

oneco
AT VIGOR WAY PLAZA

550 Vigor Way
Rockwall, TX. 75087



ONEFIRM
COMMERCIAL GROUP

NOW LEASING





Property Overview

oneco at Vigor Way Plaza in Rockwall, TX.

Now leasing! This 2,100+ SF suite is being transformed into private offices with access to premium amenities, including a modern workroom, conference room, and breakroom. Perfect for professionals and small businesses seeking a prime location with a professional environment.



Floor Plan, Suite 102

550 VIGOR WAY, SUITE 102
ROCKWALL, TX 75087



- AVAILABLE
- LEASED
- COMMON AREA
- PENDING





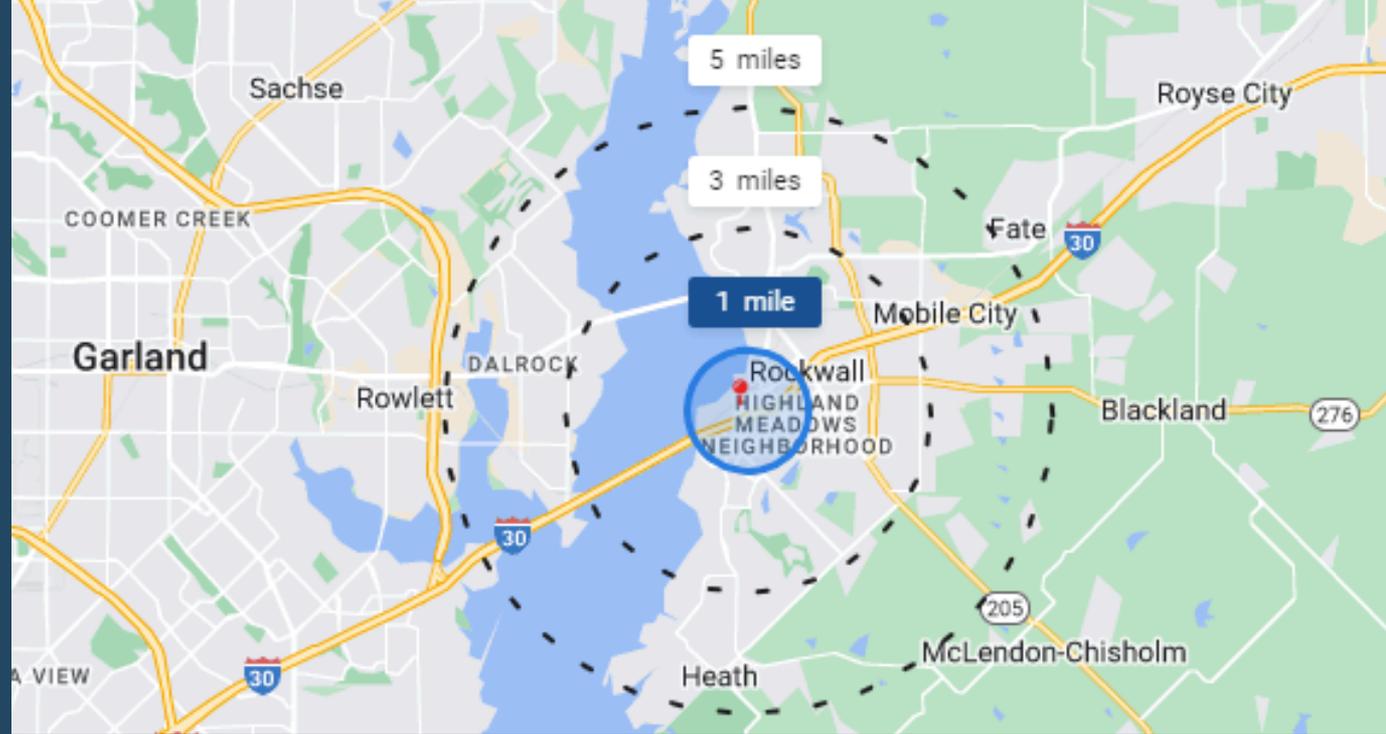
*Images shown are for example purposes only.



Location

Rockwall, TX.

Rockwall is a growing economy with a median household income significantly higher than the national average, contributing to a thriving local business environment. The city's business-friendly atmosphere, with low tax rates and well-planned infrastructure, makes it attractive for businesses. Additionally, Rockwall offers a high quality of life with excellent schools, beautiful parks, and recreational opportunities on Lake Ray Hubbard, creating a desirable environment for employees and their families.



550 VIGOR WAY ROCKWALL, TX.

Traffic Counts

E Interstate 30 | 112,055 VPD ('23)

Ridge Rd | 30,106 VPD ('23)

Demographics 2023 - 1 Mile Radius

20+K

Population

\$105K

Average HH Income

3+K

Households

*source: crexi.com, creop.com, txdot.com





AMBER LAMB

972.898.1908
alamb@onefirm.com

CONFIDENTIALITY AGREEMENT: The following information and presentation are confidential and proprietary to 1ONEFirm, Inc. and its affiliates. This material is intended solely for the recipient's use and may not be reproduced, redistributed, or disclosed in whole or in part without the prior written consent of 1ONEFirm, Inc.

Any statements or projections made in the presentation, including those related to the project, are based on current expectations and assumptions and involve inherent risks and uncertainties. Actual results may differ materially from those projected in this presentation due to various factors. 1ONEFirm, Inc. does not guarantee the accuracy or completeness of the information contained herein and disclaims any liability for errors or omissions. The following statements constitute "forward-thinking" statements and are subject to several significant risks and uncertainties. Such statements contained herein should not be relied upon as predictions of future events. Such forward-looking statements are subject to numerous risks and are necessarily dependent on assumptions, data, or methods that may be incorrect or imprecise and may not be realized. As a result of the foregoing, no assurances can be or are given as to the future results of operations or financial condition of the Partnership.

By accessing and reviewing this presentation, you acknowledge and agree to keep all information confidential and to use it solely to evaluate potential business opportunities with 1ONEFirm, Inc.



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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.
- **ABROKER'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 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 1.101.563 of the Texas Occupations Code. 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 seller'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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 with a written opinion 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 1.101.563 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.

ONE Firm Commercial Group	9015084-BB	info@teamonefirm.com	(469)757-4015
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew Qualls	513273-B	aqualls@teamonefirm.com	(214)673-9418
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Brian Berry	804086-SA	bberry@1onefirm.com	(469)583-5976
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Amber Lamb	827402-SA	alamb@1onefirm.com	(972)898-1908
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
Information available at www.trec.texas.gov	IABS 1-2
Phone: (972)898-1908	TXR2501
Fax: www.lwolf.com	