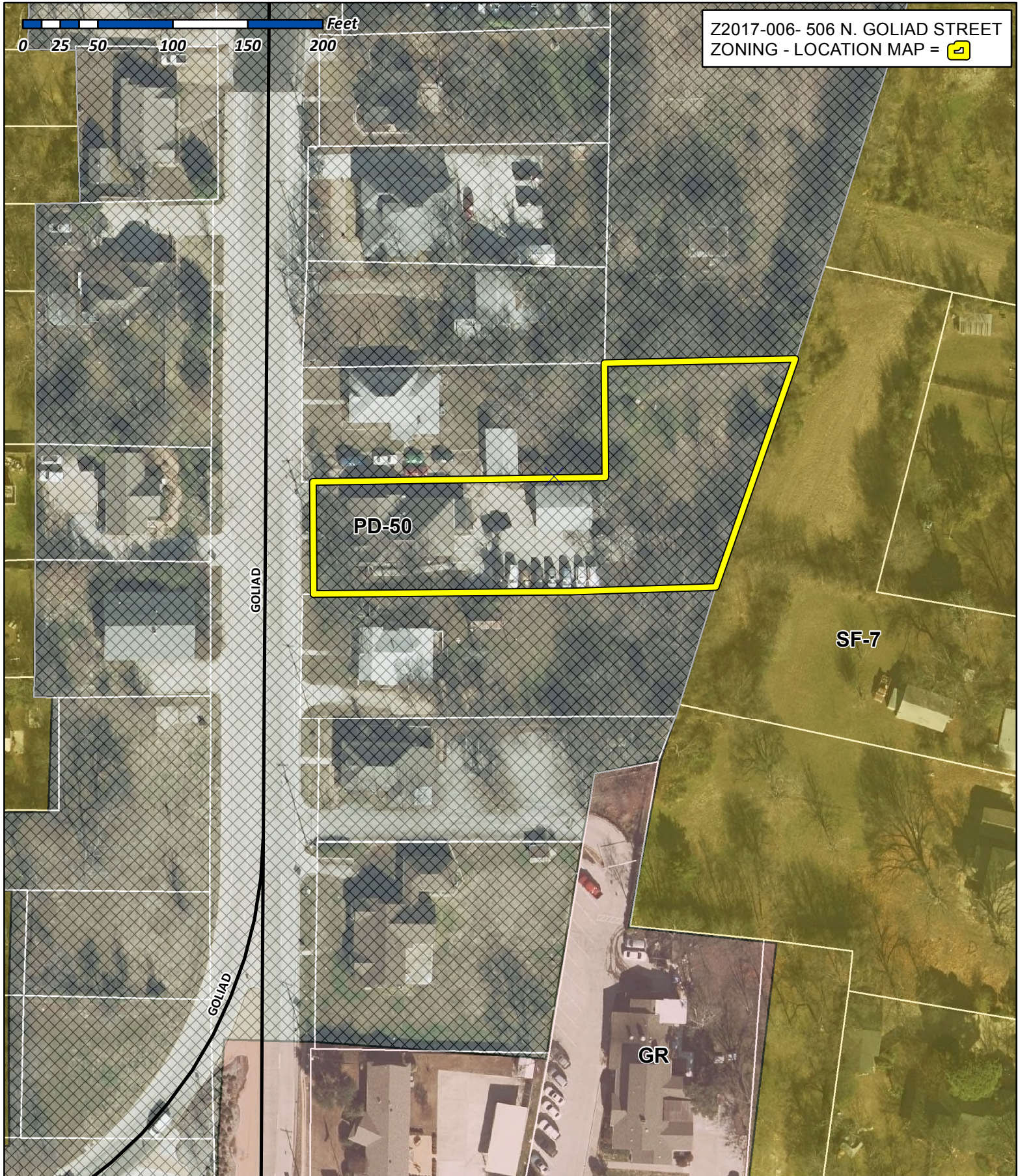
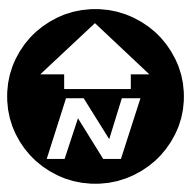




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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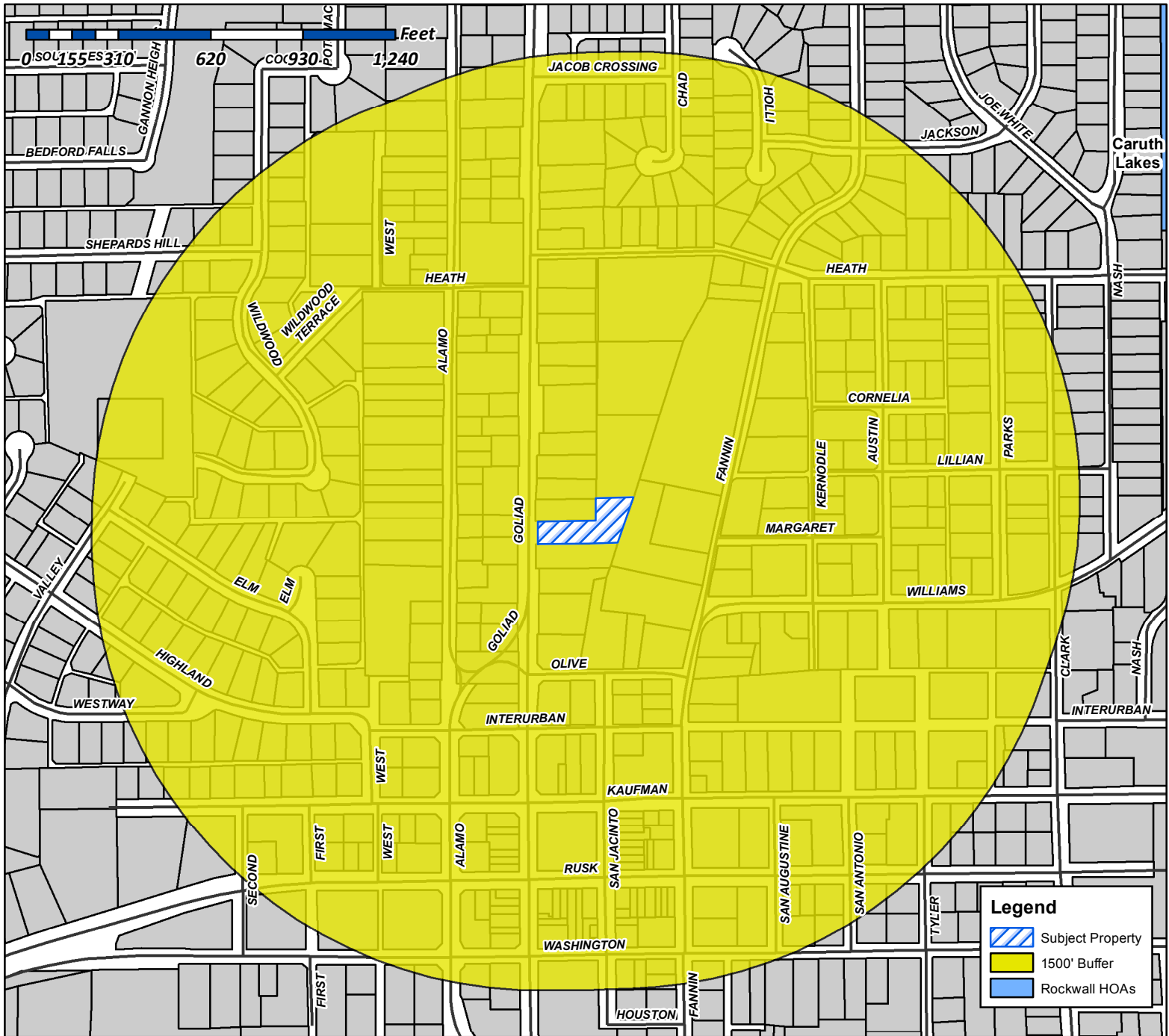
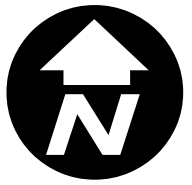




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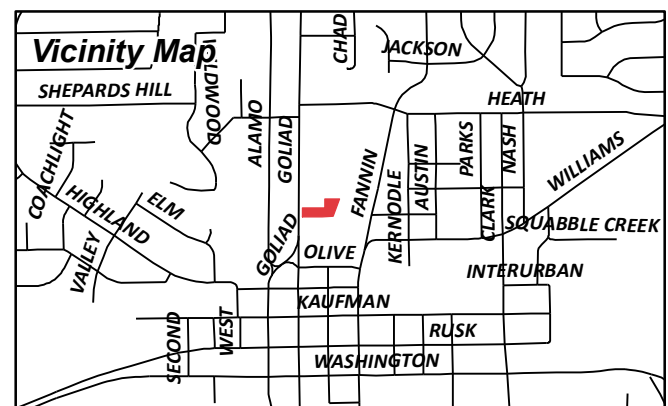
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Case Number: Z2017-006
Case Name: SUP for 506 N. Goliad Street
Case Type: Zoning
Zoning: PD-50
Case Address: 506 N. Goliad Street

Date Created: 2/21/2017

For Questions on this Case Call (972) 771-7745

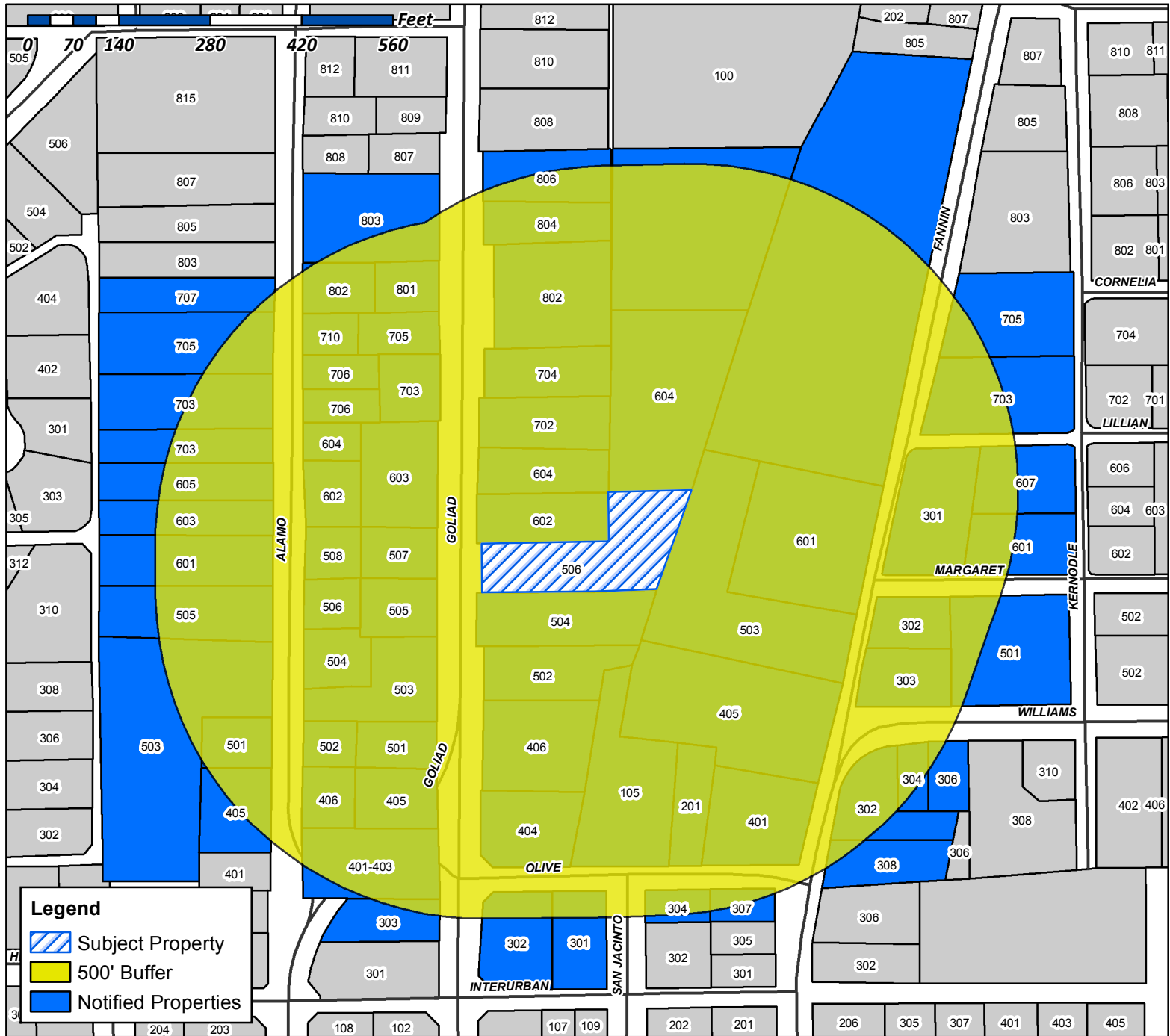




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Case Type: Zoning
Zoning: PD-50
Case Address: 506 N. Goliad Street

Date Created: 2/21/2017

For Questions on this Case Call (972) 771-7745



BARKER PERRY H & ELIZABETH D
104 SCENIC DR
ROCKWALL, TX 75032

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

B MCMILLAN PROPERTIES LLC
1110 SQUAW VALLEY
ROCKWALL, TX 75087

MCMILLAN BENJAMIN & TAYLOR
1110 SQUAW VALLEY
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

RNDI COMPANIES INC
2255 RIDGE ROAD 0
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
301 SAN JACINTO
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

PANNEL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD 0
ROCKWALL, TX 75032

CURRENT RESIDENT
303 GOLIAD
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
303 WILLIAMS STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
304 SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

CASTILLO PEDRO
3161 S FM 551
ROYSE CITY, TX 75189

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
404 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
405 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
405 GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
406 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
501 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 GOLIAD
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
502 GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
504 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
504 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

SHIREY THOMAS E
601 N ALAMO ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 GOLIAD
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

POINTER PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 GOLIAD
ROCKWALL, TX 75087

HUTTON SCOTT W & JOANN Y HAMILTON
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 ALAMO
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 ALAMO RD
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 GOLIAD ST
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN
705 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
710 ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
803 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
806 GOLIAD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

ROCKWALL TRINITY REAL ESTATE LLC
9 EASTSHORE BLVD
HEATH, TX 75032

PANNEL SMITH PROPERTY MANAGEMENT LLC
PMB 155
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

RESTAURANT SPACE FOR LEASE

506 N Goliad, Rockwall, TX 75087



AVAILABLE SF:	2,324 SF
LEASE RATE:	\$4,000 Per Month (NNN)
LOT SIZE:	0.69 Acres
BUILDING SIZE:	2,324 SF
YEAR BUILT:	1916
RENOVATED:	2016
ZONING:	PD-50

PROPERTY OVERVIEW

Charming free-standing house with wrap porch & parking lot, circa 1916, beautifully updated to 2016 code. High traffic area in downtown historic district. Designed for restaurant use with new 75 GPM grease trap. Can accommodate other uses. Gutted to studs - NEW siding, roof, plumbing, hardwoods, HVAC, LED lighting, fireplace, electric, foam insulation, windows, fixtures & more. Ready for tenant finish-out soon. Tenant to verify all information including permits, zoning. Estimated building completion date is November 28, then ready for tenant finish-out at tenant's cost. Shared driveway & parking. Excludes: Storage building and second floor. Please contact Mica Pryor at Mica@micapryorrealtor.com or 214-505-0940.

KW COMMERCIAL
2701 Sunset Ridge
Rockwall, TX 75032

CINDY MILLER
Realtor/Broker
214.325.3646
cmiller54@kw.com

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RESTAURANT SPACE FOR LEASE

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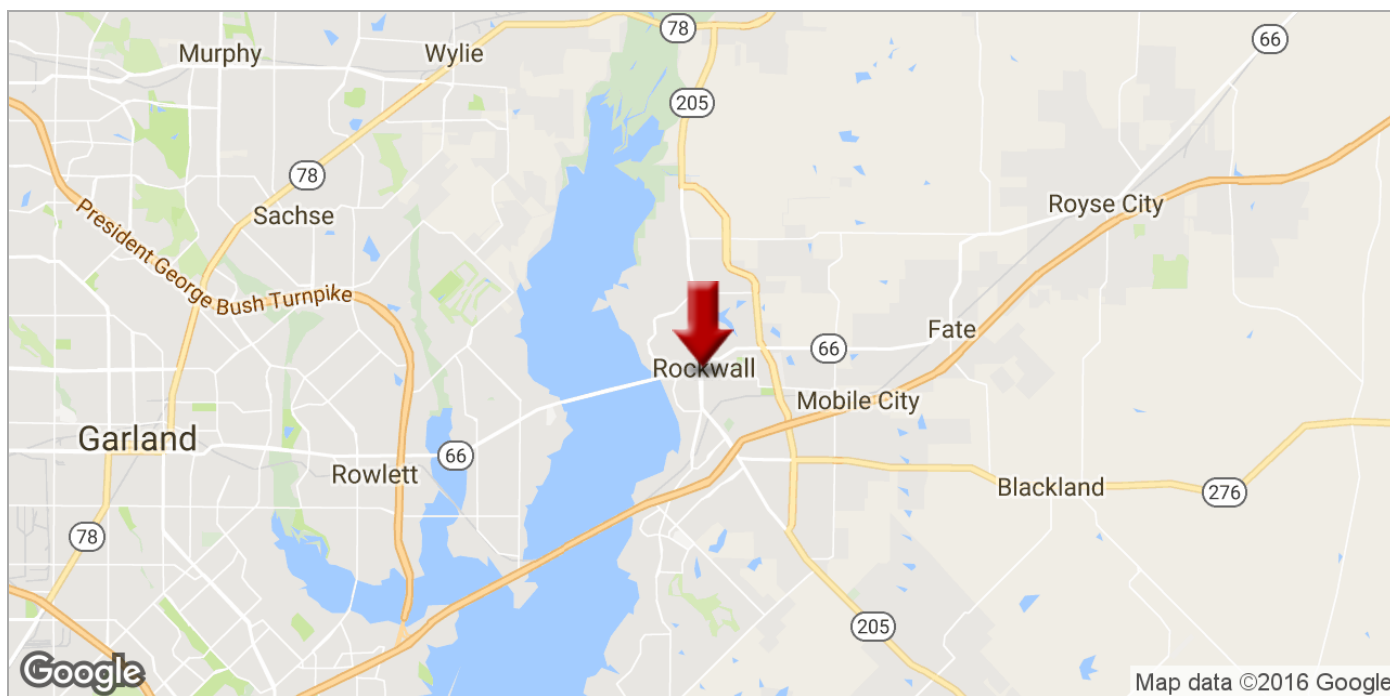
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RETAIL FOR LEASE

RESTAURANT SPACE FOR LEASE

506 N Goliad, Rockwall, TX 75087



KW COMMERCIAL
2701 Sunset Ridge
Rockwall, TX 75032

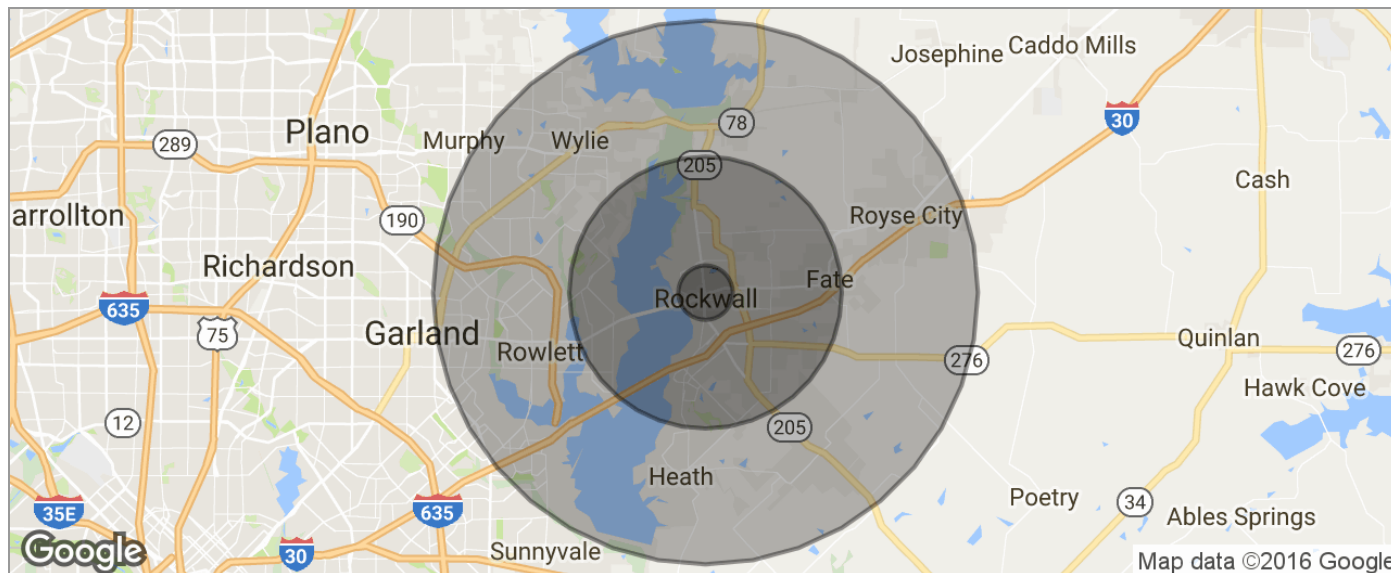
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RESTAURANT SPACE FOR LEASE

506 N Goliad, Rockwall, TX 75087



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,061	61,849	237,013
MEDIAN AGE	38.6	35.2	34.5
MEDIAN AGE (MALE)	38.2	34.0	33.5
MEDIAN AGE (FEMALE)	39.0	36.0	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,131	20,726	79,578
# OF PERSONS PER HH	2.7	3.0	3.0
AVERAGE HH INCOME	\$96,424	\$90,614	\$89,033
AVERAGE HOUSE VALUE	\$238,856	\$219,633	\$214,587
RACE	1 MILE	5 MILES	10 MILES
% WHITE	88.3%	82.2%	75.1%
% BLACK	4.2%	6.6%	10.5%
% ASIAN	1.8%	2.8%	5.4%
% HAWAIIAN	2.6%	0.7%	0.2%
% INDIAN	0.7%	0.6%	0.6%
% OTHER	1.5%	5.8%	6.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	7.5%	15.9%	16.2%

* Demographic data derived from 2010 US Census

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Rockwall, TX 75032

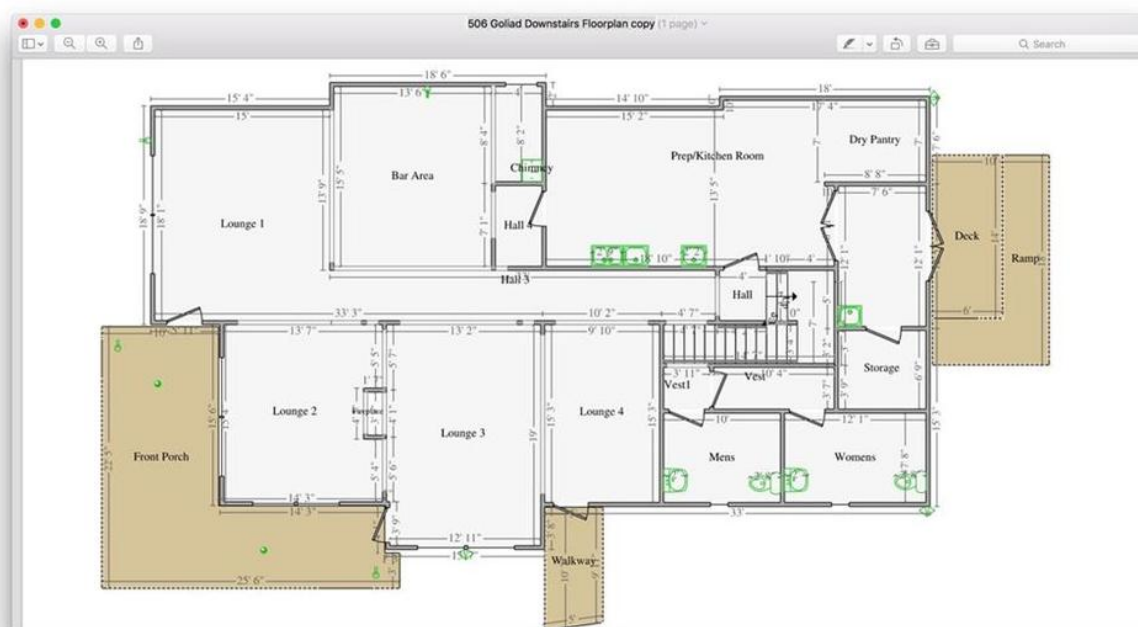
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RESTAURANT SPACE FOR LEASE

506 N Goliad, Rockwall, TX 75087



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
For Lease	Restaurant	\$4,000 PER MONTH	NNN	2,324 SF	VACANT

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