



FOR SALE

202 Interurban

Rockwall, TX 75087 • Rockwall County

PURCHASE
PRICE

\$324,900

AVAILABLE
ACRES

±.344

Acres

PROPERTY
TYPE

Raw Land

AVAILABILITY

Immediate



COVENANT
COMMERCIAL
REAL ESTATE

Property Overview

This 0.344-acre parcel sits in one of the fastest growing pockets of Rockwall, Texas, just blocks from downtown and minutes from Lake Ray Hubbard. The site is positioned for a professional office, medical office, or small commercial build, with existing architectural plans already drawn and available for purchase alongside the land.

Surrounded by an active mix of established homes, small offices, and neighborhood commercial uses, 202 Interurban offers a rare opportunity to build new in a location where finished, walkable commercial space is in short supply. The lot is cleared and shaded by mature trees along its perimeter, with easy access from the adjoining residential street.

Rockwall continues to see strong residential and commercial growth along the Lake Ray Hubbard corridor, and this site's proximity to downtown, the lake, and surrounding neighborhoods makes it well suited for a buyer looking to plant a permanent, purpose-built location.

PROPERTY SPECS

ADDRESS	Raw Land
CITY, STATE	±.344 Acres
LOT SIZE	\$324,900
USE	~\$37,146/AC
PLANS	Rockwall
STATUS	General Business

ASKING PRICE
\$324,900



Example Plans

Architectural plans for a professional office development have already been drawn for this site and are available for purchase alongside the land, giving a buyer a head start on permitting and construction.



STREET SIDE RENDERING



PARKING LOT SIDE RENDERING



STREET (FRONT) ELEVATION



PARKING LOT (REAR) ELEVATION

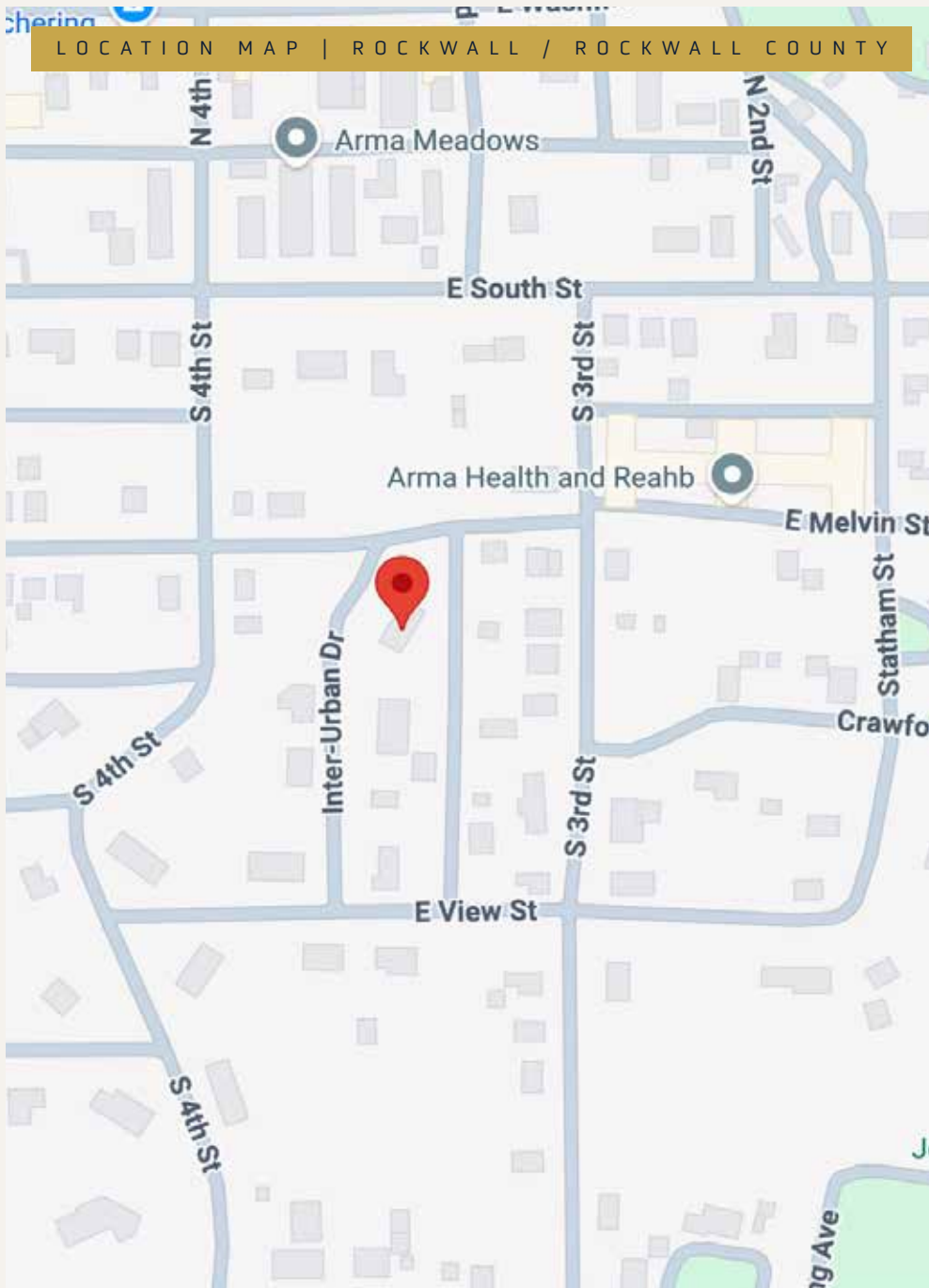
TRADE AREA

Location & Connectivity

Downtown Rockwall, Steps from the Square. 202 Interurban sits within Rockwall's Downtown (DT) District, a short walk from the historic courthouse square, its restaurants, boutiques, and year-round community events. Few remaining parcels this close to the square offer a clean slate for new construction.

Lake Ray Hubbard and The Harbor Rockwall entertainment district are just minutes away, giving future tenants, patients, or clients an address that trades on Rockwall's lakeside, small-town appeal.

The site benefits from quick access to I-30, connecting east to Royse City and Greenville, and west into Dallas, keeping the location practical for both local foot traffic and regional commuters.



DRIVE TIMES & DISTANCES

Downtown Rockwall Square	±0.3 Miles
Lake Ray Hubbard	±0.5 Miles
The Harbor Rockwall	±3 Miles
I-30 Access	±2 Miles
Downtown Dallas (CBD)	±25-30 Min
DFW International Airport	±45-60 Min

LOCATION HIGHLIGHTS

ROCKWALL ROCKWALL COUNTY

Sits inside Rockwall's Downtown (DT) District, one of the few remaining clean-slate parcels this close to the square,

About 0.3 miles from the historic Rockwall courthouse square and its restaurants, boutiques, and year-round community events.

Roughly half a mile to Lake Ray Hubbard and about 3 miles to The Harbor Rockwall entertainment district.

Quick access to I-30, about 2 miles away, with a 25-30 minute drive into Downtown Dallas.



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