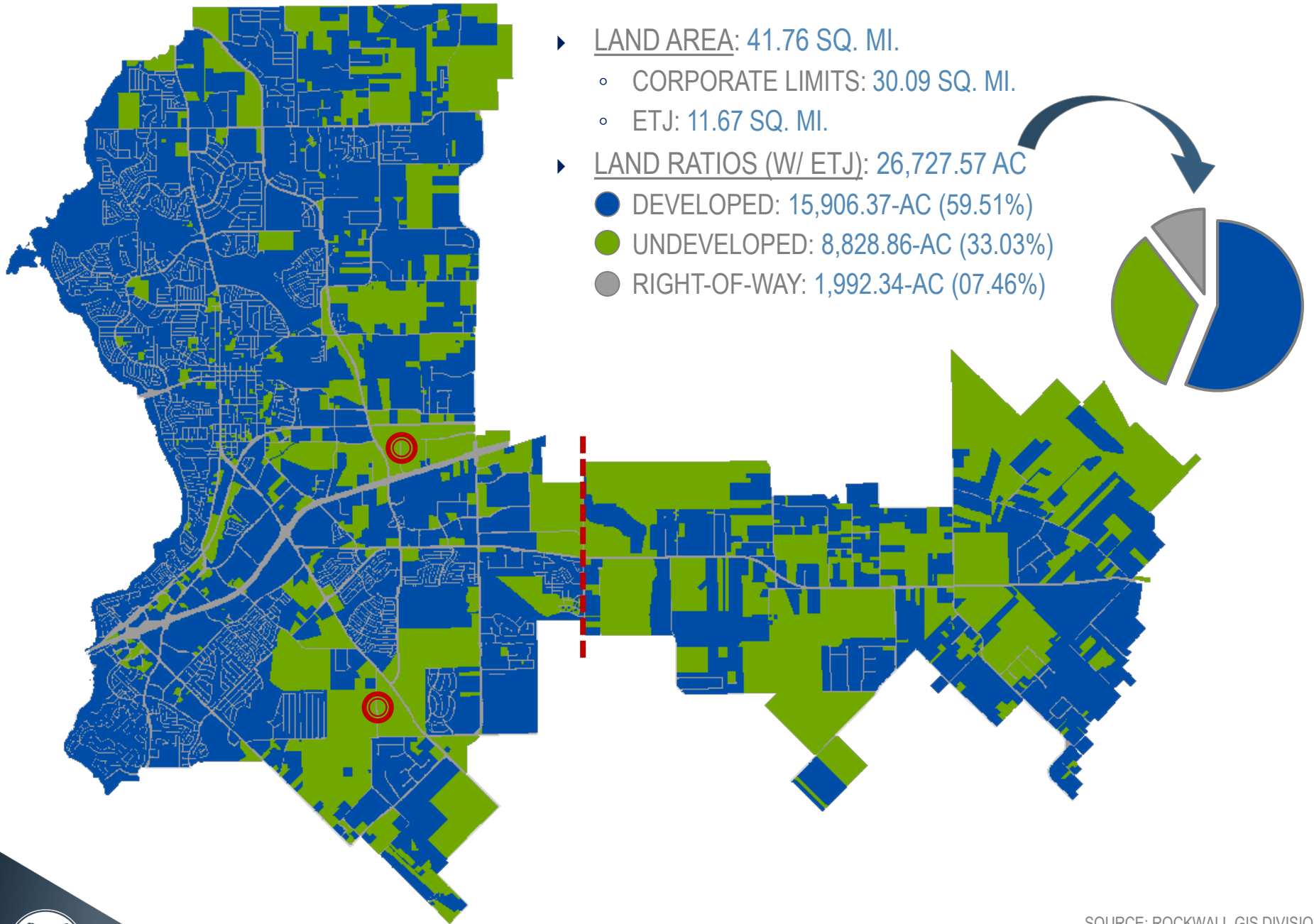
SOURCE: SMARTASSET; PLACES WITH THE MOST FAVORABLE COST OF LIVING IN TEXAS 2024

A+ Overall Niche Grade

A+ Public Schools	B Crime & Safety
B+ Housing	B Nightlife
A+ Good for Families	A- Diversity
A+ Jobs	B+ Weather
B Cost of Living	B+ Health & Fitness
B Outdoor Activities	B- Commute

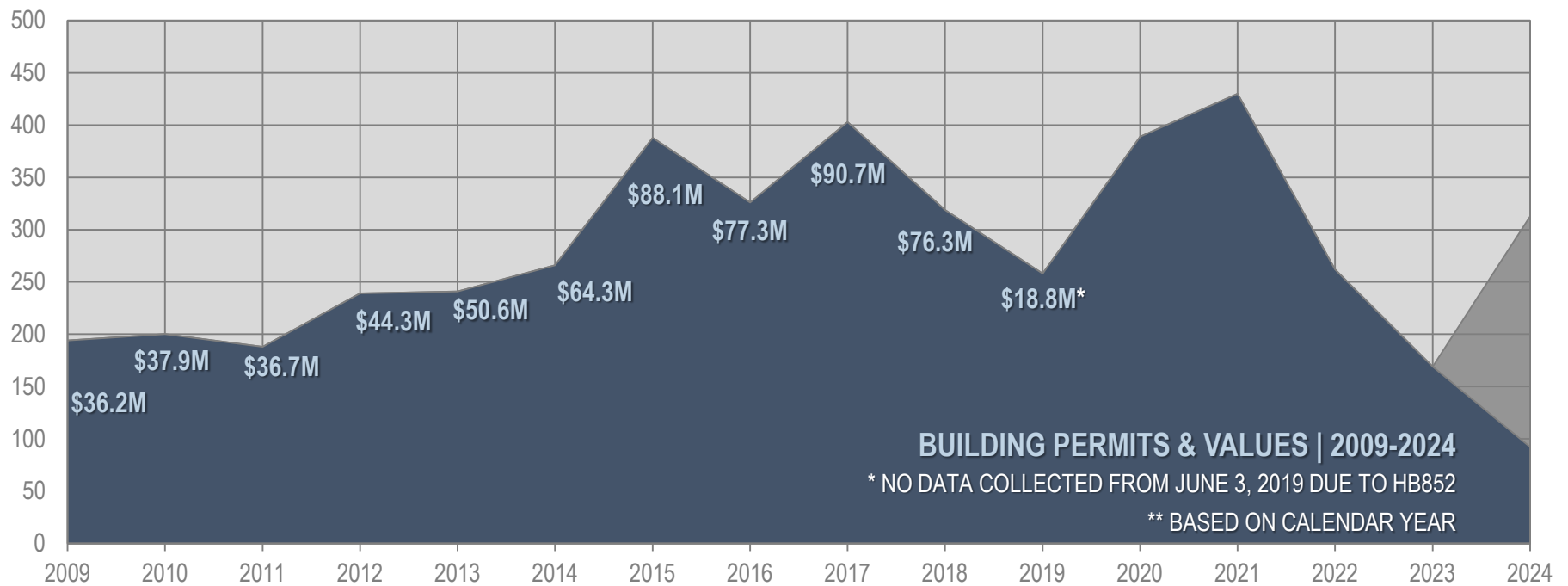
SOURCE: NICHE.COM; COMMUNITY REPORT CARD





SOURCE: ROCKWALL GIS DIVISION





RESIDENTIAL LOTS/BUILDING PERMITS

TOTAL VACANT PLATTED LOTS: 1,693

- LOTS IN NEW SUBDIVISIONS: 1,318
- LOTS IN EXISTING SUBDIVISIONS: 375
- AVERAGE PERMITS PER YEAR: 285

VACANT LOTS TO AVERAGE PERMIT RATIO: ~5.94 YEARS

ENTITLED, UNPLATTED LOTS: 1,276

ROCKWALL COUNTY GROWTH RATE

PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT (NCTCOG) POPULATION EST.

	ROCKWALL	ROYSE CITY	FATE	HEATH
2018	3.90%	4.50%	16.30%	4.60%
2019	0.80%	2.80%	12.80%	4.30%
2020	2.00%	6.40%	11.50%	3.90%
2021	1.60%	19.40%	15.40%	0.00%
2022	2.70%	19.70%	14.00%	0.30%
2023	3.60%	6.20%	8.30%	4.80%

RED: HIGHEST GROWTH RATE PER YEAR | GREEN: CENSUS ADJUSTMENT YEAR





BREEZY HILL SUBDIVISION

PHASE 11 | VACANT LOTS: 9

ALL OTHER PHASES | VACANT LOTS: 3

SADDLE STAR SUBDIVISION

PHASE 1 | VACANT LOTS: 6

PHASE 2 | VACANT LOTS: 77

GIDEON GROVE SUBDIVISION

PHASE 2 | VACANT LOTS: 30

NORTHGATE SUBDIVISION

VACANT LOTS: 10

THE HIGHLANDS SUBDIVISION

VACANT LOTS: 9

PARK PLACE SUBDIVISION

PHASE 3 | VACANT LOTS: 23

PHASE 4 | VACANT LOTS: 5

THE STANDARD SUBDIVISION

PHASE 2 | VACANT LOTS: 26

WHISPER ROCK SUBDIVISION

VACANT LOTS: 9

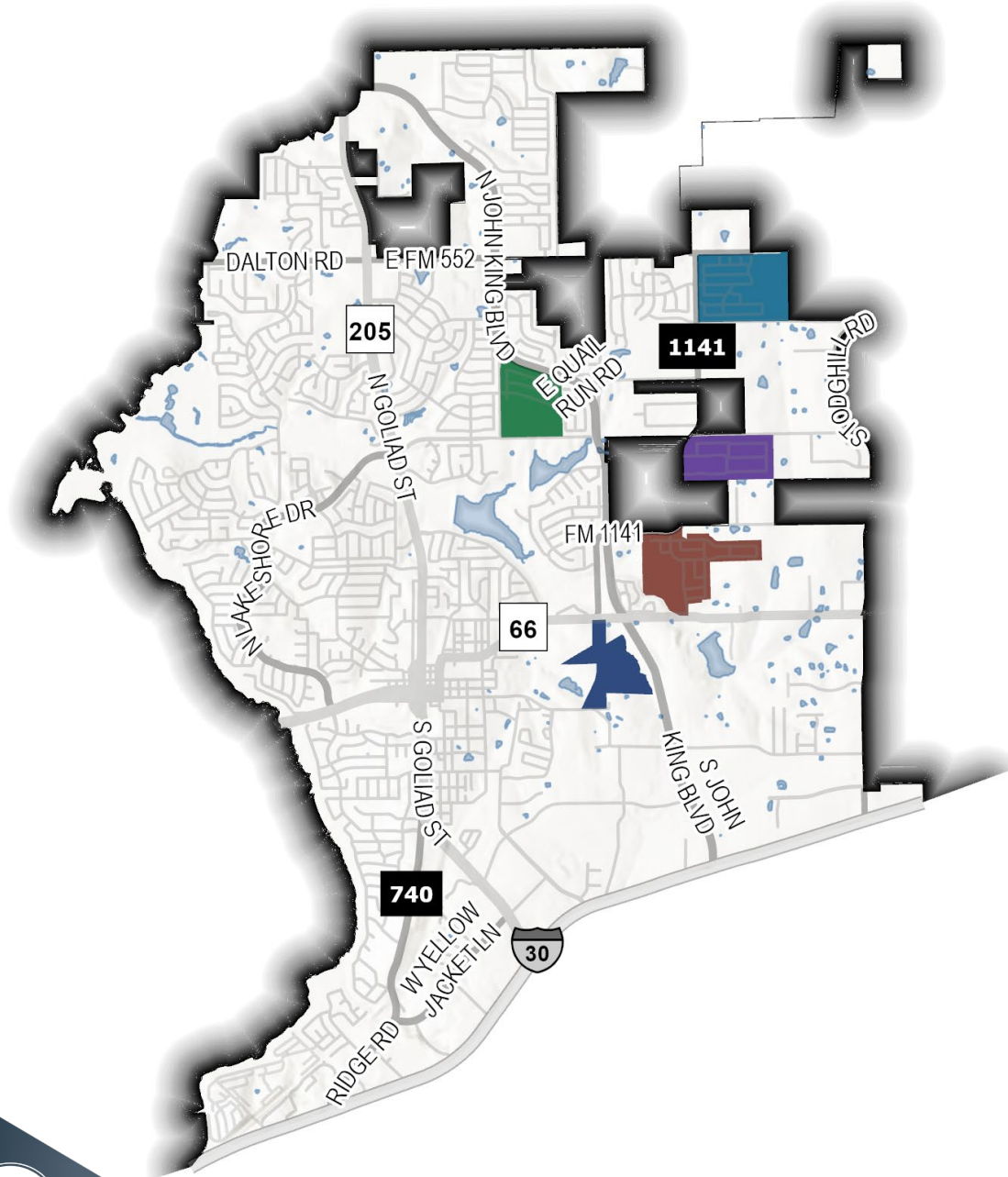
SOMERSET PARK SUBDIVISION

PHASE 2 | VACANT LOTS: 166

TERRACINA SUBDIVISION

PHASE 1 | VACANT LOTS: 63





NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

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



NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

LOT SIZES: 7,200 SF – 13,000 SF

OPEN SPACE: 29.71%

AMENITY CENTER: YES

CITY PARK: YES

PARK HILLS

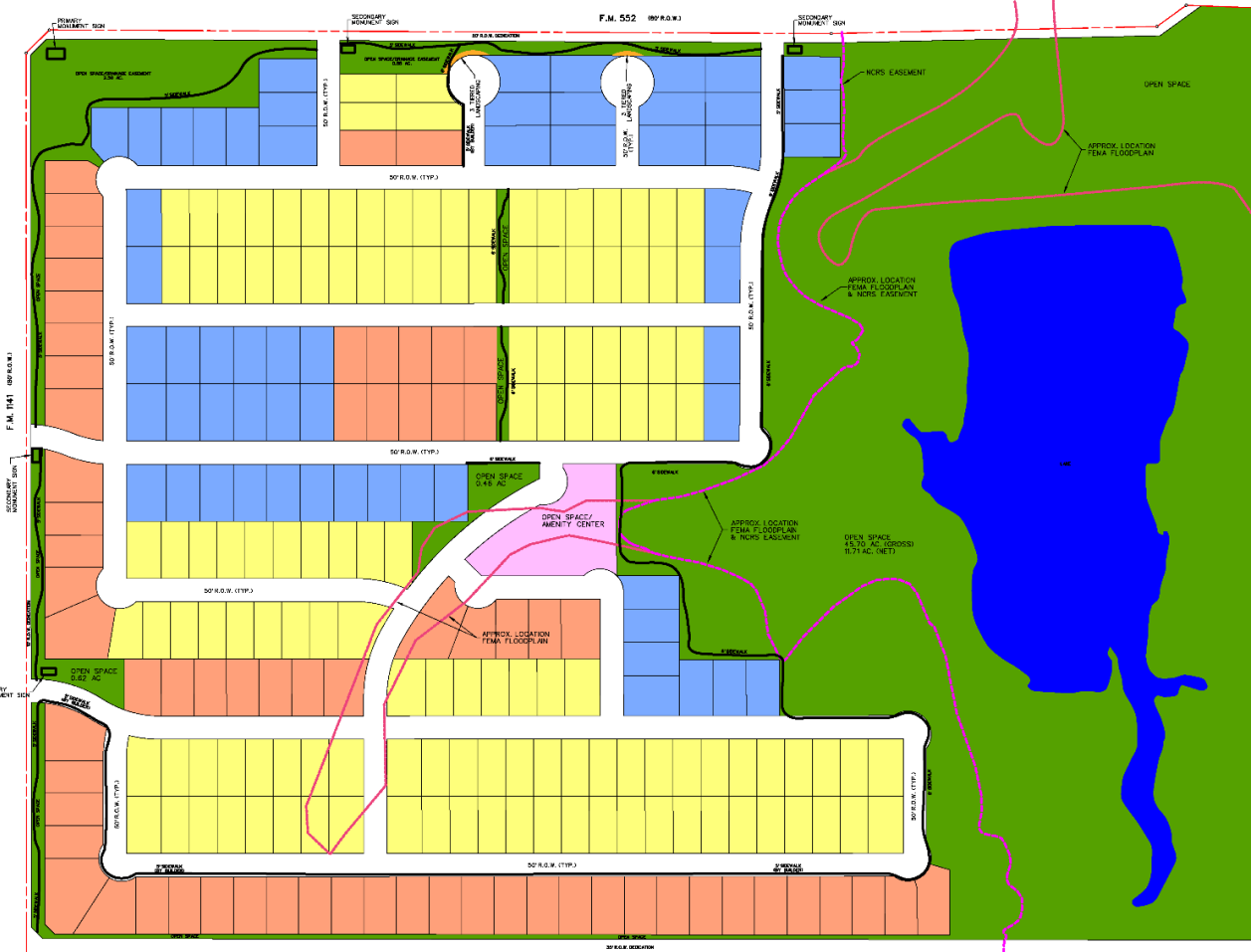
LOTS: 144

LOT SIZES: 6,000 SF – 8,400 SF

OPEN SPACE: 27.51%

AMENITY CENTER: YES

CITY PARK: NO





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

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





NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

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





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

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



CITY PARK: NO





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

LOT SIZES: 7,200 SF – 13,000 SF

OPEN SPACE: 29.71%

AMENITY CENTER: YES

CITY PARK: YES

PARK HILLS

LOTS: 144

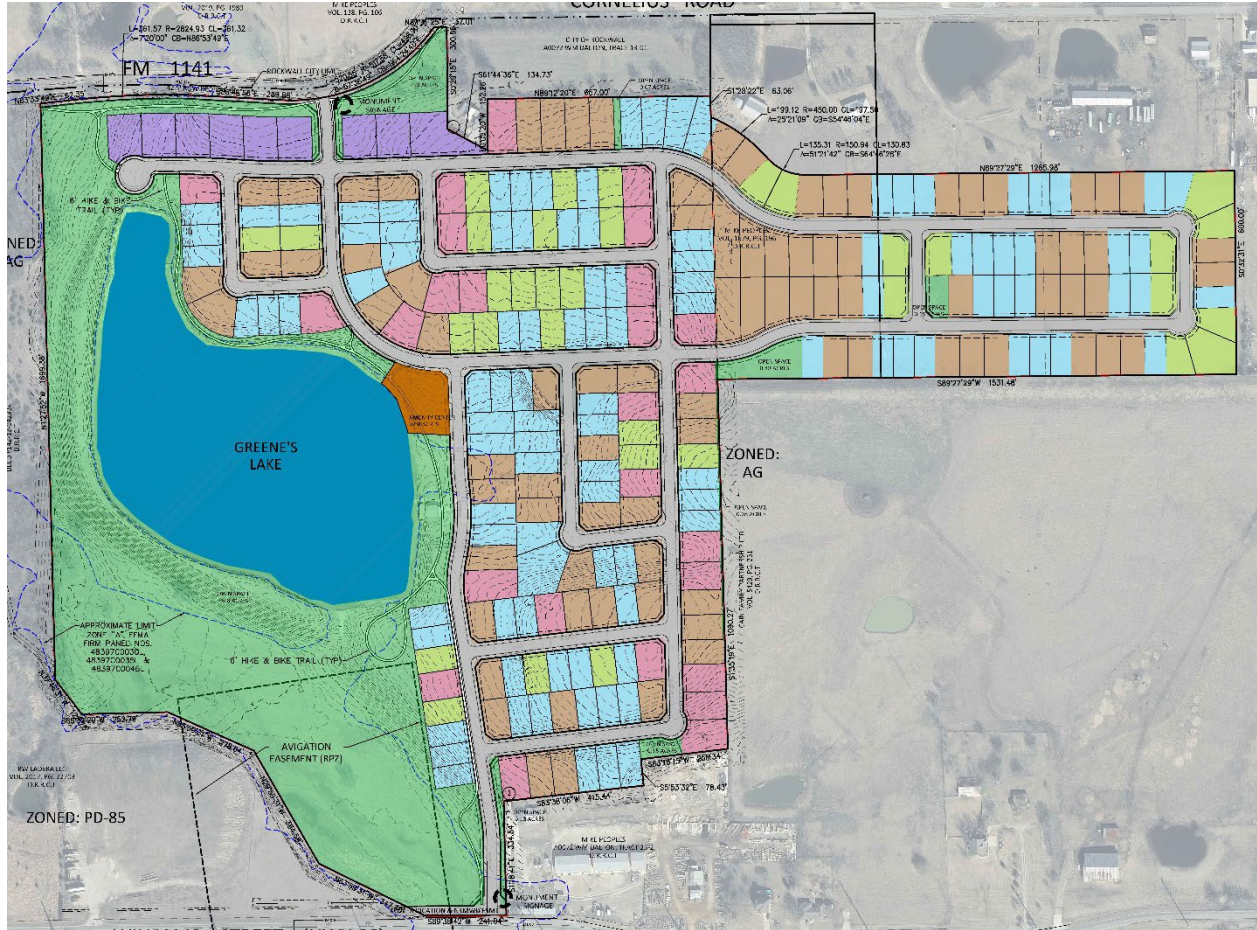
LOT SIZES: 6,000 SF – 8,400 SF

OPEN SPACE: 27.51%

AMENITY CENTER: YES

CITY PARK: NO





NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

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





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

LOT SIZES: 7,200 SF – 13,000 SF

OPEN SPACE: 29.71%

AMENITY CENTER: YES

CITY PARK: YES

PARK HILLS

LOTS: 144

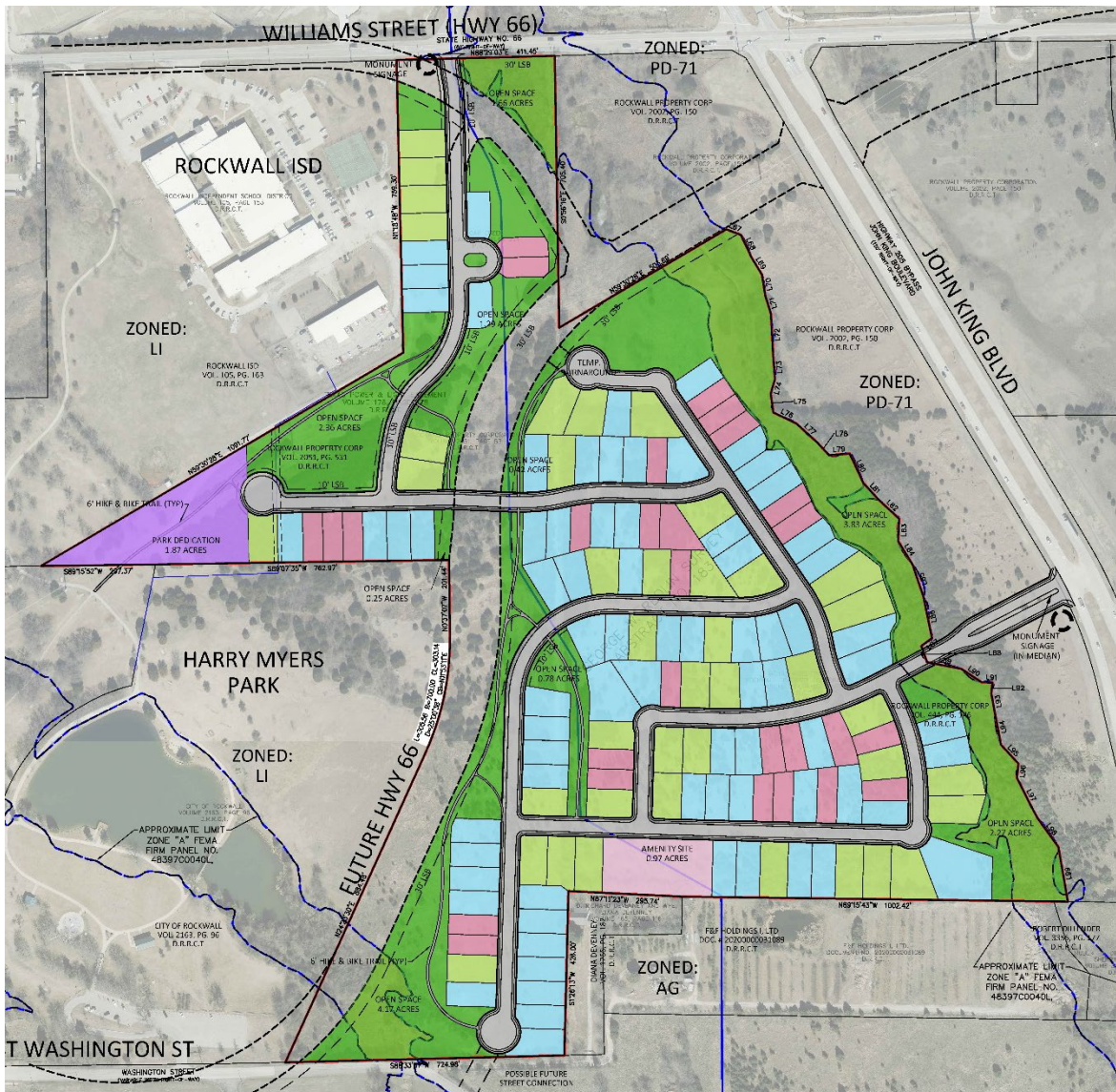
LOT SIZES: 6,000 SF – 8,400 SF

OPEN SPACE: 27.51%

AMENITY CENTER: YES

CITY PARK: NO





NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

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





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

PHASE 1: 139

LOT SIZES: 7,440 SF – 10,250 SF

OPEN SPACE: 20.12%

AMENITY CENTER: YES

CITY PARK: NO

WINDING CREEK

LOTS: 132

LOT SIZES: 16,000 SF

OPEN SPACE: 20.02%

THE TERRACES

LOTS: 263

PHASE 1: 188

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



DISCOVERY LAKES SUBDIVISION

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%

SOUTHSIDE HILLS SUBDIVISION

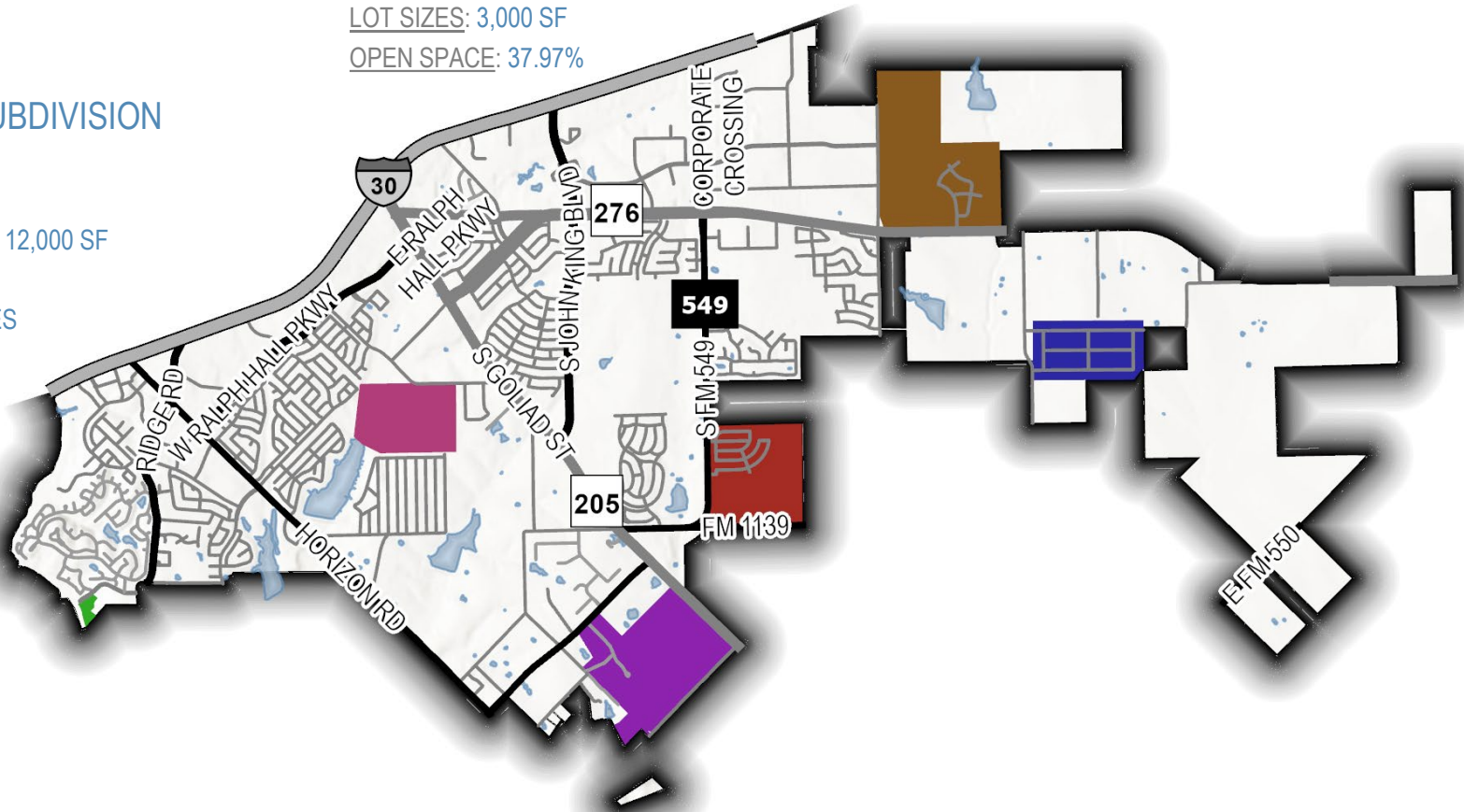
LOTS: 384

LOT SIZES: 7,200 SF – 43,560 SF

OPEN SPACE: 27.20%

AMENITY CENTER: YES

PUBLIC PARK: YES



[illegible]

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

DISCOVERY LAKES SUBDIVISION

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

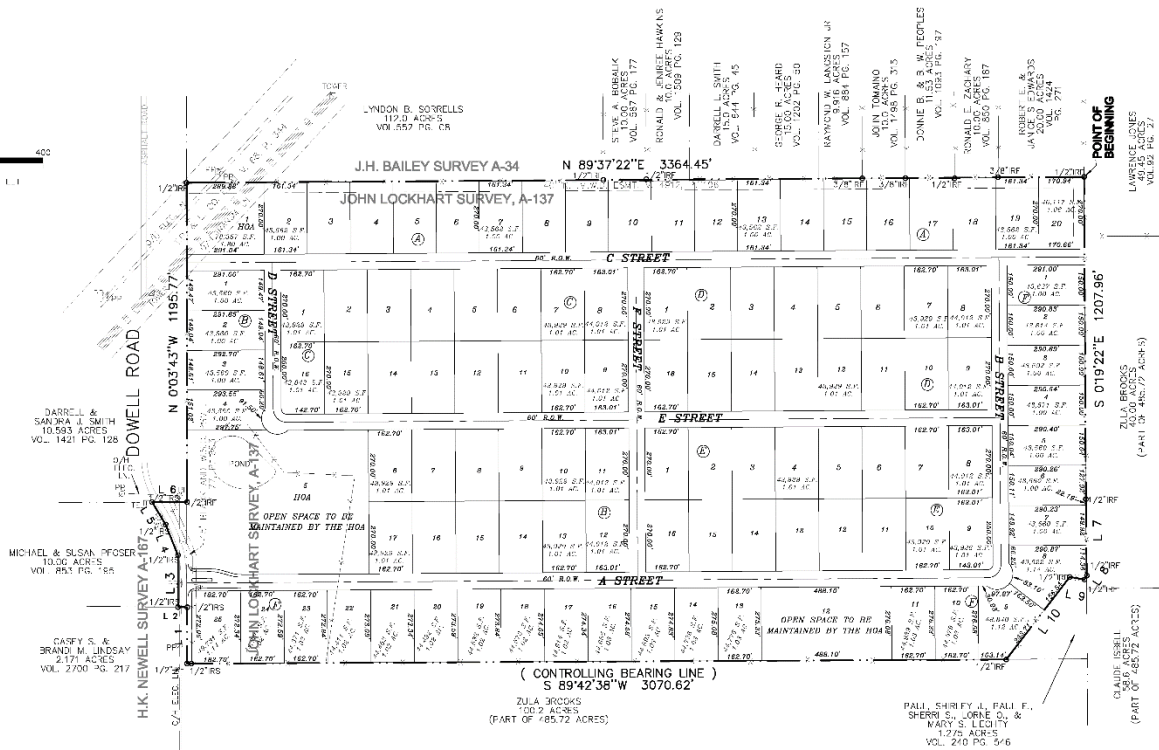
MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%





DISCOVERY LAKES SUBDIVISION

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

DISCOVERY LAKES SUBDIVISION

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%



DISCOVERY LAKES SUBDIVISION

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

DISCOVERY LAKES SUBDIVISION

LOTS: 428

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%



DISCOVERY LAKES SUBDIVISION

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

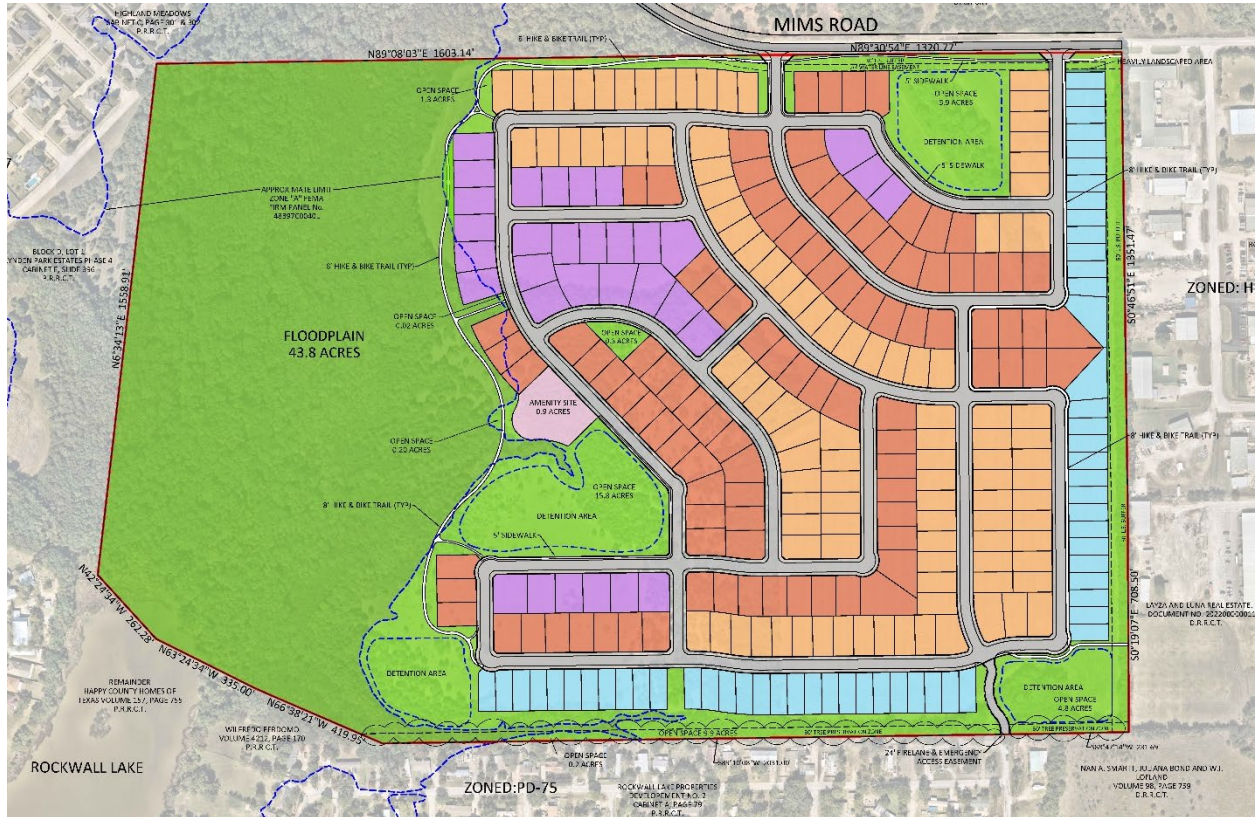
PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

DISCOVERY LAKES SUBDIVISION

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

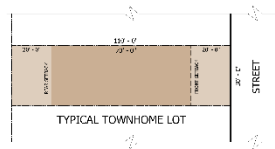
MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%

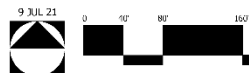




Data Summary			
	Townhome Lots (30' x 100')	36 Lots	2.77 ac.
	Open Space	37.8%	2.60 ac.
	R.O.W		1.51 ac.
	TOTAL	36 Lots	6.88 ac.

Applicant:
 INVAESTRAH CAPITAL PARTNERS, LLC
 111 South Oak St., #200
 Carrollton, Texas 75006
 972/464-9323

Planner: **SAGE GROUP, INC.**
 10000 Park 10
 Suite 200
 Carrollton, Texas 75006
 972/464-9323



Marina Village - Rockwall

Rockwall, Rockwall County, Texas



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

DISCOVERY LAKES SUBDIVISION

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%





SOURCE: NEARMAP IMAGES FROM JANUARY 16, 2024

DISCOVERY LAKES SUBDIVISION

LOTS: 289

PHASE 1 LOTS: 42

LOT SIZES: 6,600 SF – 32,670 SF

OPEN SPACE: 53.26%

AMENITY CENTER: YES

PUBLIC PARK: YES

EMERSON FARMS SUBDIVISION

LOTS: 107

LOT SIZES: 43,560 SF

OPEN SPACE: 20.00%

HOMESTEAD SUBDIVISION

LOTS: 490

PHASE 1 LOTS: 175

LOT SIZES: 7,440 SF – 12,000 SF

OPEN SPACE: 33.67%

AMENITY CENTER: YES

PUBLIC PARK: YES

PEACHTREE SUBDIVISION

LOTS: 292

PHASE 1: 148

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

AMENITY CENTER: YES

PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%



SOUTHSIDE HILLS SUBDIVISION

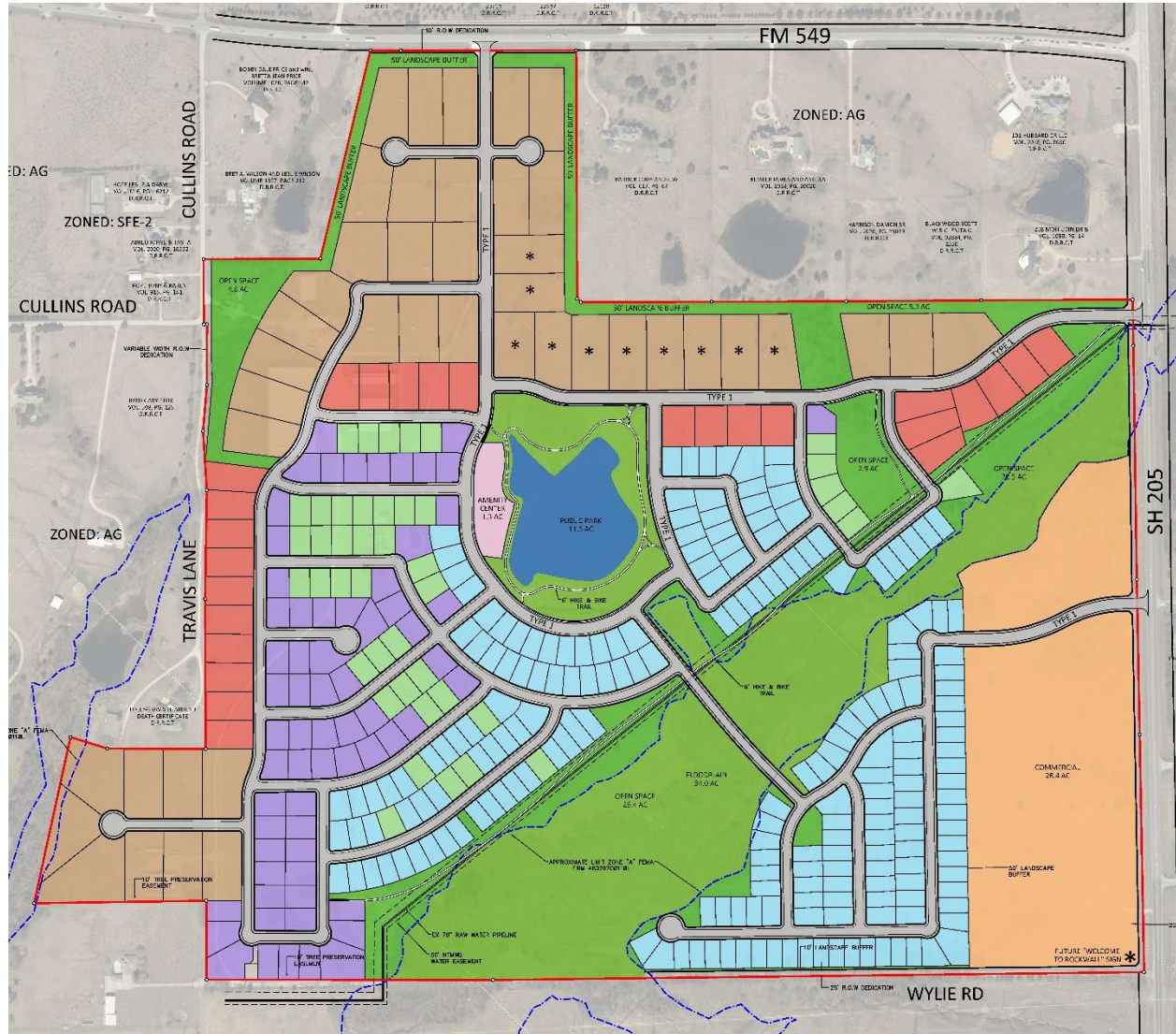
LOTS: 384

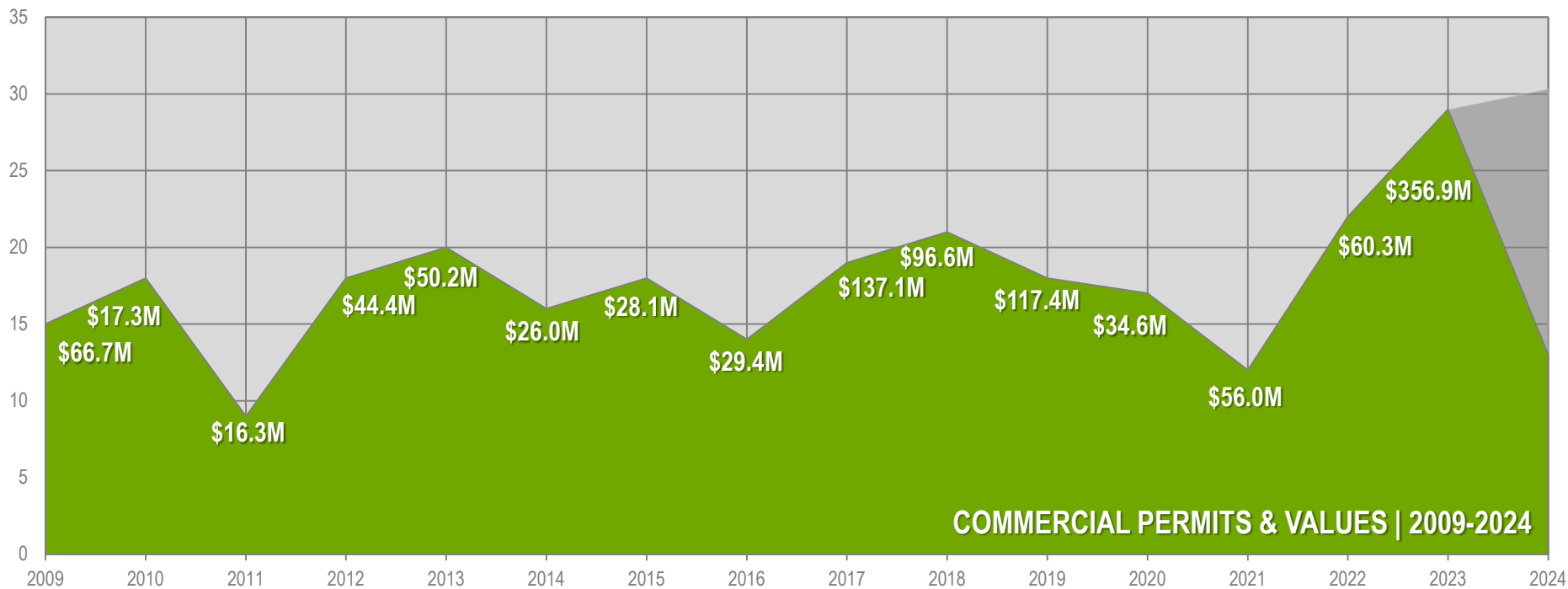
LOT SIZES: 7,200 SF – 43,560 SF

OPEN SPACE: 27.20%

AMENITY CENTER: YES

PUBLIC PARK: YES





COMMERCIAL BUILDING PERMITS

AVERAGE PERMITS PER YEAR: 17

AVERAGE PERMIT VALUE (LAST 10-YRS): \$4,240,318.99

PERMITS THIS YEAR: 13

AVERAGE PERMIT VALUE THIS YEAR: \$1,246,261.54

NOTABLE COMMERCIAL PROJECTS

PERMITTED PROJECTS 2023-2024

- 2, 9TH GRADE CENTERS FOR RISD
- RAYBURN ELECTRIC COOPERATIVE EXPANSION
- STREAM WAREHOUSE BUILDINGS
- SEEFRIED WAREHOUSE BUILDINGS
- SPR EXPANSION
- IDP
- HEB GROCERY STORE

ENTITLED PROJECTS

- TEXAS WEDGE



INFORMATION AVAILABLE ONLINE

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



City of Rockwall, TX GIS

data2018-01-24t211534446z-rockwall.opendata.arcgis.com

City of Rockwall Geographic Information Systems

Rockwall GIS Open Data Site

What is GIS?

"A geographic information system (GIS) is a framework for gathering, managing, and analyzing data. Rooted in the science of geography, GIS integrates many types of data. It analyzes spatial location and organizes layers of information into visualizations using maps and 3D scenes. With this unique capability, GIS reveals deeper insights into data, such as patterns, relationships, and situations—helping users make smarter decisions." - esri®

GIS News

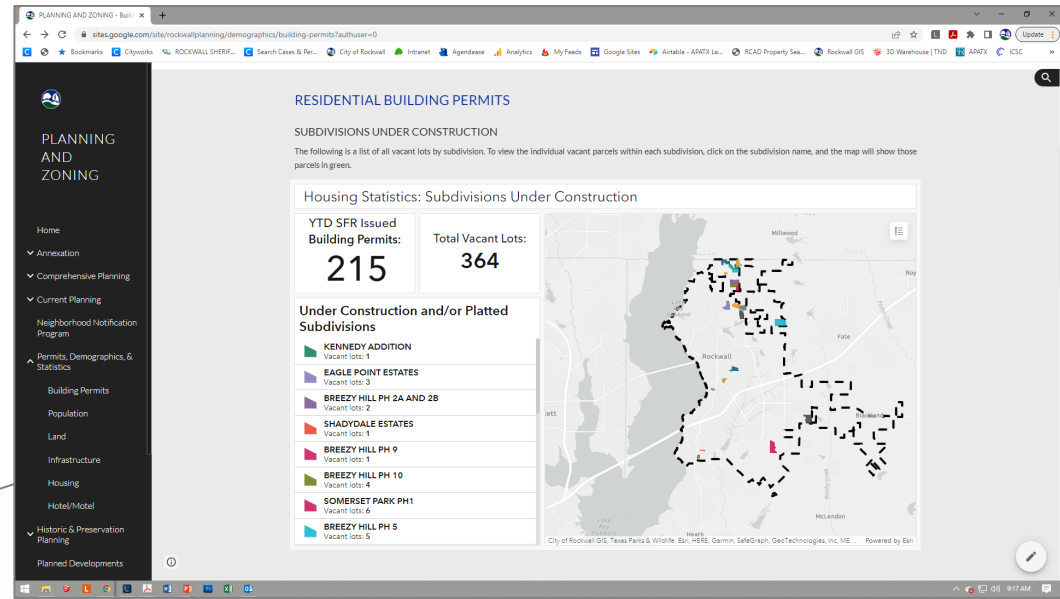
The City of Rockwall GIS strives to make accurate mapping tools available for the citizens of the City of Rockwall. You can visit one of our many interactive mapping applications to find important data relevant to our city. Download a specific brochure or even visit a page with more for...

Having GPS Issues?

Visit these websites to report mapping errors directly to the companies and organizations

Interactive Maps

- Interactive Mapping
- City Facilities
- City Parks



PLANNING AND ZONING

Home

- Annexation
- Comprehensive Planning
- Current Planning
- Neighborhood Notification Program
- Permits, Demographics, & Statistics
- Building Permits
- Population
- Land
- Infrastructure
- Housing
- Hotel/Motel
- Historic & Preservation Planning
- Planned Developments

RESIDENTIAL BUILDING PERMITS

SUBDIVISIONS UNDER CONSTRUCTION

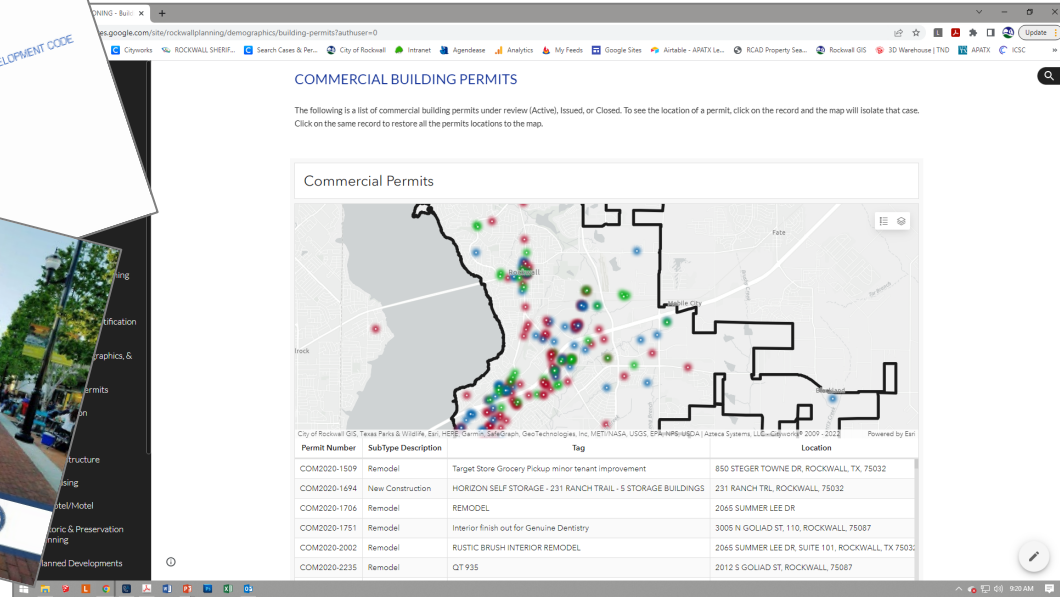
The following is a list of all vacant lots by subdivision. To view the individual vacant parcels within each subdivision, click on the subdivision name, and the map will show those parcels in green.

Housing Statistics: Subdivisions Under Construction

YTD SFR Issued Building Permits:	Total Vacant Lots:
215	364

Under Construction and/or Platted Subdivisions

- KENNEDY ADDITION
Vacant lots: 1
- EAGLE POINT ESTATES
Vacant lots: 3
- BREEZY HILL PH 2A AND 2B
Vacant lots: 2
- SHADYDALE ESTATES
Vacant lots: 1
- BREEZY HILL PH 9
Vacant lots: 1
- BREEZY HILL PH 10
Vacant lots: 4
- SOMERSET PARK PH1
Vacant lots: 6
- BREEZY HILL PH 5
Vacant lots: 5



COMMERCIAL BUILDING PERMITS

The following is a list of commercial building permits under review (Active), Issued, or Closed. To see the location of a permit, click on the record and the map will isolate that case. Click on the same record to restore all the permits locations to the map.

Commercial Permits

Permit Number	SubType Description	Tag	Location
COM2020-1509	Remodel	Target Store Grocery Pickup minor tenant improvement	850 STEGER TOWNE DR, ROCKWALL, TX, 75032
COM2020-1694	New Construction	HORIZON SELF STORAGE - 231 RANCH TRAIL - 5 STORAGE BUILDINGS	231 RANCH TRL, ROCKWALL, TX 75032
COM2020-1706	Remodel	REMODEL	2045 SUMMER LEE DR
COM2020-1751	Remodel	Interior finish out for Genuine Dentistry	3005 N GOLIAD ST, 110, ROCKWALL, TX 75087
COM2020-2002	Remodel	RUSTIC BRUSH INTERIOR REMODEL	2045 SUMMER LEE DR, SUITE 101, ROCKWALL, TX 75032
COM2020-2235	Remodel	QT 935	2012 S GOLIAD ST, ROCKWALL, TX 75087

[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?