

# ROCKWALL | TX



WHERE OPPORTUNITIES ARE AS  
**INFINITE**  
AS THE VIEWS

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**ROCKWALL**  
Economic Development Corporation



# ROCKWALL OFFERS A SUITE VIEW FOR YOUR CLASS A OFFICE DEVELOPMENT



## DID YOU KNOW?

Nearly half of Rockwall residents are working in the following professional occupations:

16.6% in Management Occupations

13.8% in Sales & Related Occupations

11.5% in Office & Administrative Support Occupations

6.17% in Business & Financial Operations Occupations

Source: Data USA

If the office space you need is not readily available, or if you prefer to build to suit, Rockwall EDC can help. We've worked with local brokers, architects, and engineers to identify available land, develop concepts for state-of-the-art facilities, and provide renderings and cost estimates for numerous office projects.

We're here to help you find the perfect workspace for your business and your employees. More information about these potential office developments are available on our website at [rockwalledc.com/office](http://rockwalledc.com/office).



**2.66 MILLION WORKERS**  
WITHIN A 45-MINUTE DRIVE

If you're interested in relocation or expansion of your office, consider Rockwall - a hidden gem in North Texas. Rockwall offers an educated workforce for all your hiring needs. Additionally, the quality of life found in the community - from A-rated public schools to competitively priced housing - will attract your new hires. Plus, Rockwall's elevated view of the 23,000-acre Lake Ray Hubbard is unbeatable.

## ROCKWALL'S PROFESSIONAL CONCENTRATIONS



**ARCHITECTURE & ENGINEERING**



**105%↑**  
than the  
National  
Average



**COMPUTER & MATHEMATICS**



**65%↑**  
than the  
National  
Average



**MANAGEMENT**



**50%↑**  
than the  
National  
Average



**LEGAL**



**46%↑**  
than the  
National  
Average



**BUSINESS & FINANCIAL OPERATIONS**



**27%↑**  
than the  
National  
Average

Source: Data USA



**BUILD TO SUIT?**  
Call Us  
Now to  
Learn More



# ROCKWALL HAS MANUFACTURED AN INDUSTRIAL CLIMATE UNRIVALED IN DFW

Rockwall is home to an assortment of industries, including advanced manufacturing, aerospace and defense, food processing, and packaging. The Rockwall EDC's 550-acre Technology Park offers shovel-ready land to relocating and expanding businesses. Additionally, there is over 800,000 SF of speculative light industrial space in the development pipeline in 2022.

**AVAILABLE  
LAND**  
Call Us  
Now to  
Learn More



## ROCKWALL'S INDUSTRIAL WORKFORCE

Number of Workers within a 45-Minute Drive and Average Salary in Rockwall

15,311	Team Assemblers	\$31,500
6,668	Welders, Cutters, Solderers, and Brazers	\$39,400
5,547	Industrial Machinery Mechanics	\$49,500
4,689	Helpers - Production Workers	\$25,700
4,293	Machinists	\$41,900
3,851	Assemblers and Fabricators, All Other	\$31,200
3,219	Production Workers, All Other	\$30,800

Source: JobsEQ

## ROCKWALL'S INDUSTRY CONCENTRATIONS



**PLASTICS &  
RUBBER PRODUCT  
MANUFACTURING**



**171%** ↑  
than the  
National  
Average



**PAPER  
MANUFACTURING**



**119%** ↑  
than the  
National  
Average



**FABRICATED  
METAL PRODUCT  
MANUFACTURING**



**83%** ↑  
than the  
National  
Average

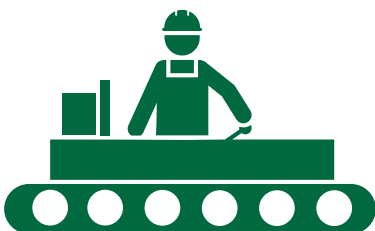


**FOOD  
MANUFACTURING**



**41%** ↑  
than the  
National  
Average

Source: JobsEQ



**197,700 MANUFACTURING  
WORKERS WITHIN A  
45-MINUTE DRIVE OF ROCKWALL**



# WHY CHOOSE ROCKWALL?



"A" Rated  
School District

42.6% of Rockwall residents hold a Bachelor's Degree or higher compared to Texas' Average of only 29%

Source: TEA Accountability Ratings & US Census Bureau

Consolidated Tax Rate  
**\$1.9367**  
per \$100 Valuation

**40%↓**

than surrounding cities  
with manufacturing opportunities

**#4**  
in the US

In 2020, Money Magazine ranked Rockwall, Texas, fourth in their list of "Best Places to Live in America." A few reasons Rockwall ranked high on the list: job growth, stable employers, high median income, and unique developments, such as historic Downtown Rockwall and the Harbor District.

## ROCKWALL COUNTY RANKS IN TOP 5 IN TEXAS COUNTIES FOR PURCHASING POWER

Though Rockwall County is the smallest county in Texas, Rockwall delivers a lot of bang for your buck.

- Ranked #1 in the state in 2019
- Ranked #4 in the state in 2021

Source: SmartAsset.com



## ROCKWALL HOUSING MARKET

\$165 per square foot - 2021 Average

\$370,000 - 2021 Median Sale Price

HOUSING COSTS ARE:

**15%↓**

than Collin, Dallas or Tarrant Counties in DFW

Source: MetroTex MLS

## HOUSING DEVELOPMENTS

Rockwall has approximately 15 neighborhoods, master-planned communities, or active adult subdivisions planned or under development as of 2021, and over 1,000 developing residential lots available for purchase and/or under construction.



## ROCKWALL IS SURROUNDED BY THE 23,000-ACRE LAKE RAY HUBBARD

The lake offers a multitude of recreational opportunities, and is flanked by the Harbor District, full of shopping and dining experiences, and stunning lake-front homes.



## ROCKWALL SAFETY STATISTICS

Source: Areavibes.com

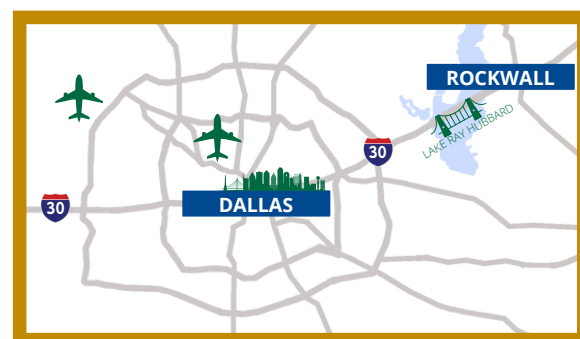
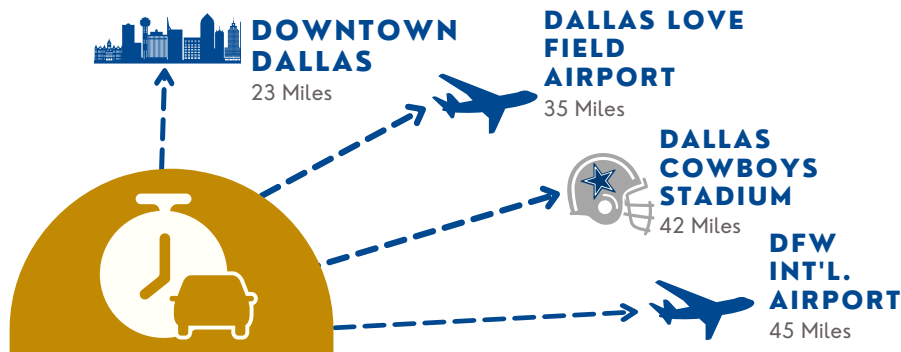


72%↓  
than the Texas Avg.



68%↓  
than the Nat. Avg.

## DRIVING DISTANCE TO DFW



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