

# VIGOR WAY PLAZA

550 Vigor Way  
Rockwall, TX. 75087



**ONEFIRM**  
COMMERCIAL GROUP



**PRE-LEASING**







## Property Highlights

- Prime Location: Situated on Interstate 30 in Rockwall, offering excellent visibility and easy access.
- New Construction: Be part of a brand-new, modern office environment opening in early 2025.
- Fully Leased Second Floor: Join a thriving community of established businesses.
- First-Floor Availability: Flexible office spaces tailored to suit various business needs.
- Proximity to Amenities: Close to dining, shopping, and recreational facilities, enhancing work-life balance.

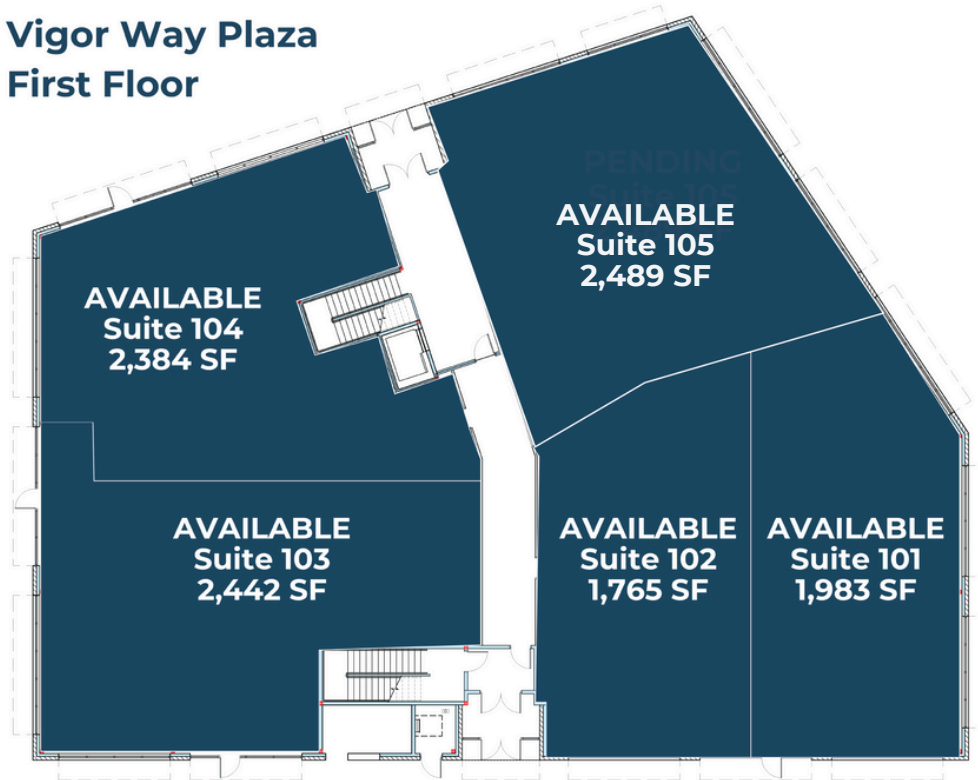


# Vigor Way Plaza



2 SOUTH ELEVATION FACING I-30  
SCALE: 3/16" = 1'-0"

## Vigor Way Plaza First Floor

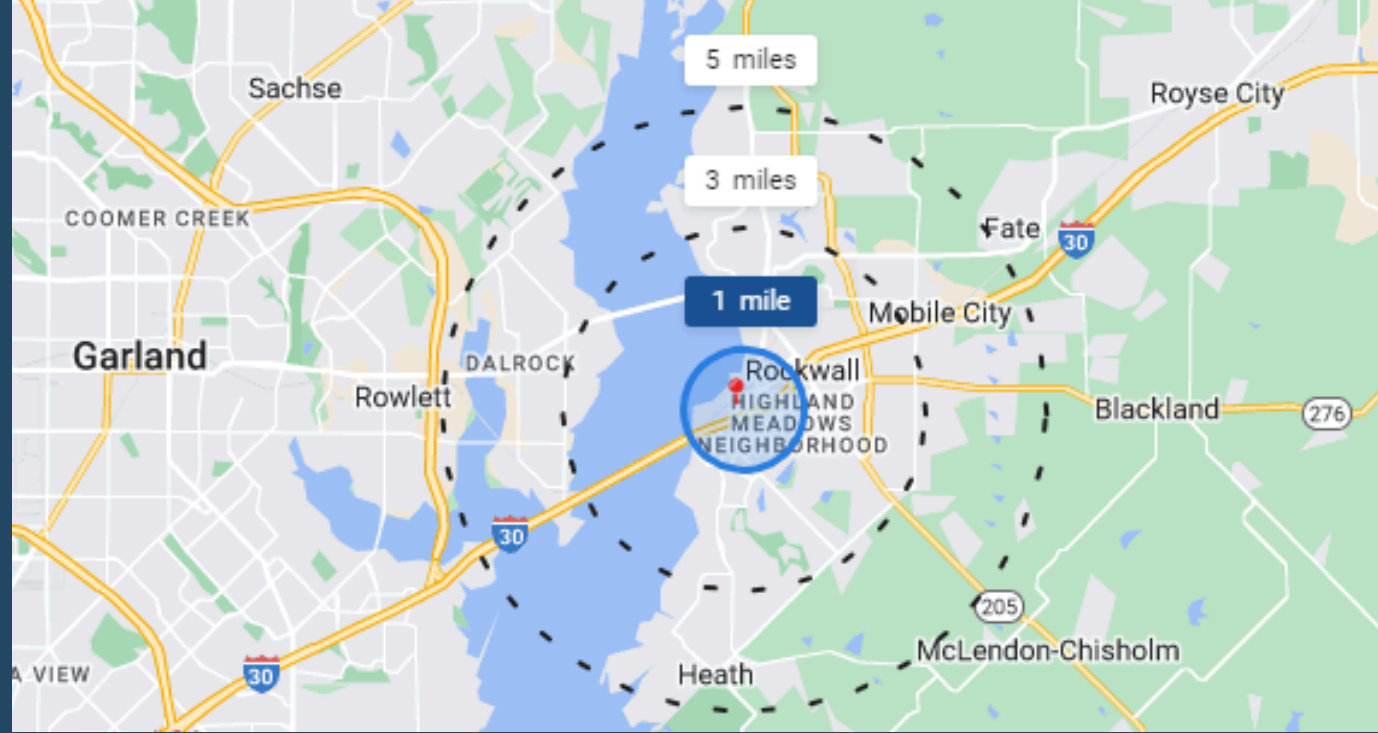




# Location

## 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.



## 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





## **BRIAN BERRY**

469.583.5976  
bberry@1onefirm.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.

11-2-2015



### 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.

**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.

**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.

ONEFIRM Commercial Group	9015084	info@teamonefirm.com	469-757-4015
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew Qualls	513273	aqualls@teamonefirm.com	214-673-9418
Designated Broker of Firm	License No.	Email	Phone
Brian Berry	804086	bberry@1onefirm.com	469-583-5976
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date