



27 ACRES AT I-30 AND RANCH VIEW RD

ROCKWALL, TX 75087, USA



Property Summary



Key Property Highlights

- 26.02 Acres
- 1,400 ft of I-20 Frontage
- Direct Access to Interstate 20
- Multiple Ingress / Egress Points
- No zoning restrictions
- Water, Internet, and Electricity available at the site



Location Advantages

- Interstate Visibility
- Secondary Access via Barber Rd
- Strategic I-20 Corridor Location



Development Potential

- Fuel/Convenience (Gas Station)
- Self-Storage Facility
- Light Industrial or Flex Commercial



Drive Times

- **Tyler:** 20 min (17 miles)
- **Kilgore:** 15 min (13 miles)
- **Longview:** 20 min (21 miles)
- **Dallas:** 1 hr 39 min (109 miles)
- **Shreveport:** 1 hr 29 min (91.9 miles)



Radius	Population	Median HH Income	Traffic
5 mi	5,800	\$70,500	I-20 38,000 VPD
10 mi	23,900	\$65,500	
15 mi	111,400	\$70,100	

Source: US Census ACS 2024 5-yr



1 hr 39 min (109 miles)
MSA Pop. 8,100,000

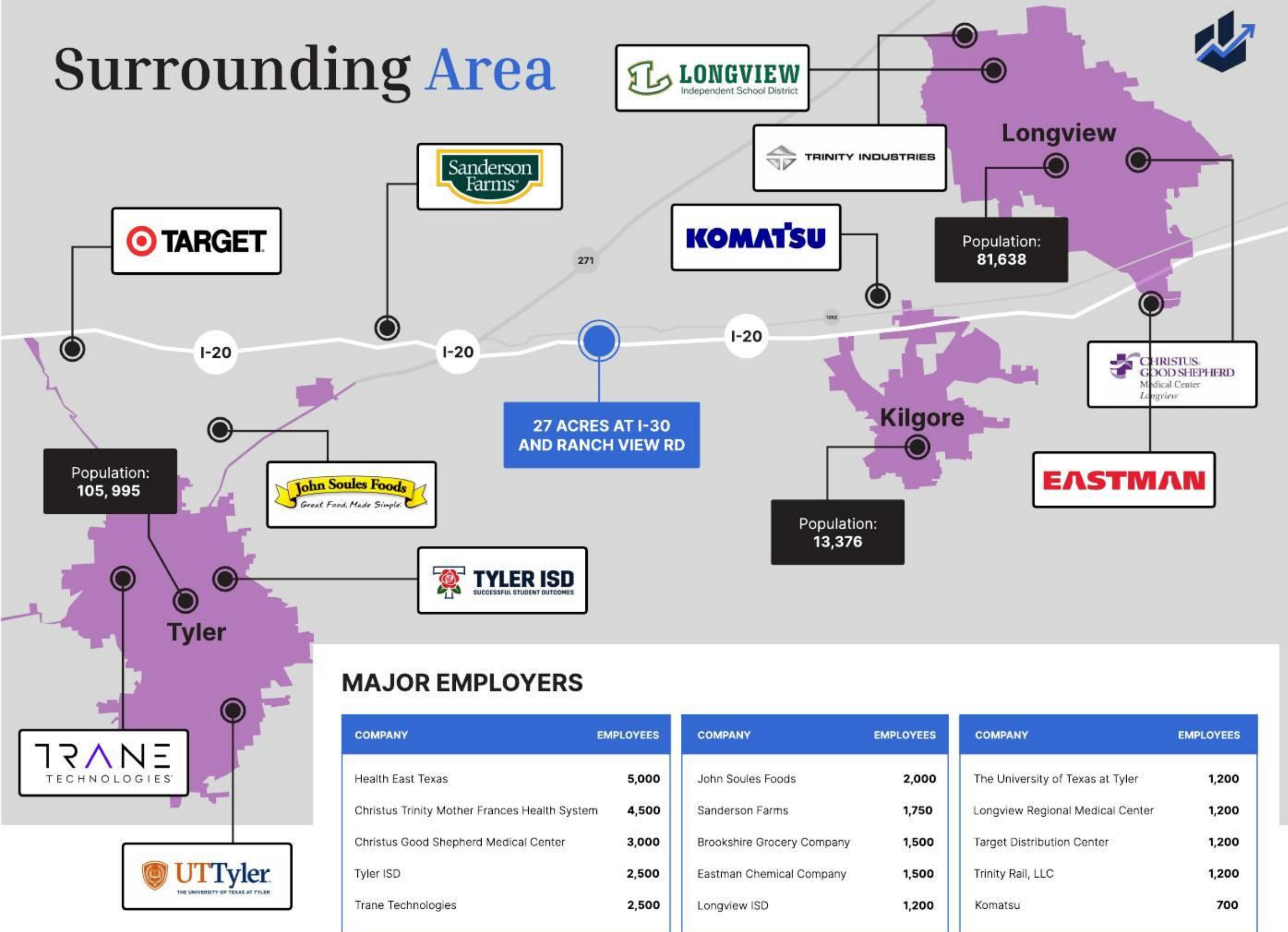
20 min (17 miles)
MSA Pop. 240,000

20 min (21 miles)
MSA Pop. 270,000

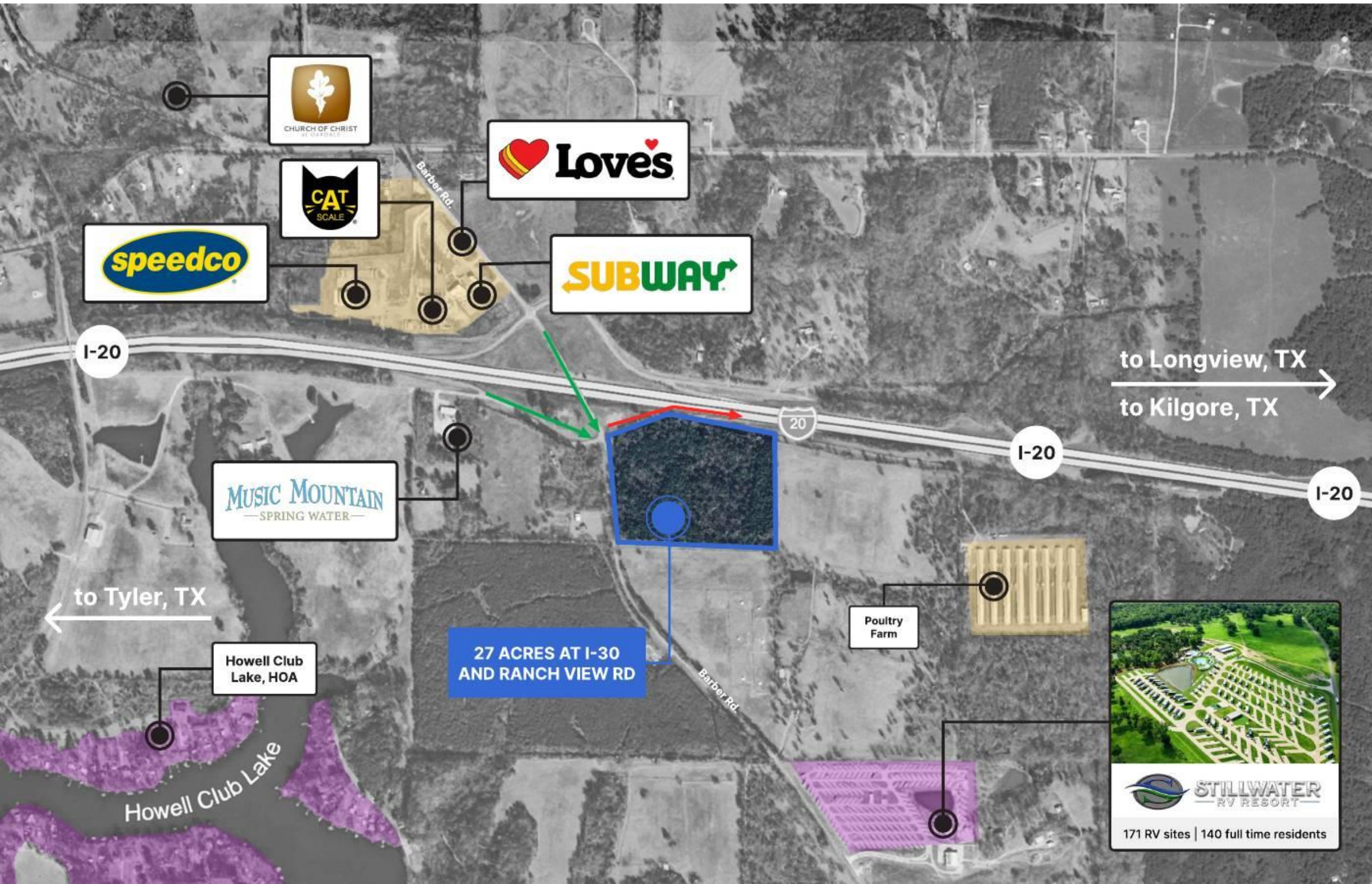
1 hr 29 min (91.9 miles)
MSA Pop. 390,000

15 min (13 miles)
MSA Pop. 15,000

Surrounding Area



Site Environment





Site Characteristics

Total acreage: 26.02 acres

Legal description: Per recorded deed/survey (see exhibit)

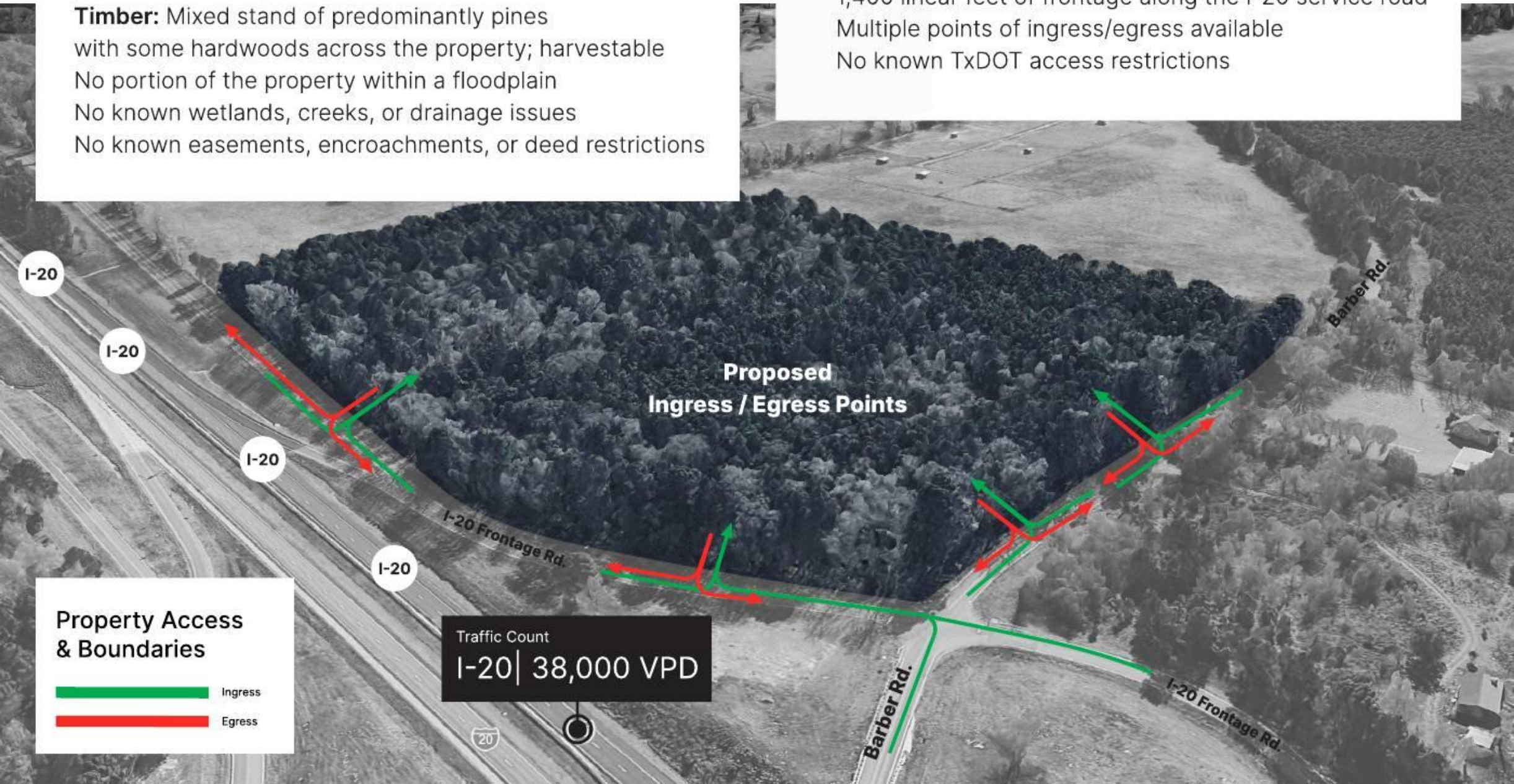
Topography: Generally flat, with a modest slope at the corner near the exit ramp (the most visible and valuable portion of the site)

Timber: Mixed stand of predominantly pines with some hardwoods across the property; harvestable
No portion of the property within a floodplain
No known wetlands, creeks, or drainage issues
No known easements, encroachments, or deed restrictions

Location & Access

Primary access: I-20 service road
(running parallel to the interstate)

Secondary access: Barber Road
1,400 linear feet of frontage along the I-20 service road
Multiple points of ingress/egress available
No known TxDOT access restrictions



Property Access & Boundaries

 Ingress
 Egress

Traffic Count
I-20 | 38,000 VPD

Utilities



Water

Starville Water Supply line runs parallel to the property (same side)



Electric

Available immediately on-site



Telecom

AT&T



Sewer

Not available (septic required)



Gas

Not available

Traffic Count

I-20 | 38,000 VPD





Traffic Count
I-20 | 38,000 VPD

Transaction

Clean title — no loans, liens, or known encumbrances

Current taxes: ~\$3,500/year (no ag or timber exemption)



Vantor CRE

Ethan Caldwell

ethan.caldwell@vantor.com
(512) 555-7489



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	