



# The Castle at Rockwall

## Weddings & Events

A successfully operating, five-star venue  
Winner 2016 & 2017 – The Knot “Best Weddings” and WeddingWire “Couples Choice”

2071 Clem Road Extension • Rockwall, TX 75087 • [www.TheCastleAtRockwall.com](http://www.TheCastleAtRockwall.com)



### FOR SALE \$2,500,000

#### LOCATION:

- 3 miles northeast of Downtown Rockwall.
- 2 miles north of Interstate 30 on Farm to Market 3549/North Stodghill Road.
- Rockwall County, Texas.
- Property will be annexed into the city limits of Fate in August 2017.
- 35 minutes from Downtown Dallas.

#### PROPERTY DESCRIPTION:

- 10 acres.
- Rectangular in shape. 659 ft. x 752 ft.
- Rural area. Many suburban residential developments are expected in the area in the future.
- Currently no zoning designation.
- Level to gently sloping with good views of pasture land and trees.

#### BUILDING DESCRIPTION:

- 21,515 total SF plus 3,481 SF in basement area.
- Includes two 4-story towers.
- Built in 2002.
- Many major upgrades and modernization since 2014.
- Outdoor gazebo for ceremonies.
- Gravel parking lot for 80 cars. Ample parking for a 200 guest wedding. Overflow parking available.
- Fully sprinklered.
- Building is in excellent condition.



Kevin W. Archer, CPA

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### POWELL Realty Advisors

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### BUILDING AREA:

#### First floor: 12,835 SF

- Rotunda at entrance.
- Great Hall for large ceremonies and dancing. Holds 200 guests for wedding ceremony. Large fireplace and tall ceilings with heavy wooden rafters.
- Banquet room for dinners. Large fireplace. Holds 15 round tables with 10 chairs per table.
- Covered veranda for outside seating and gathering.
- Small Chapel. For ceremonies with up to 50 guests. Dinner buffet location.
- Lounge with built-in bar.
- Built-in photo booth with high capacity printer.
- Large restrooms for guests.
- Bride's room with full bathroom.
- Groom's room with full bathroom.
- Large business office.
- Large commercial, cold prep kitchen for caterer. Water and gas connections for full commercial kitchen in place. Overhead door for deliveries.
- Large storage area with overhead delivery door for tables, chairs, linens and more.

#### 2nd Floor Open Balcony

- 722 SF. Overlooks Great Room.
- Restroom.

#### South Tower

- 2nd floor: 1,218 SF. Efficiency apartment, full bath.
- 3rd floor: 1,218 SF. Two guestrooms with private half bathrooms.
- 4th floor: 1,369 SF. Large bedroom with bathroom. Possible honeymoon suite.

#### North Tower

- 2nd floor: 1,097 SF. Kitchen, dining/family room and half bathroom.
- 3rd floor: 1,097 SF. Large bedroom and full bathroom.
- 4th floor: 1,249 SF. Game room with half bathroom.
- All 3 floors currently comprise a single apartment with open stairway.

#### Basement

- Finished basement: 1,055 SF. Bedroom, living area and full bathroom.
- Unfinished basement: 2,426 SF.

### UTILITIES AT PROPERTY:

- Public water from Mt. Zion Water Supply Corporation.
- Aerobic sewer septic system.
- 3-phase electrical power.
- Propane gas from tank.



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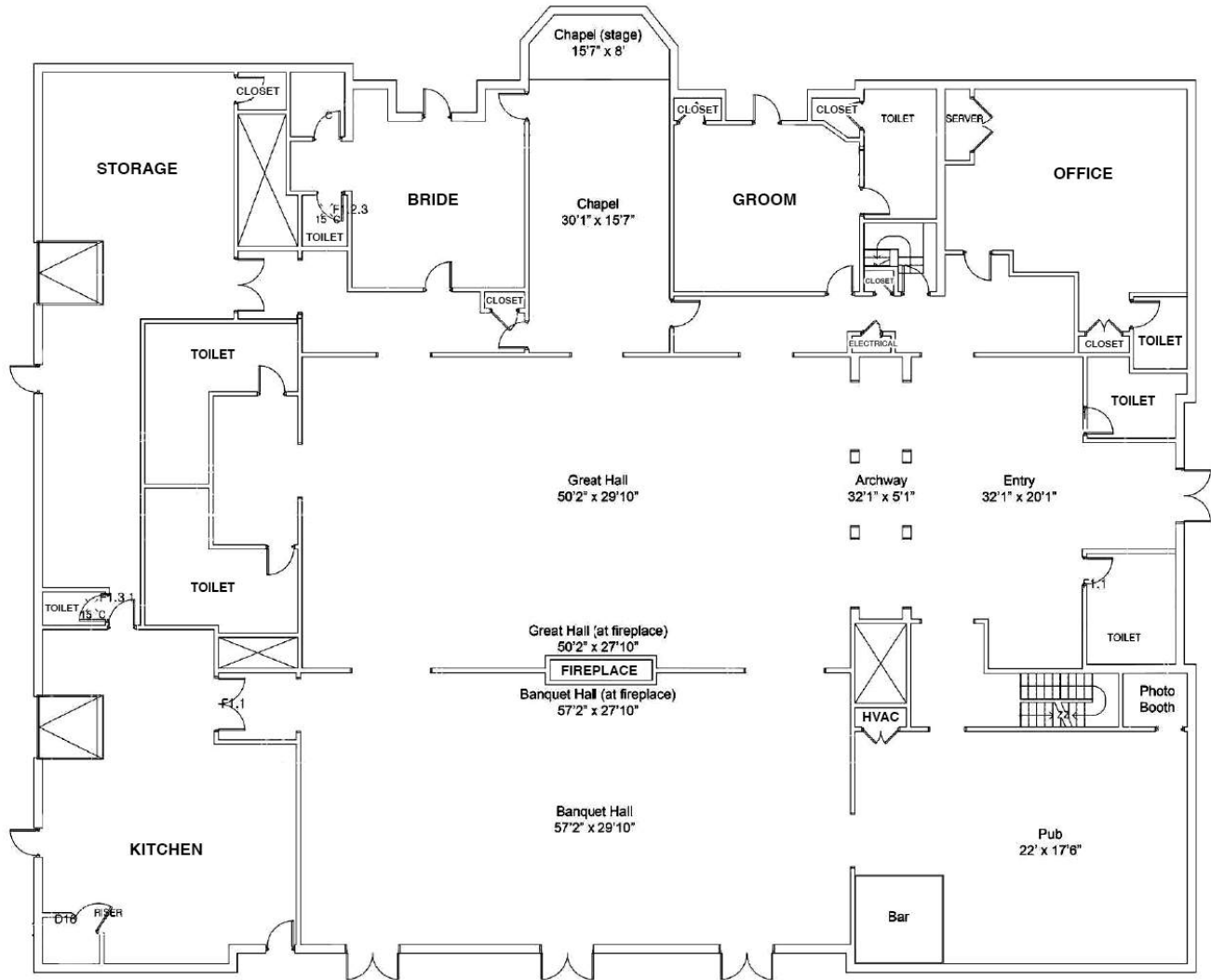
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# Information About Brokerage Services

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:

- **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:
  - 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.

**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.

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Powell Realty Advisors, LLC	9003152	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert B. Powell	265365	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

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Date



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