

RESIDENTIAL DEVELOPMENT

REALTOR WORKSHOP | SEPTEMBER 26, 2023



PLANNING AND ZONING DEPARTMENT | ROCKWALL TEXAS

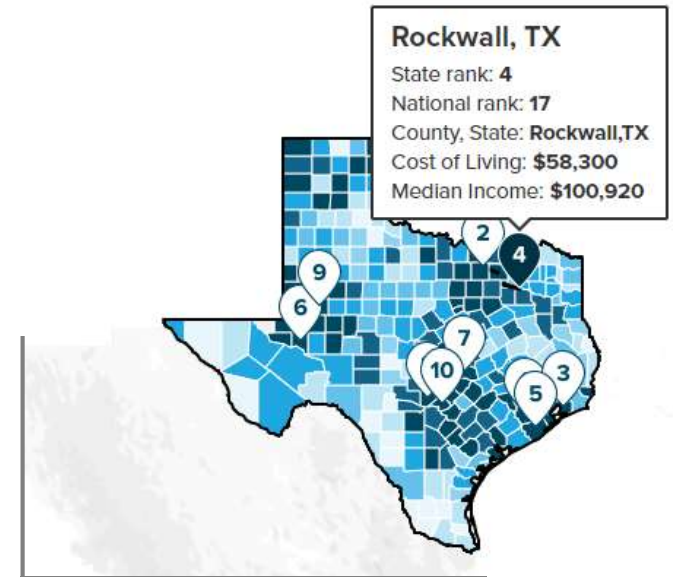
- ▶ POPULATION: 51,054 (1)
- ▶ MEDIAN INCOME: \$112,682 (2)
- ▶ PER CAPITA INCOME: \$50,813 (2)
- ▶ POPULATION BY GENDER: (2)
 - MALE: 49.07%
 - FEMALE: 50.93%

- ▶ POPULATION UNDER 65: 83.00% (2)
- ▶ POPULATION UNDER 18: 23.60% (2)
- ▶ AVERAGE TRAVEL TIME TO WORK: 32.70-MINUTES (2)
- ▶ GRADUATION RATE FOR RISD: 99.00% (3)
- ▶ BACHELORS DEGREE OR HIGHER (25+): 52.60% (2)

- ▶ HOUSING UNITS: 18,746 (2)
 - OWNER OCCUPIED: 13,666 (72.90%)
 - RENTER OCCUPIED: 4,012 (21.14%)
 - VACANT: 1,069 (5.70%)
- ▶ HOUSING DENSITY: 2.75 DU/AC (2)
- ▶ NUMBER OF BUSINESSES: 2,393 (2)
- ▶ EMPLOYEES: 25,889 (2)

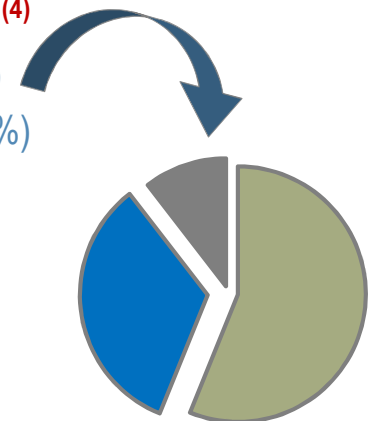
SOURCES:

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

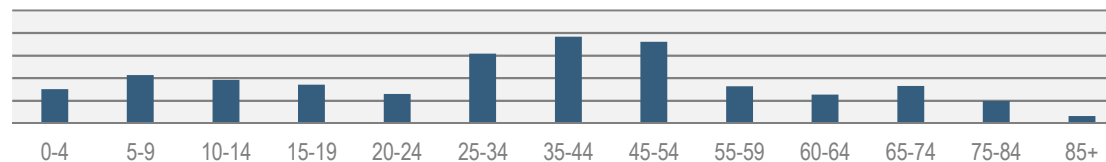


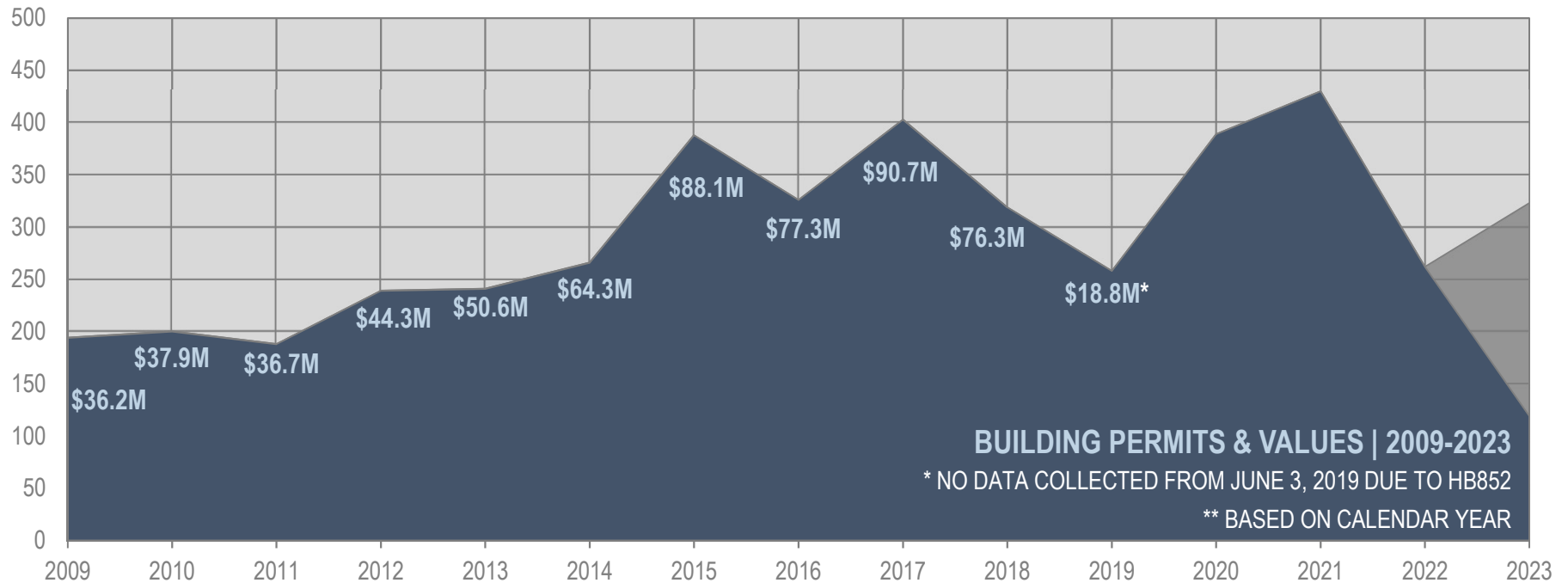
SOURCE: SMARTASSET; PLACES WITH THE MOST FAVORABLE COST OF LIVING 2023

- ▶ LAND AREA: 41.78 SQ. MI. (4)
 - CORPORATE LIMITS: 30.09 SQ. MI.
 - ETJ: 11.69 SQ. MI.
- ▶ LAND RATIOS (W/ ETJ): 26,736.74 AC (4)
 - DEVELOPED: 14,955.78-AC (56.13%)
 - UNDEVELOPED: 8,989.93-AC (33.40%)
 - RIGHT-OF-WAY: 2,791.03-(10.47%)



AGE BY COHORT (5)





RESIDENTIAL BUILDING PERMITS

TOTAL VACANT PLATTED LOTS: 1,595

- NEW SUBDIVISIONS: 1,143
- EXISTING SUBDIVISIONS: 452
- AVERAGE PERMITS PER YEAR: 293

VACANT LOTS TO AVERAGE PERMIT RATIO: ~5.44 YEARS

ENTITLED, UNPLATTED LOTS: 2,513

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



LADERA SUBDIVISION

PHASE 2 | VACANT LOTS: 37

BREEZY HILL SUBDIVISION

PHASE 5 | VACANT LOTS: 3

PHASE 11 | VACANT LOTS: 18

SADDLE STAR SUBDIVISION

PHASE 1 | VACANT LOTS: 6

PHASE 2 | VACANT LOTS: 77

GIDEON GROVE SUBDIVISION

PHASE 2 | VACANT LOTS: 42

NORTHGATE SUBDIVISION

VACANT LOTS: 14

THE HIGHLANDS SUBDIVISION

VACANT LOTS: 17

PARK PLACE SUBDIVISION

PHASE 3 | VACANT LOTS: 26

THE STANDARD SUBDIVISION

PHASE 2 | VACANT LOTS: 29

WHISPER ROCK SUBDIVISION

VACANT LOTS: 10

SOMERSET PARK SUBDIVISION

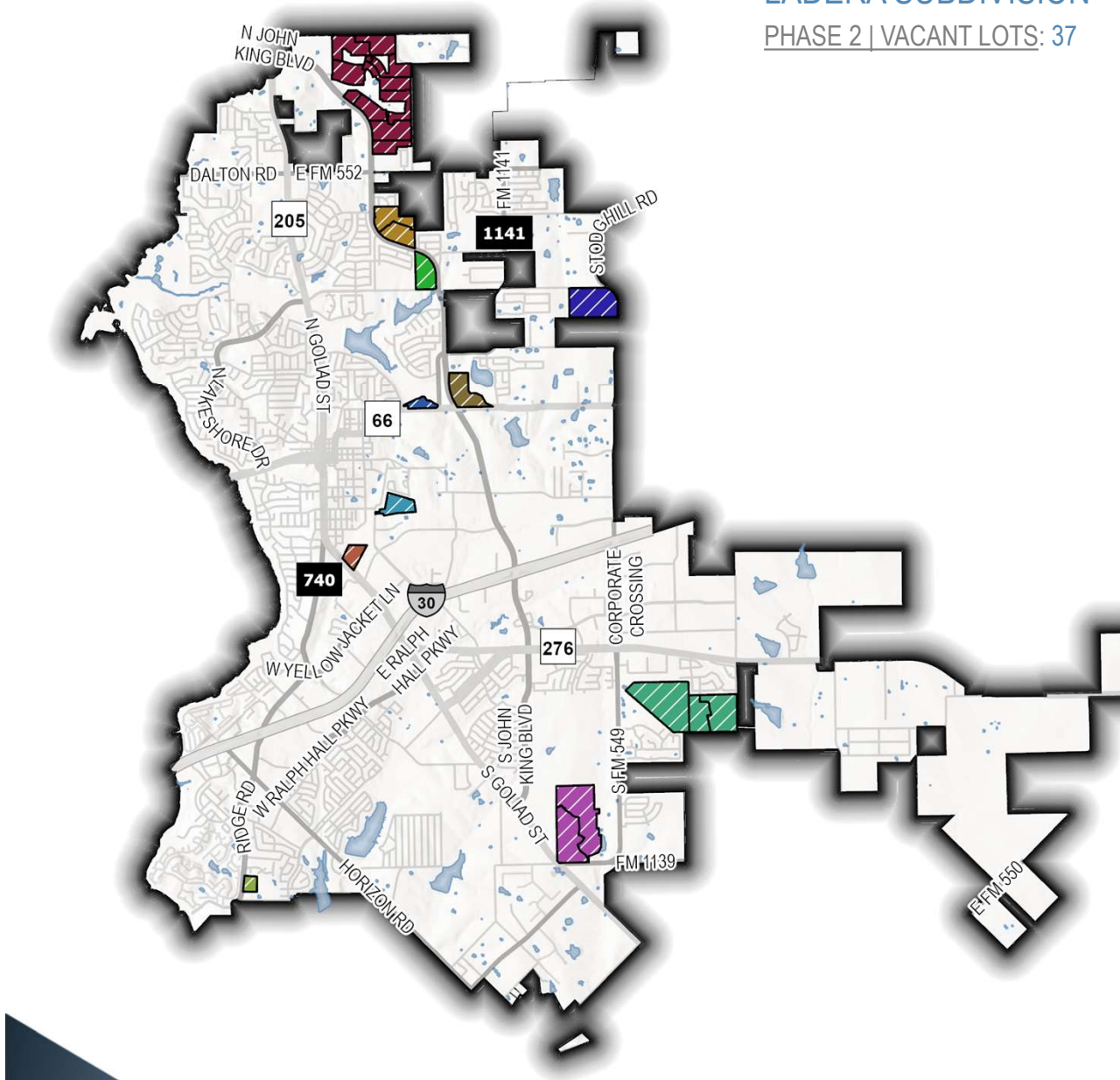
PHASE 1 | VACANT LOTS: 6

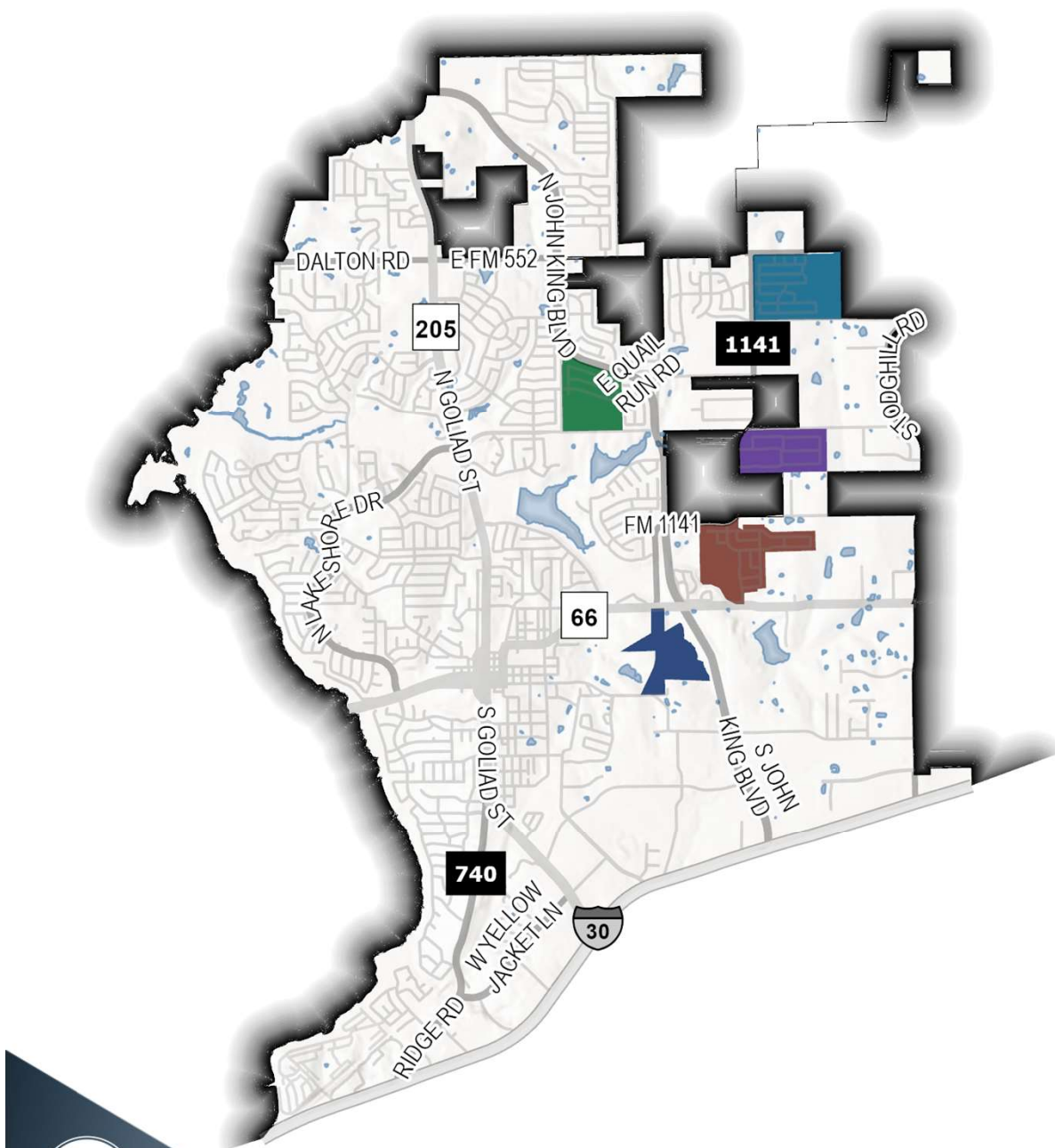
PHASE 2 | VACANT LOTS: 165

TERRACINA SUBDIVISION

PHASE 1 | VACANT LOTS: 81

REMAINING PHASES: 271





NELSON LAKE

LOTS: 260

LOT SIZES: 7,000 SF – 8,600 SF

OPEN SPACE: 28.04%

AMENITY CENTER: YES

QUAIL HOLLOW SUBDIVISION

LOTS: 250

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

LOT SIZES: 7,200 SF – 13,000 SF

OPEN SPACE: 29.71%

AMENITY CENTER: YES

CITY PARK: YES

PARK HILLS

LOTS: 144

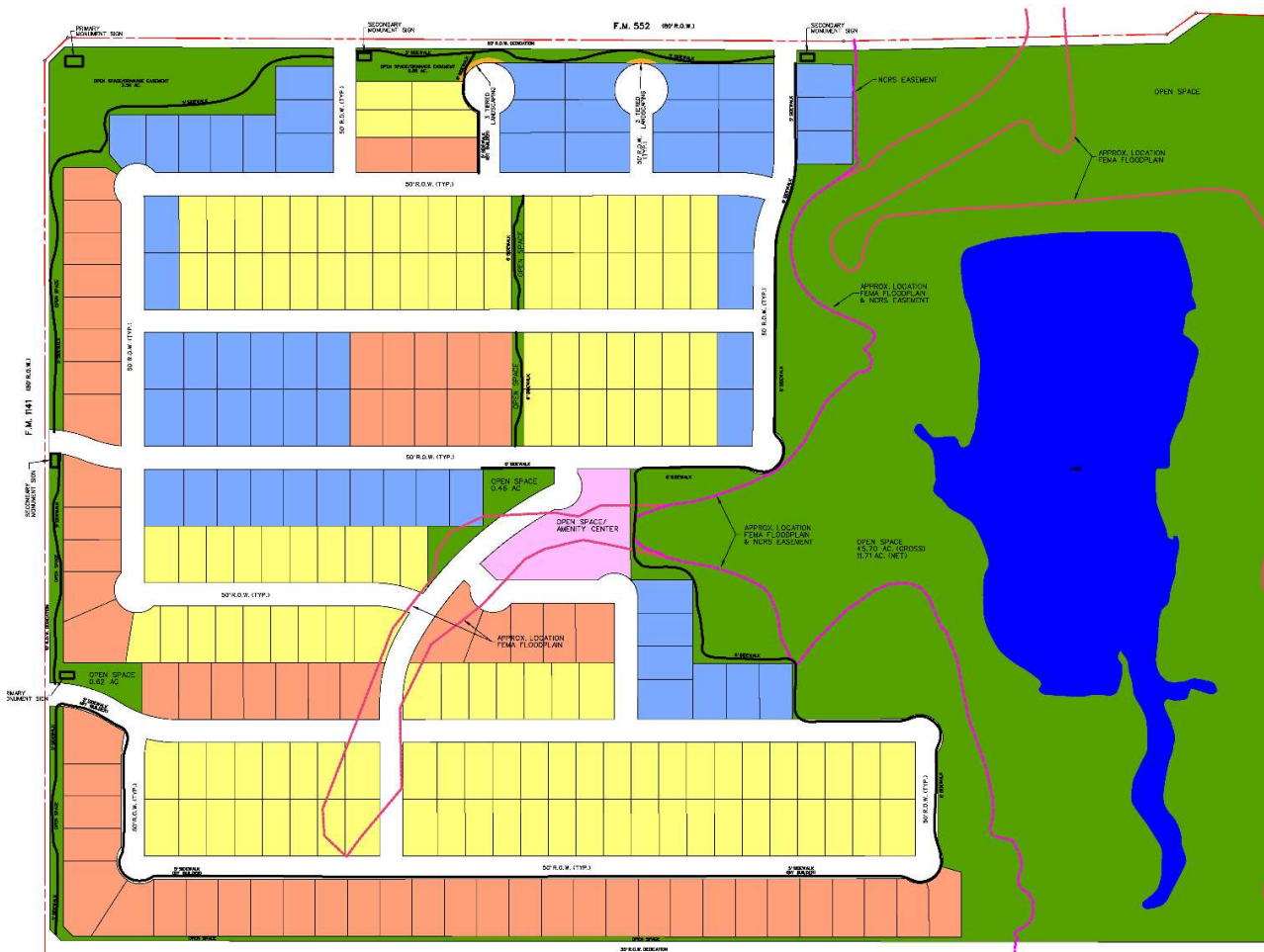
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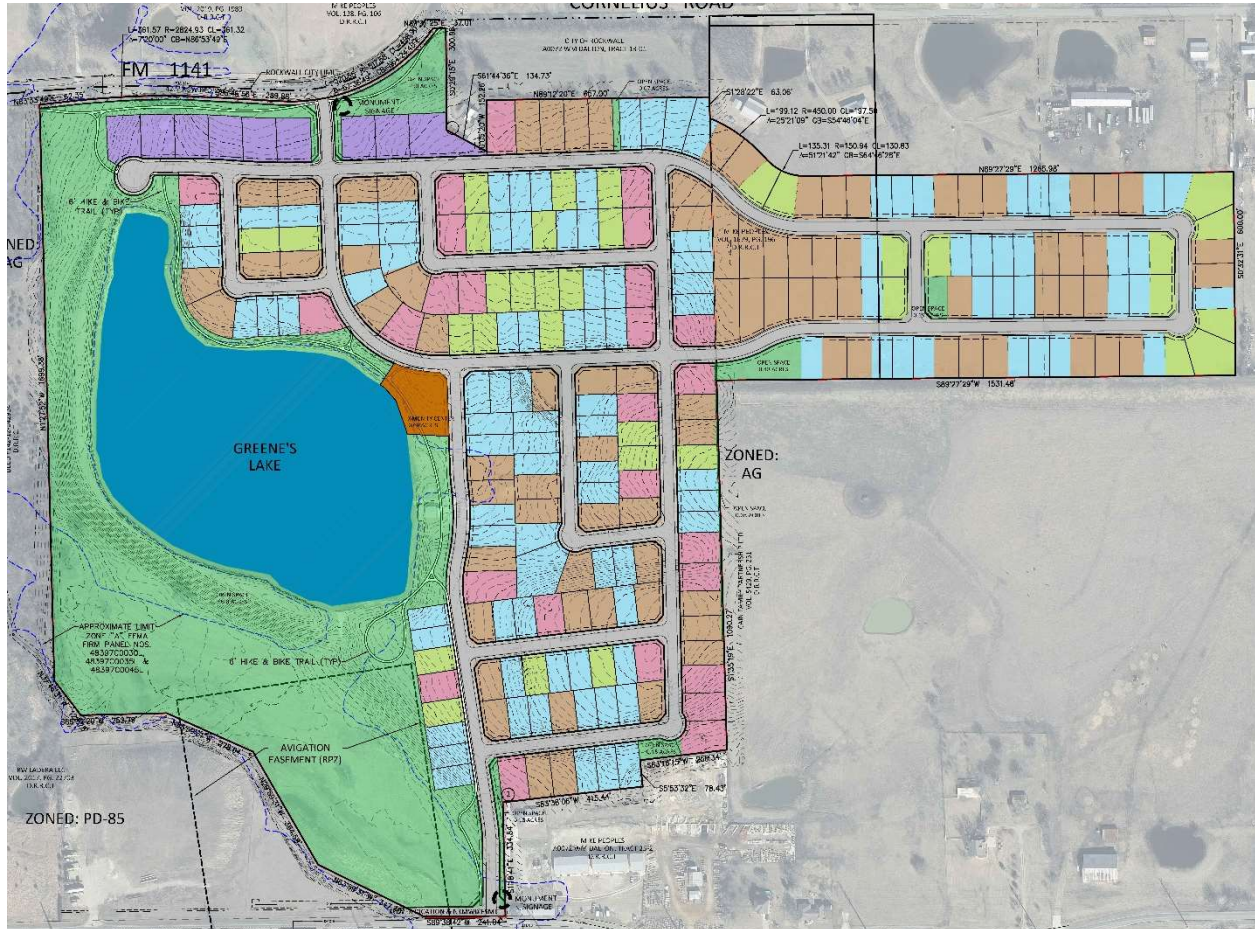
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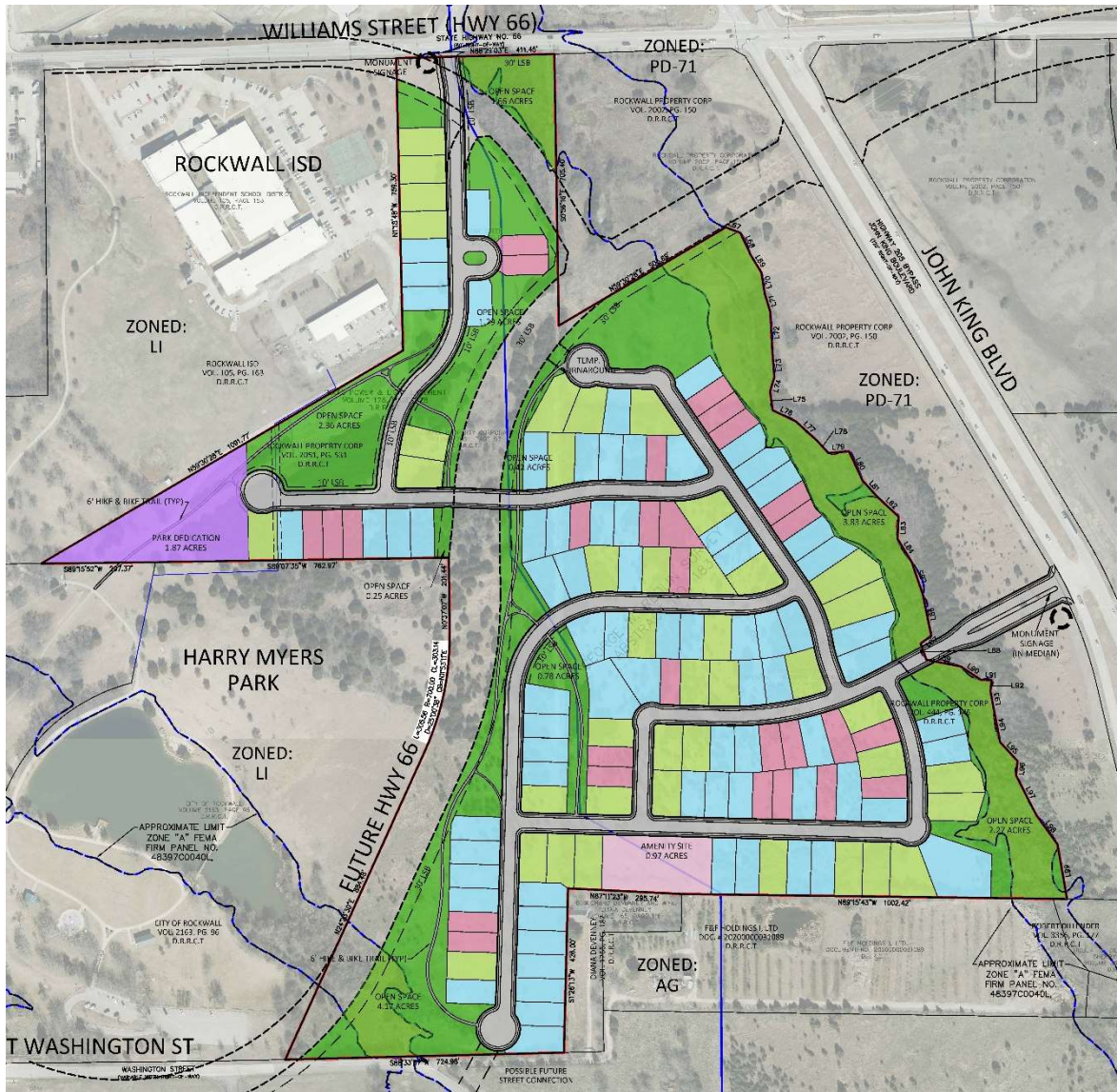
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DISCOVERY LAKES SUBDIVISION

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

LOT SIZES: 6,000 SF – 9,000 SF

OPEN SPACE: 46.40%

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PUBLIC PARK: NO

MARINA VILLAGE SUBDIVISION

LOTS: 36 (TOWNHOMES)

LOT SIZES: 3,000 SF

OPEN SPACE: 37.97%

SOUTHSIDE HILLS SUBDIVISION

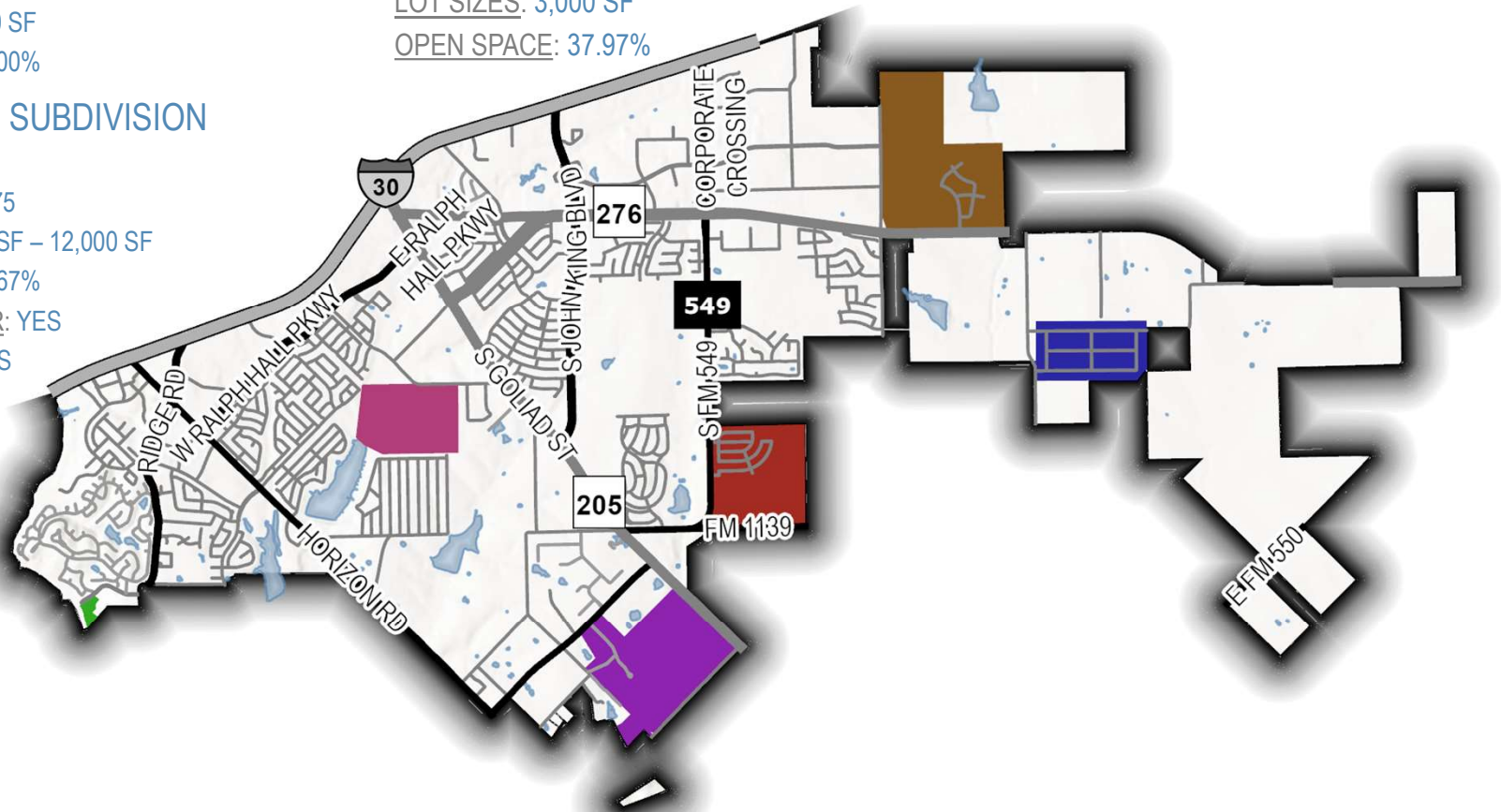
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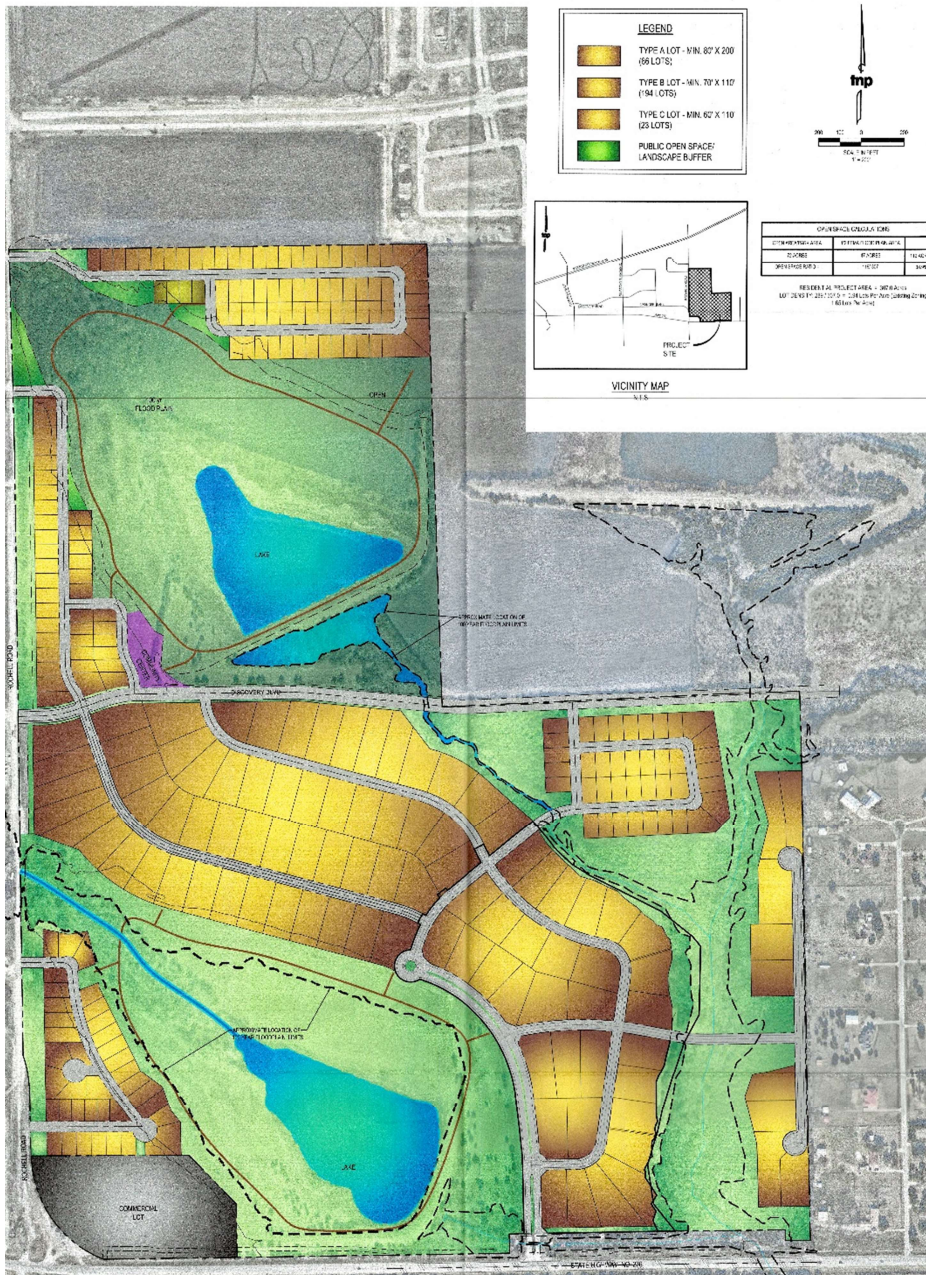
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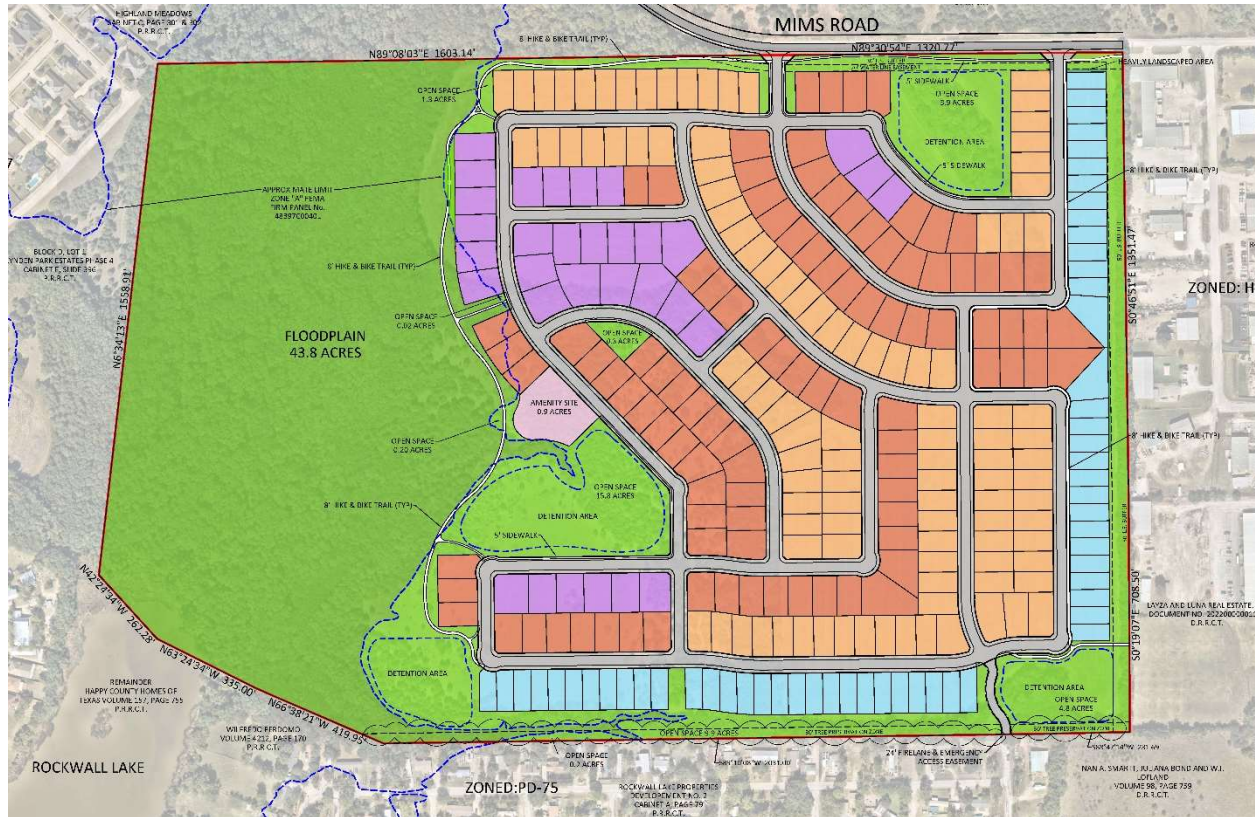
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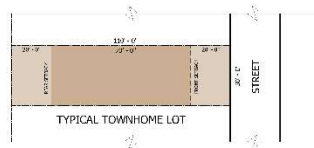
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Data Summary			
	Townhome Lots (30' x 100')	36 Lots	2.77 ac.
	Open Space	37.8%	2.60 ac.
	R.O.W.		1.51 ac.
	TOTAL	36 Lots	6.88 ac.

Applicant:
INVESTRAH CAPITAL PARTNERS, LLC
111 South Oak St., 2nd Fl.
Sunnyvale, Texas 75080
817-464-5123

Planner:
SAGE GROUP, INC.
10000 North Loop West, Suite 200
Houston, Texas 77057
281-464-5123



Marina Village - Rockwall

Rockwall, Rockwall County, Texas

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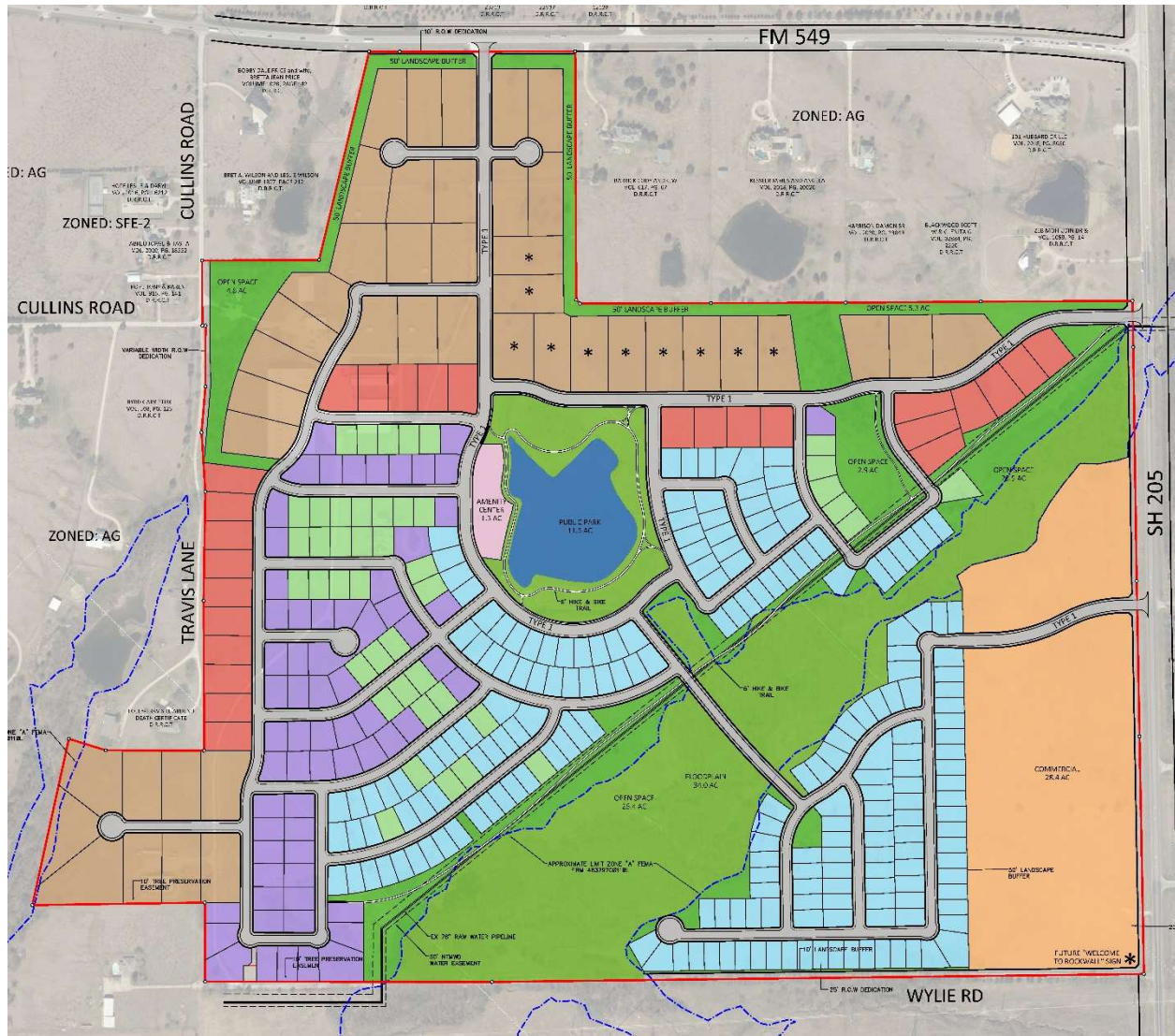
LOTS: 384

LOT SIZES: 7,200 SF – 43,560 SF

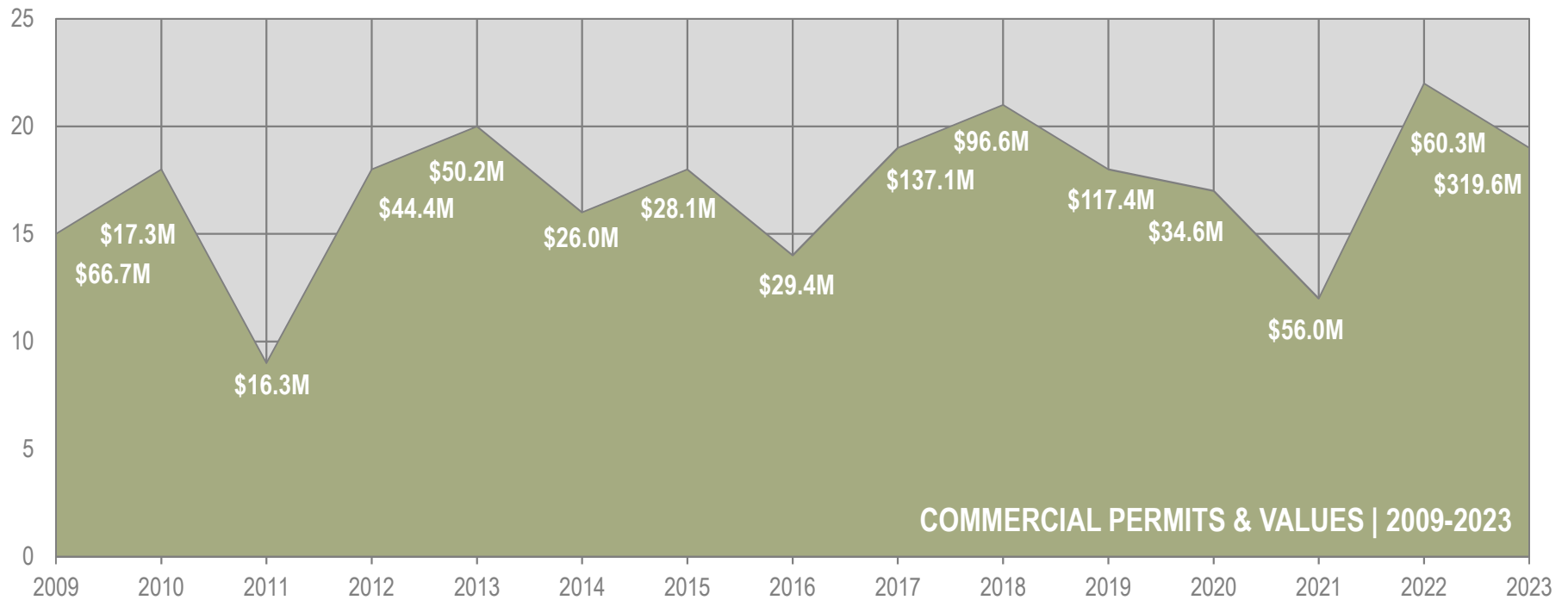
OPEN SPACE: 27.20%

AMENITY CENTER: YES

PUBLIC PARK: YES



NEW SUBDIVISIONS | RESIDENTIAL DEVELOPMENT



COMMERCIAL BUILDING PERMITS

AVERAGE PERMITS PER YEAR: 17

AVERAGE PERMIT VALUE PER YEAR: \$4,141,694.00

PERMITS THIS YEAR: 19

AVERAGE PERMIT VALUE THIS YEAR: \$16,825,782.16

NOTABLE COMMERCIAL PROJECTS

PERMITTED PROJECTS

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

ENTITLED PROJECTS

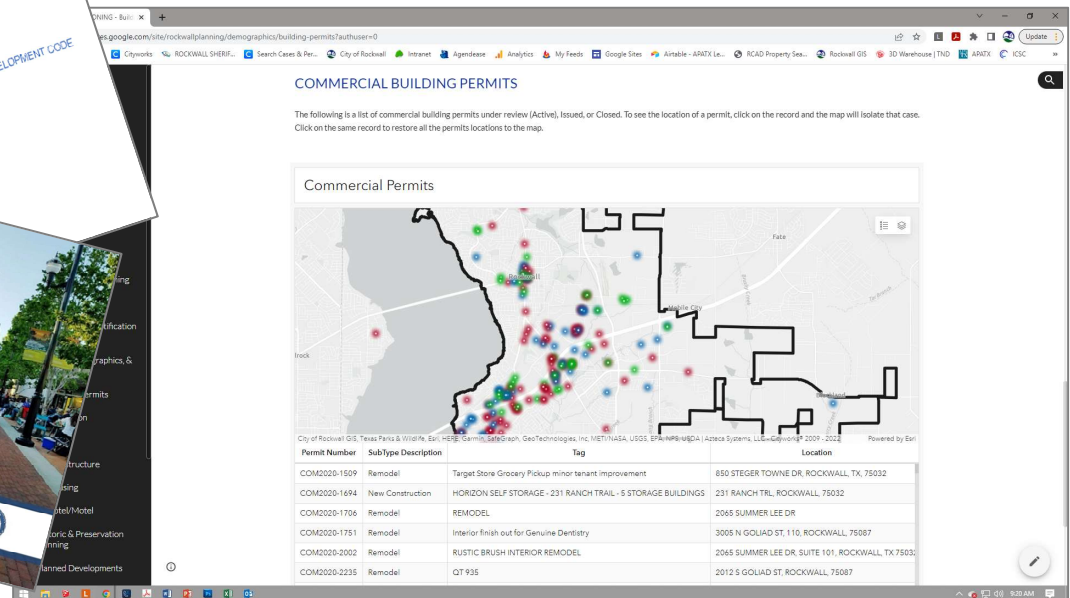
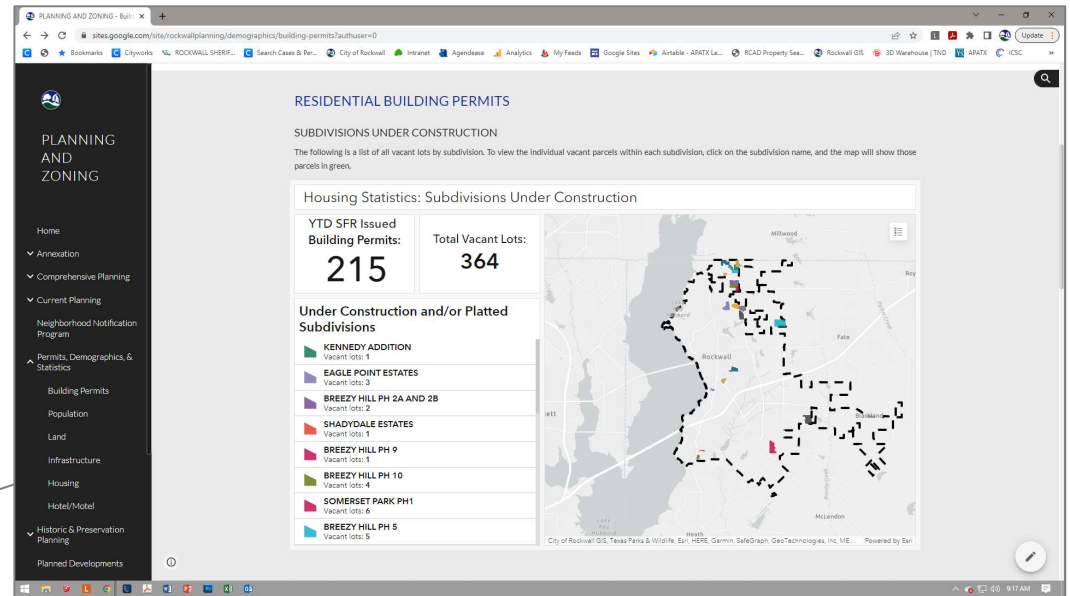
- TEXAS WEDGE





INFORMATION AVAILABLE ONLINE

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



[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





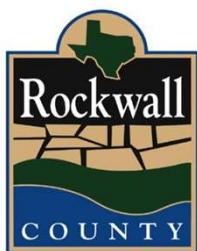
QUESTIONS?

ROADWAY PROJECT UPDATES

REALTOR WORKSHOP | SEPTEMBER 26, 2023



ENGINEERING DEPARTMENT | ROCKWALL TEXAS



ROCKWALL COUNTY ROADWAY CONSORTIUM + TXDOT PROJECTS

ROCKWALL COUNTY ROADWAY CONSORTIUM MONTHLY REPORT:
[HTTPS://WWW.ROCKWALLCOUNTYTEXAS.COM/279/ROAD-CONSORTIUM](https://www.rockwallcountytexas.com/279/road-consortium)

TxDOT

IH 30: Dalrock Road to SH 205

CSJ:	0009-12-215; 0009-12-220	Schematic Approval:	March 19, 2018
Limits:	From Dalrock Road to SH 205	Environmental Clearance:	March 19, 2019
Project Description:	0009-12-215 (from Dalrock to SH 205): Reconstruct and widen 6 to 8 main lanes; between FM 740 and SH 205, reconstruct 4-lane frontage road to 4/6 lanes 0009-12-220 (from Dalrock to Horizon): Construct 0-6 lane frontage roads; reconstruction Horizon interchange; ramp modifications	ROW Acquisition Completed:	October 2020
Construction Cost:	\$334,362,588	Utility Relocations Complete:	June 2023
Funding:	\$271,726,959 -215: \$55.2M CAT 2; \$38.1M CAT 12 -220: \$32M CAT 4; \$146.4M CAT 12	100% Plans:	April 29, 2022
Engineering Firm & Key Contact:	0009-12-215: Jacobs, Spenta Irani 0009-12-220: Bridgefarmer, Azad Shahriar	Let Date:	October 7, 2022
TxDOT PM:	Wes Wilemon	Construction Completion:	December 2026



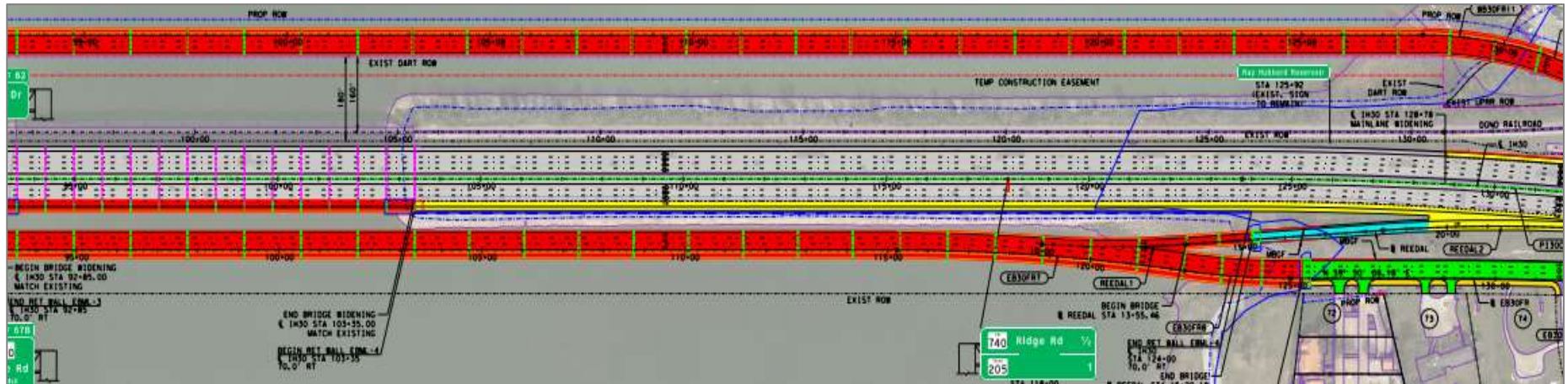
IH-30 | DALROCK RD. TO SH-205 | ROADWAY PROJECTS



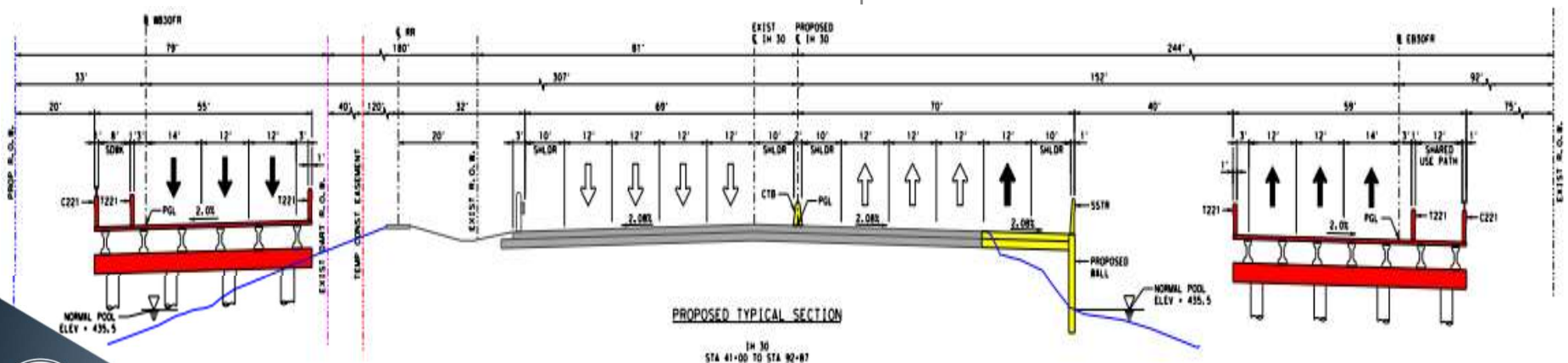
ROCKWALL COUNTY ROADWAY CONSORTIUM + TXDOT PROJECTS

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[HTTPS://WWW.ROCKWALLCOUNTYTEXAS.COM/279/ROAD-CONSORTIUM](https://www.rockwallcountytexas.com/279/road-consortium)

IH-30: DALROCK TO HORIZON



IH-30: DALROCK TO HORIZON | CROSS SECTION



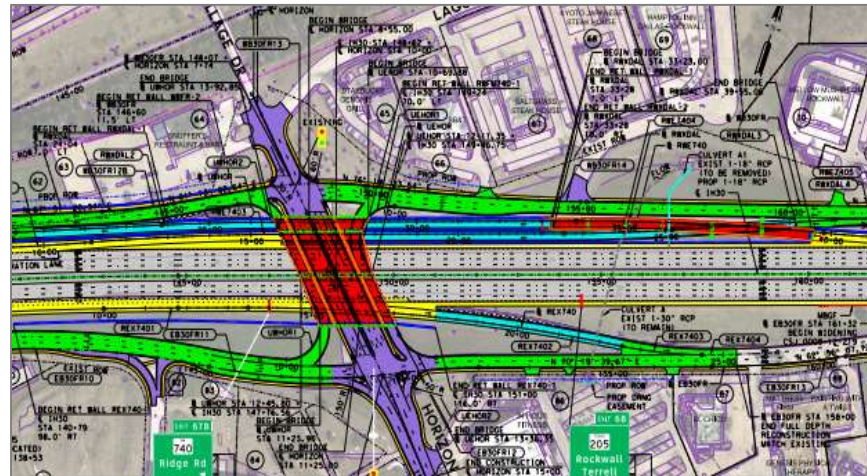
IH-30 | DALROCK RD. TO SH-205 | ROADWAY PROJECTS



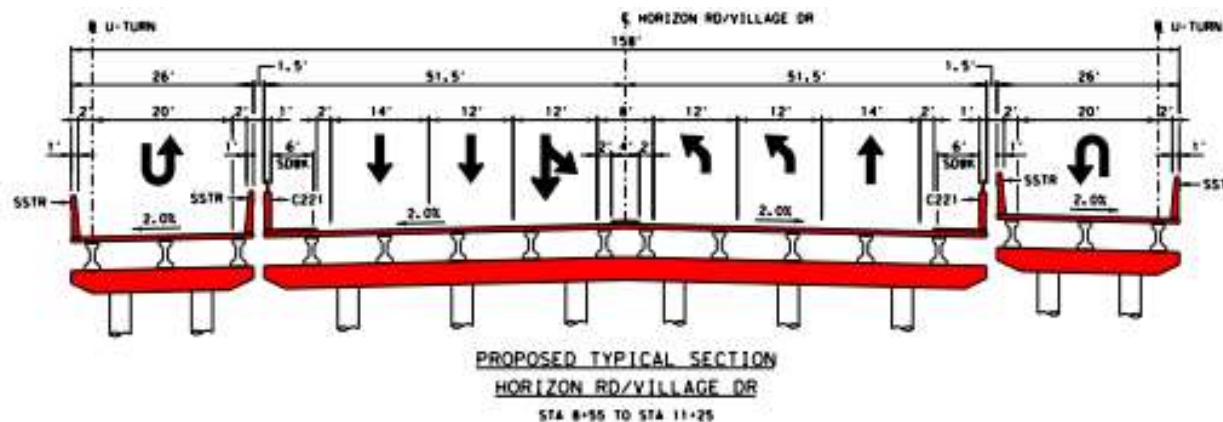
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HORIZON ROAD BRIDGE



HORIZON ROAD BRIDGE | CROSS SECTION



IH-30 | DALROCK RD. TO SH-205 | ROADWAY PROJECTS



ROCKWALL COUNTY ROADWAY CONSORTIUM + TXDOT PROJECTS

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TxDOT

IH 30: SH 205 to FM 2642/Hunt County Line

CSJ:	0009-12-219	Schematic Approval: Environmental Re-evaluation:	March 19, 2018 July 13, 2020
Total Project Limits:	From SH 205 to west of FM 2642/Hunt County Line	Environmental Clearance:	March 19, 2019
Project Description:	Reconstruct and widen main lanes from 4 to 6 lanes; reconstruct and widen 4-lane frontage roads to 4/6; construct new interchange at Payne/Rochelle and grade separation at Outer Loop; ramp modifications	ROW Acquisition Completed:	May 2021
Construction Cost:	\$353,790,407	Utility Relocations Complete:	September 2023
Funding:	\$89M CAT 2; \$50M CAT 5; \$206.3 CAT 12	100% Plans:	October 2022
Firm & Key Contact:	Jacobs, Spenta Irani	Let Date:	June 28, 2023
TxDOT PM:	Ron Wang	Construction Start:	*



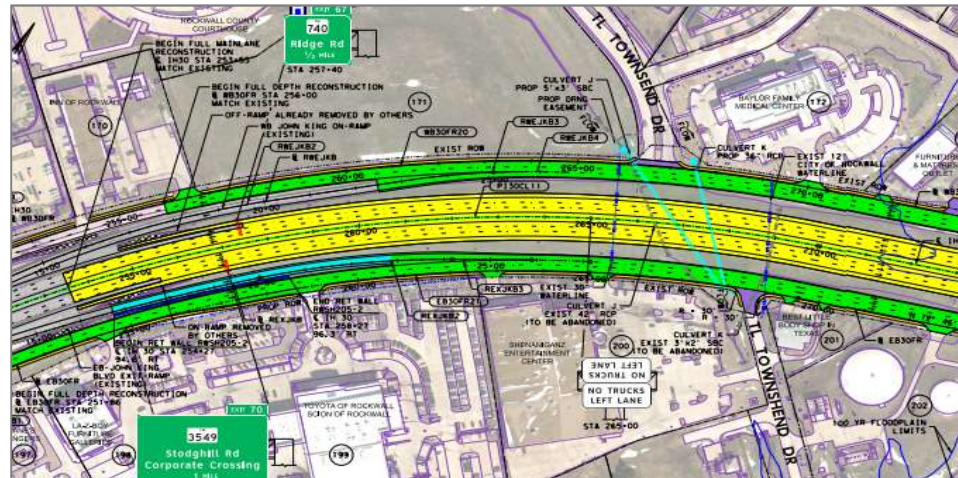
IH-30 | SH-205 TO FM-2642 (HUNT COUNTY) | ROADWAY PROJECTS



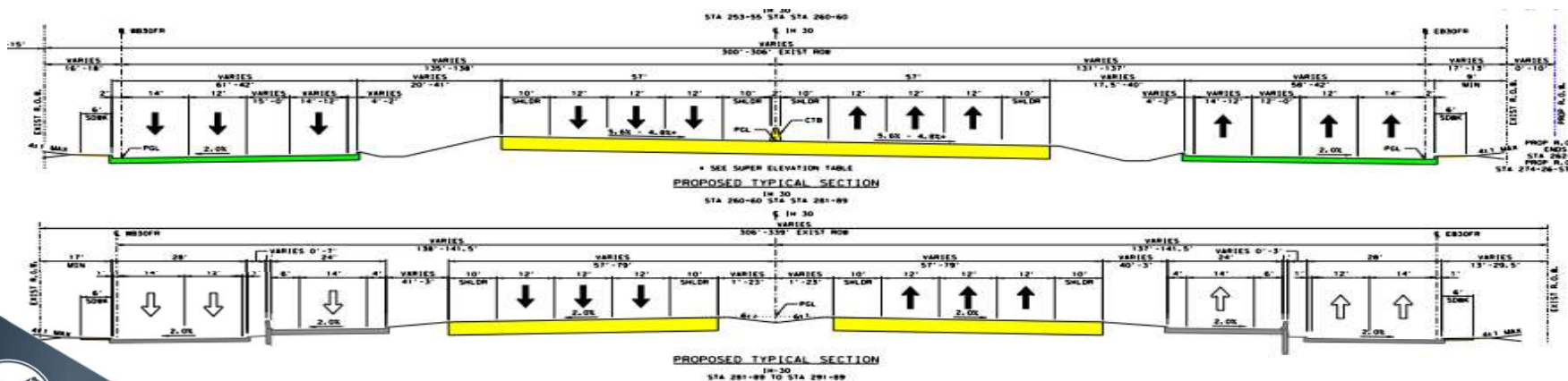
ROCKWALL COUNTY ROADWAY CONSORTIUM + TXDOT PROJECTS

ROCKWALL COUNTY ROADWAY CONSORTIUM MONTHLY REPORT:
[HTTPS://WWW.ROCKWALLCOUNTYTEXAS.COM/279/ROAD-CONSORTIUM](https://www.rockwallcountytexas.com/279/road-consortium)

IH-30 FROM SH-205 TO ROCKWALL CITY LIMITS



IH-30 FROM SH-205 TO ROCKWALL CITY LIMITS | CROSS SECTION



IH-30 | SH-205 TO FM-2642 (HUNT COUNTY) | ROADWAY PROJECTS



ROCKWALL COUNTY ROADWAY CONSORTIUM + TXDOT PROJECTS

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TxDOT

SH 276 East

CSJ:	1290-03-016; 1290-03-020; 1290-04-011; 1290-05-019	Schematic Approval:	October 31, 2018
Limits:	FM 549 to CR 2472 in Hunt County	Environmental Clearance:	July 31, 2019
Project Description:	Reconstruct and widen roadway from a 2-lane rural highway to a 4-lane urban arterial (6-lane ultimate)	ROW Acquisition Completed:	February 2023
Est. Construction Cost:	\$110,071,349	Utility Relocations Complete:	March 2024
Funding:	\$1,500,000: CAT 7	100% Plans:	September 2023
Commissioner:	Dennis Bailey, Precinct 3	Ready to Let:	March 2024
Firm & Key Contact:	PGAL, Inc., Derron Vincik	Let Date:	*
TxDOT PM:	Ron Wang	Construction Start:	*



SH-276 EAST | ROADWAY PROJECTS



ROCKWALL COUNTY ROADWAY CONSORTIUM + TXDOT PROJECTS

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[HTTPS://WWW.ROCKWALLCOUNTYTEXAS.COM/279/ROAD-CONSORTIUM](https://www.rockwallcountytexas.com/279/road-consortium)

TxDOT

Future SH 205 Middle

CSJ:	0451-05-001; 0451-05-003; 0451-04-025	Schematic Approval:	July 25, 2019
Limits:	From Jct SH 205/John King (S Goliad Street) to north of John King Boulevard (County Line)	Environmental Clearance: Environmental Re-eval:	January 13, 2020 February 22, 2022
Project Description:	Reconstruct 4-lane urban divided	ROW Acquisition Completed:	July 2023
Est. Construction Cost:	\$57,791,045	Utility Relocations Complete:	June 2024
Funding:	\$55,791,045: CAT 2 \$2,000,000: Rockwall County	100% Plans:	March 2024
Firm:	TxDOT	Ready to Let Date:	June 2024
TxDOT PM:	Neal Frisinger	Let Date:	April 2026



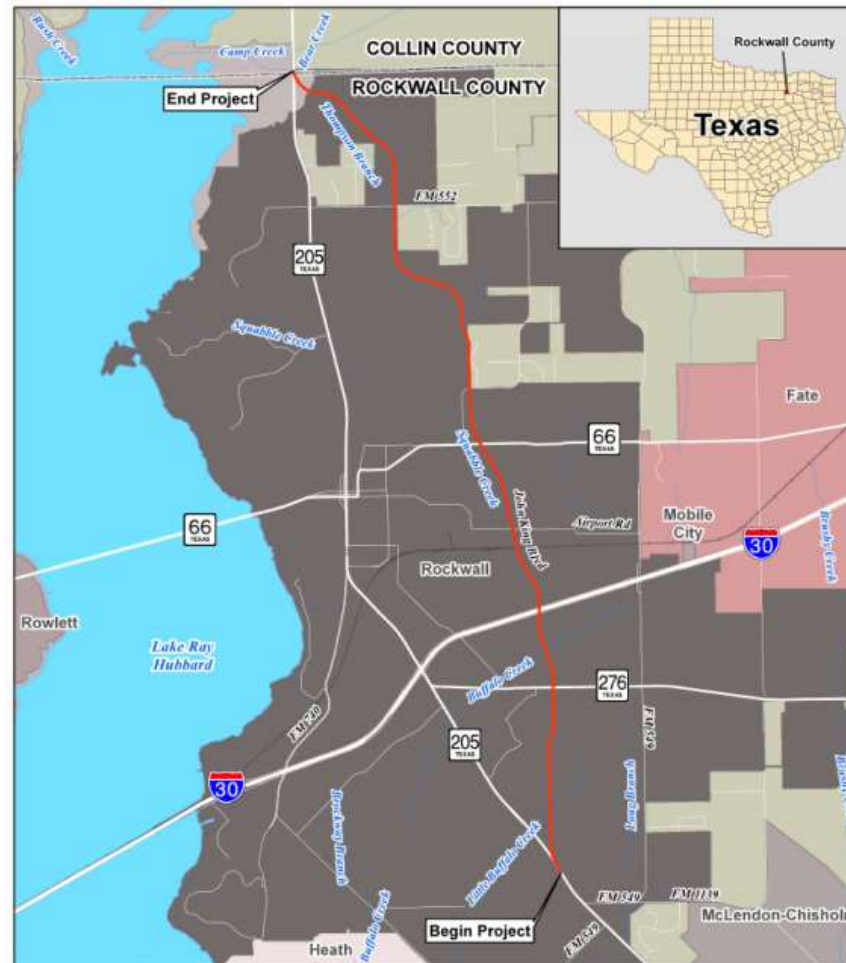
FUTURE SH-205 MIDDLE | ROADWAY PROJECTS



ROCKWALL COUNTY ROADWAY CONSORTIUM + TXDOT PROJECTS

ROCKWALL COUNTY ROADWAY CONSORTIUM MONTHLY REPORT:
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SH-205 (JOHN KING BLVD.) FROM N. SH-205 TO S. SH-205



FUTURE SH-205 MIDDLE | ROADWAY PROJECTS



ROCKWALL COUNTY ROADWAY CONSORTIUM + TXDOT PROJECTS

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2008 FM 552			
CSJ:	1017-01-015	Schematic Approval:	July 31, 2018
Limits:	SH 205 to SH 66	Environmental Clearance:	August 27, 2019
Project Description:	Widen existing 2-lane facility to a 4-lane divided urban roadway	ROW Acquisition Complete:	October 2023
Est. Construction Cost:	\$77,070,648	Utility Relocations Complete:	November 2024
Funding:	\$500,000: CAT 7	100% Plans:	October 2023
Commissioner:	Cliff Sevier, Precinct 1	Ready to Let Date:	November 2024
Firm and Contact:	HNTB, Josiah Belveal	Let Date:	September 2026
TxDOT PM:	Dawit Abraham	Construction Start:	*

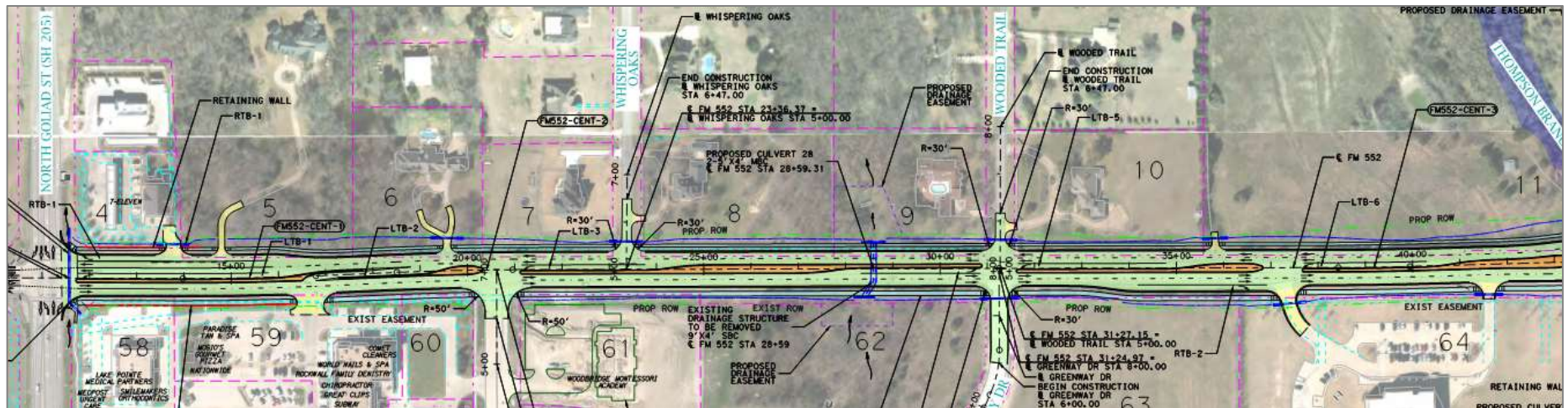




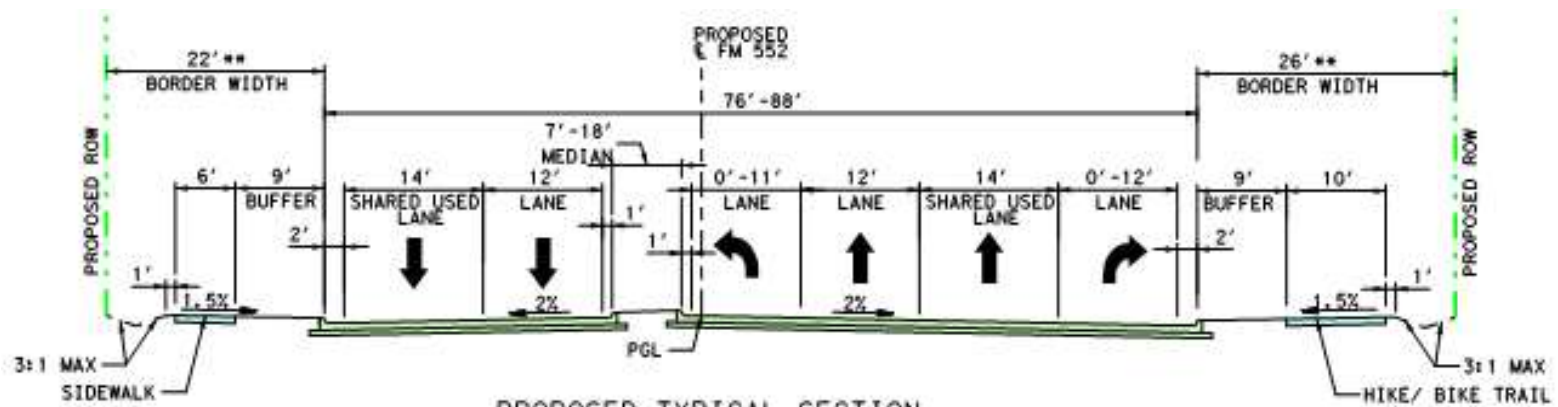
ROCKWALL COUNTY ROADWAY CONSORTIUM + TXDOT PROJECTS

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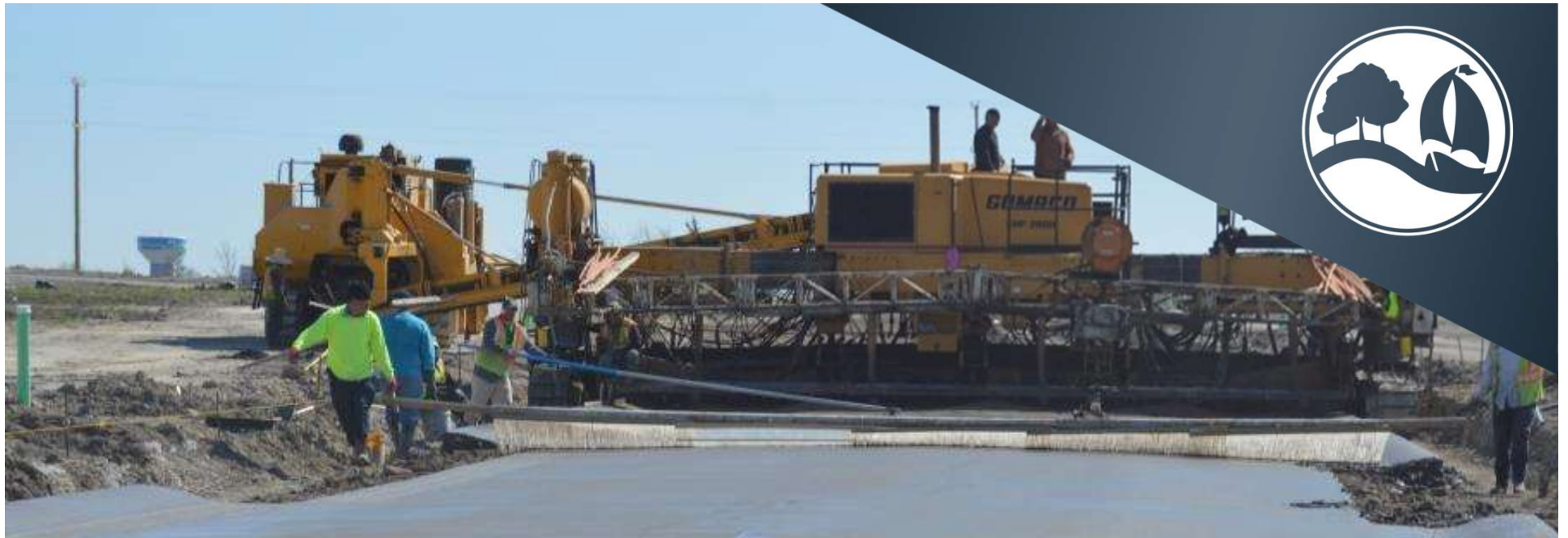
FM-552 FROM SH-205 TO SH-66



FM-552 FROM SH-205 TO SH-66 | CROSS SECTION



FM-552 | ROADWAY PROJECTS



QUESTIONS?

