

COMPASS



695 W RUSK ST ROCKWALL, TX 75087
OFFERING MEMORANDUM

Presented By:

For Lease

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EXECUTIVE SUMMARY

This is a rare opportunity to lease a purpose-built childcare facility in one of Rockwall's most desirable and growing submarkets. Designed specifically for early education operations, the property offers a highly functional layout that supports efficient supervision, smooth daily flow, and ease of meeting licensing requirements.

Constructed in 2013 and totaling approximately 10,913 square feet, the single-story building features a thoughtful mix of classrooms and support spaces, along with a fully equipped commercial kitchen to accommodate full-service childcare programs. The centralized circulation and open design enhance both safety and accessibility for staff and students alike.

The outdoor amenities are equally impressive, including two well-maintained playgrounds, a basketball court, and a large covered patio that provides additional space for structured activities and play. A covered drop-off area adds convenience for families while supporting safe and efficient pick-up and drop-off operations.

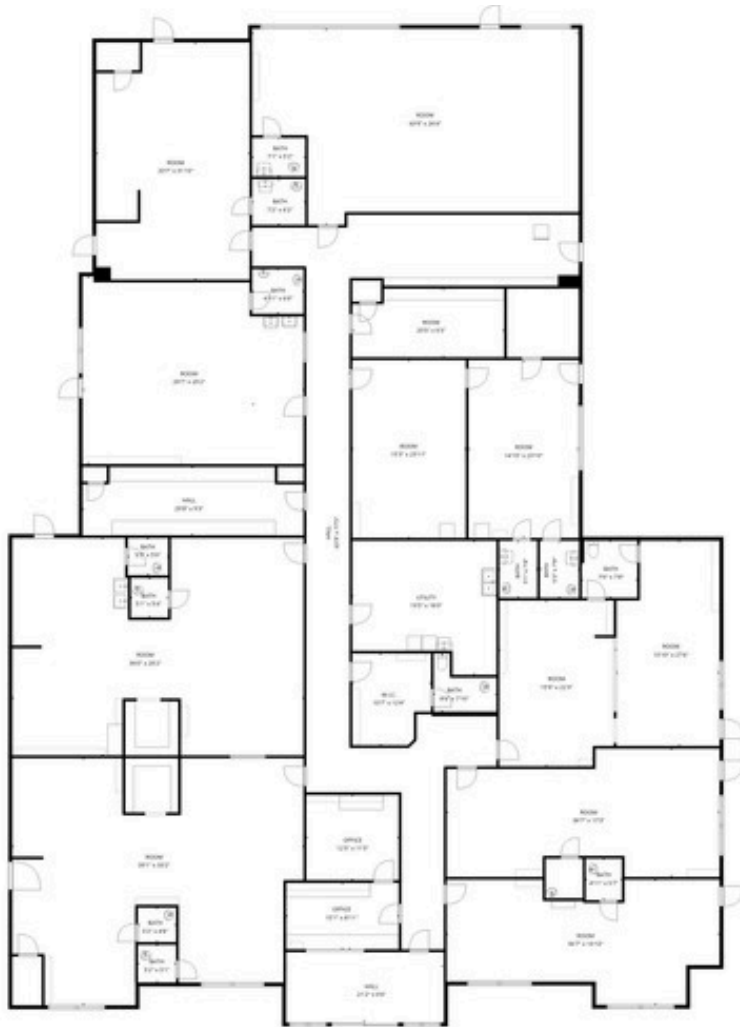
With its size and configuration, the facility offers the potential to accommodate a substantial number of students, making it an ideal fit for both expanding operators and established providers entering the Rockwall market.

Overall, the property presents a turnkey opportunity for a childcare operator seeking a high-quality, well-designed facility in a strong, family-oriented community.

LEASE PRICE: Contact Broker



PROPERTY HIGHLIGHTS



ADDRESS	695 W. Rusk Street, Rockville TX 75087
BUILDING SIZE	10,913 SQFT
YEAR BUILT	2013
EXTERIOR PLAY AREAS	2 playgrounds and 1 basketball court
PARKING	19 Surface Spaces
LAND AREA	2 ACRES

INVESTMENT HIGHLIGHTS

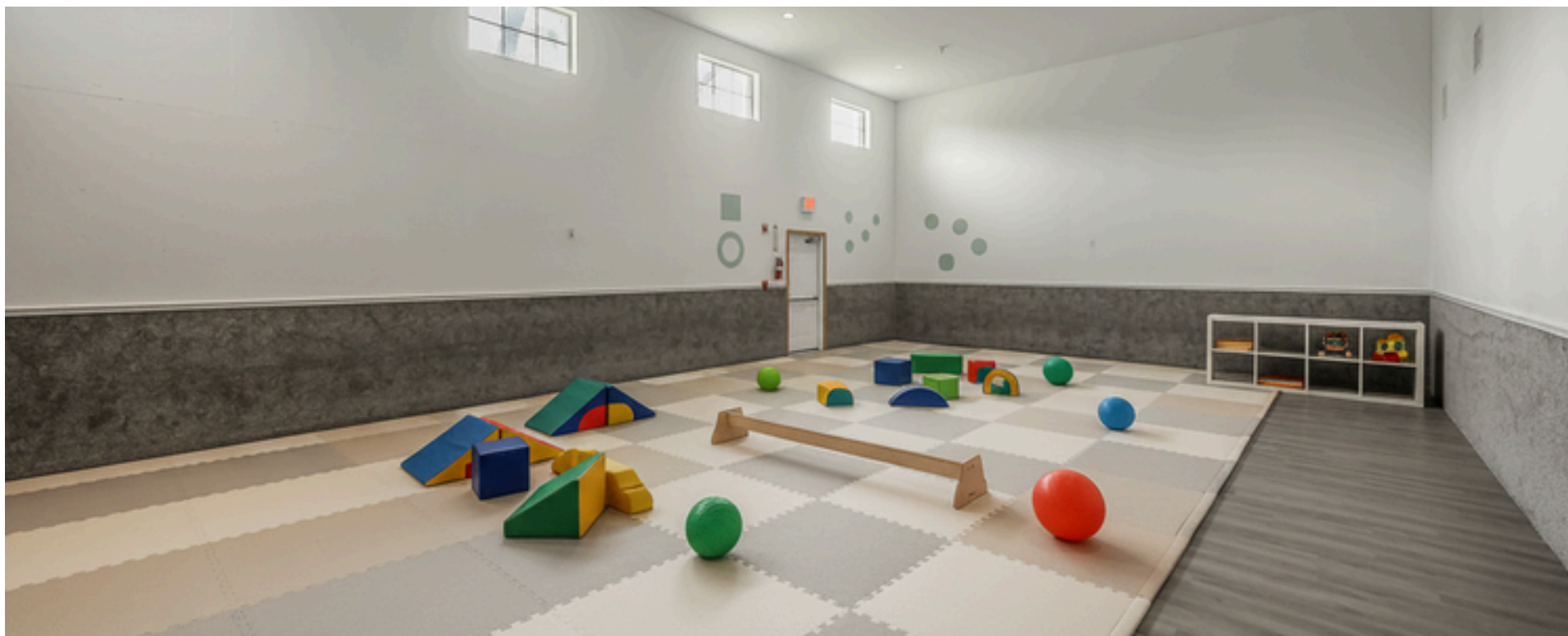
- Large classrooms ranging from approx. 641 SF to 1,159 SF, ideal for group learning, activities, and flexible classroom configurations
- Additional rooms/offices ranging from approx. 144 SF to 354 SF for administration, staff use, and support functions
- Efficient single-story layout for easy supervision and safety
- Commercial-grade kitchen supporting onsite meal preparation and childcare food service operations
- Well maintained property built in 2013.
- Located in one of DFW's fastest-growing, high-income suburbs with strong family demographics driving childcare demand
- Surrounded by dense residential neighborhoods and daily-use retail, supporting consistent enrollment and long-term stability
- High-visibility location along a well-traveled corridor with convenient access for daily drop-off and pick-up traffic

INTERIOR

Well-designed interior featuring spacious classrooms, a centralized layout, and amenities that support efficient childcare operations.







Information contained herein is from sources deemed reliable but not guaranteed. Some images may be digitally enhanced or virtually staged. Prospective tenants and brokers should conduct their own independent due diligence.

EXTERIOR

Inviting exterior featuring a covered drop-off area, expansive play spaces, and a welcoming environment designed for safety and daily convenience.



LOCATION OVERVIEW

Rockwall, Texas is one of the most desirable and fastest-growing suburbs in the Dallas–Fort Worth metroplex, known for its strong household incomes, family-oriented demographics, and high quality of life. Located along the eastern shore of Lake Ray Hubbard, the area continues to attract young families seeking top-rated schools, safe neighborhoods, and a strong sense of community.

The immediate trade area is surrounded by established residential neighborhoods with a high concentration of dual-income households, creating consistent demand for reliable, high-quality childcare services. Nearby schools, churches, and daily-needs retail further reinforce the family-driven nature of the area and provide steady daytime traffic.

The property benefits from excellent visibility and accessibility along a well-traveled corridor, supported by surrounding national retailers and neighborhood services that drive daily activity. With continued population growth and limited supply of quality childcare options, this location presents a strong opportunity for a daycare operator to establish a stable enrollment base and long-term presence in a thriving community.



DEMOGRAPHICS REPORT

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
POPULATION	9,498	51,928	124,805	448,600	115,685
5 YR GROWTH	18.6%	19.2%	15.6%	12.2%	16.0%
MEDIAN AGE	42	40	39	38	39
5 YR FORECAST	43	41	40	39	40
WHITE / BLACK / HISPANIC	72% / 8% / 15%	66% / 11% / 18%	60% / 13% / 21%	51% / 15% / 25%	60% / 13% / 22%
5 YR FORECAST	72% / 8% / 16%	66% / 11% / 18%	60% / 13% / 21%	52% / 15% / 25%	61% / 13% / 21%
EMPLOYMENT	4,261	26,408	37,882	100,614	62,899
BUYING POWER	\$358.7M	\$1.9B	\$4.7B	\$15.6B	\$4.3B
5 YR GROWTH	14.1%	17.1%	14.6%	13.7%	15.1%
COLLEGE GRADUATES	38.4%	42.4%	40.0%	32.8%	51.4%

DEMOGRAPHICS REPORT

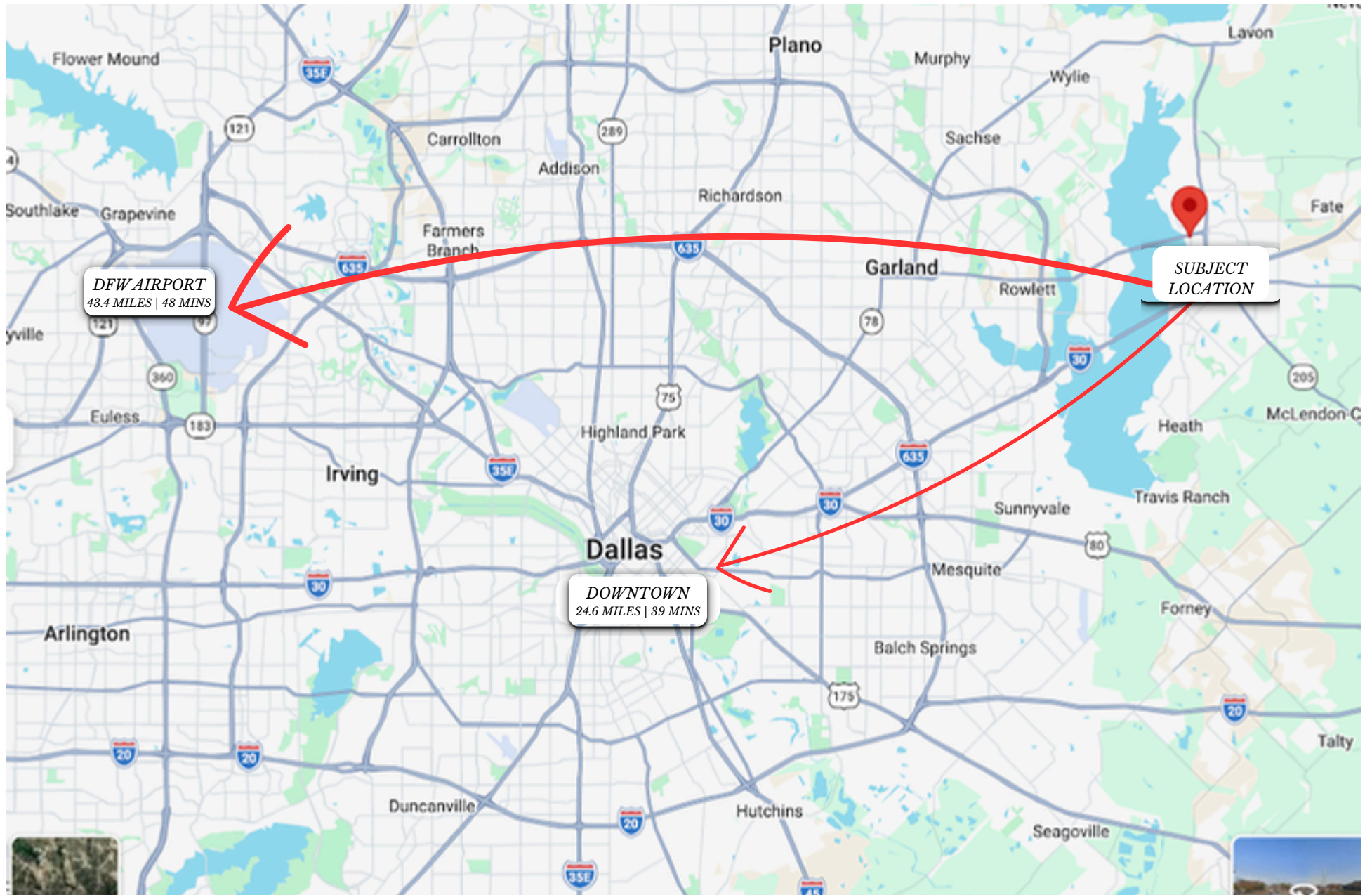
POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
HOUSEHOLDS	3,431	18,722	42,630	147,853	39,514
5 YR GROWTH	18.6%	19.2%	15.7%	12.1%	16.1%
MEDIAN HOUSEHOLD INCOME	\$104,534	\$100,741	\$110,438	\$105,424	\$108,536
5 YR FORECAST	\$100,588	\$99,004	\$109,361	\$106,932	\$107,610
AVERAGE HOUSEHOLD INCOME	\$130,995	\$128,332	\$135,342	\$130,467	\$132,957
5 YR FORECAST	\$127,696	\$127,238	\$134,944	\$132,238	\$132,661
% HIGH INCOME (>\$75K)	66%	66%	69%	66%	69%

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
MEDIAN HOME VALUE	\$396,822	\$390,477	\$401,174	\$382,017	\$390,988
MEDIAN YEAR BUILT	1993	2005	2004	2001	2004
OWNER/RENTER OCCUPIED	79% / 21%	72% / 29%	77% / 23%	77% / 23%	77% / 23%

DEMOGRAPHICS REPORT

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
2025 HOUSEHOLDS BY HH INCOME	1 MILE		18,722		42,629		39,514	
<\$25,000	150	4.37%	905	4.83%	2,369	5.56%	2,146	5.43%
\$25,000 - \$50,000	415	12.10%	1,851	9.89%	3,568	8.37%	3,242	8.20%
\$50,000 - \$75,000	616	17.96%	3,550	18.96%	7,099	16.65%	6,720	17.01%
\$75,000 - \$100,000	460	13.41%	2,997	16.01%	6,473	15.18%	6,233	15.77%
\$100,000 - \$125,000	408	11.90%	1,958	10.46%	4,324	10.14%	4,147	10.50%
\$125,000 - \$150,000	273	7.96%	2,036	10.87%	4,549	10.67%	4,311	10.91%
\$150,000 - \$200,000	538	15.69%	2,522	13.47%	6,892	16.17%	6,352	16.08%
\$200,000+	570	16.62%	2,903	15.51%	7,355	17.25%	6,363	16.10%
2025 AVG HOUSEHOLD INCOME	\$130,995		\$128,332		\$135,342		\$132,957	
2025 MED HOUSEHOLD INCOME	\$104,534		\$100,741		\$110,438		\$108,536	

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
TOTAL EDUCATION/ DAY CARE	\$8.6M	6.61%	\$47.1M	6.60%	\$114.8M	6.75%	\$104.3M	6.69%
EDUCATION	\$5.5M	4.20%	\$30.1M	4.23%	\$73.9M	4.35%	\$67.1M	4.30%
FEES & ADMISSIONS	\$3.1M	2.41%	\$17M	2.38%	\$40.9M	2.40%	\$37.1M	2.38%





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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.

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Harrison	753089	Jessica.harrison@compass.com	806.678.0650
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date