

RV & Storage Facility

1530 E. Interstate 30
Rockwall, TX 75087

RV storage facility with service center



RES- REAL ESTATE SERVICES
MCKISSICK & ASSOCIATES
972.562.9090

\$2,200,000
4.92 Acres
Zoned Light
manufacturing
Profitable
Business
6 14' doors, with
1 loading dock
and 17' ceiling

Excellent Frontage on Interstate 30



CONTACT:

Charles B. McKissick
(972)562-9090 ext. 304
(214)533-5146 cell

or

Janet Cobbel
(972)562-9090 ext. 306
(972)333-3271 cell

www.resmckinney.com



LAND~COMMERCIAL~INVESTMENT PROPERTIES~FARMS & RANCHES

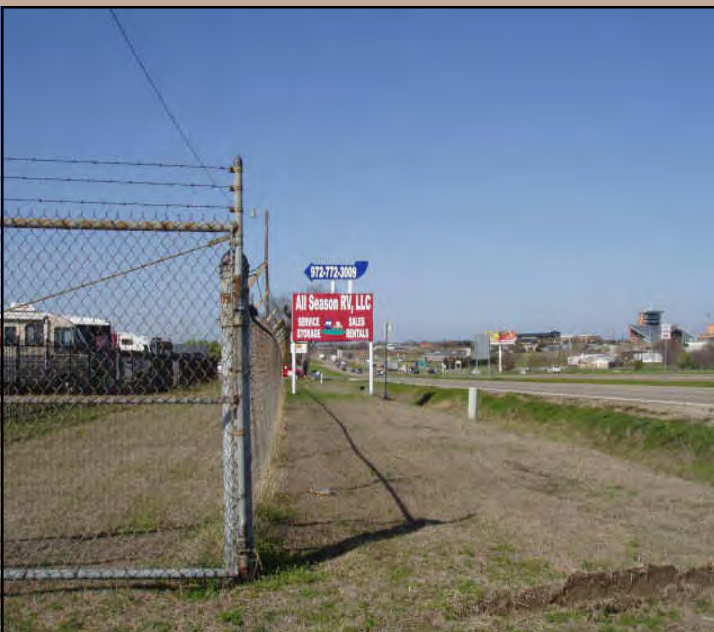
Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES- Real Estate Services.
Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

RV & Storage Facility

1530 E. Interstate 30
Rockwall, TX 75087



RES- REAL ESTATE SERVICES
MCKISSICK & ASSOCIATES
972.562.9090



CONTACT:
Charles B. McKissick
(972)562-9090 ext. 304
(214)533-5146 cell
or
Janet Cobbel
(972)562-9090 ext. 306
(972)333-3271 cell

www.resmckinney.com

LAND~COMMERCIAL~INVESTMENT PROPERTIES~FARMS & RANCHES

LAKE RAY
HUBBARD

Subject

Please Note:
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries

LAND USE LEGEND

- PARKS AND PUBLIC OPEN SPACE
GOLF COURSE/PRIVATE OPEN SPACE
HISTORIC DOWNTOWN DISTRICT
SINGLE FAMILY RESIDENTIAL
SINGLE FAMILY LOW DENSITY RESIDENTIAL
MULTI-FAMILY/ATTACHED RESIDENTIAL
COMMERCIAL
COMMERCIAL INDUSTRIAL
MIXED USE
TECHNOLOGY/LIGHT INDUSTRIAL
PUBLIC USES
QUASI-PUBLIC USES

R O C K W A L L • T E X A S

LAND USE PLAN



INTERSTATE HIGHWAY 30

SEE DTL.
SHT # 2.

I-30 SERVICE ROAD

20' LANDSCAPE
EASEMENT

NEW IRON FENCE
SET BACK 20'

24' GATE

6" CONC.
ENTRANCE
(POURED)

180' x 40' CRUSHED CONC.
15 SPACES

240' SET BACK
@ E OF R.L.

STABILIZED ALL
WEATHER SURFACE

120' x 40' CRUSHED CONC.
10 SPACES

METAL
BLDG.
60' x 200'

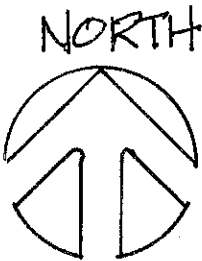
MTL. BLDG.
32' x 30'

COMMERCE ST.

LANDSCAPE LEGEND

- ① LIVE OAK 4"φ (7)
 - ② SWEET GUM 2"φ (6)
 - ③ RED BUD 4' HT. (5)
 - ④ WAX LIGUSTRUM 5 GAL (30)
- IRRIGATION SYSTEM
REQUIRED @ LANDSCAPING.

NOTE: CRUSHED CONC. 3/4"φ
TO BE 4" THICK OVER EXISTING
BASE MATERIAL AND 6" THICK
WHERE BASE DOES NOT EXIST.



SITE PLAN

SCALE 1" = 60.00'

S. 89° 52' 45" W. 317.01'

SHEET 1

ALL SEASON RV, LLC 1530 INTERSTATE 30, ROCKWALL, TEXAS		
SCALE: 1" = 60.00'	APPROVED BY:	DRAWN BY J. L.
DATE: 21 APRIL 05		REVISED
OWNER: OSCAR E. SALLEY, JR. - ROCKWALL, TEXAS 972.772.3009		
JOHN LINDSEY DESIGNS 214.282.3046 1012 RIDGE ROAD, ROCKWALL, TX. 75087		DRAWING NUMBER 5106

RES Real Estate Services
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

RES-Real Estate Services

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.