



## Office Building

3435 SH 276, Rockwall, TX 75032



**Cindy Miller**

Keller Williams Commercial  
550 Vigor Way, Suite 200, Rockwall, TX 75087  
[cindysgroup@hotmail.com](mailto:cindysgroup@hotmail.com)  
(972) 772-7000



# Office Building

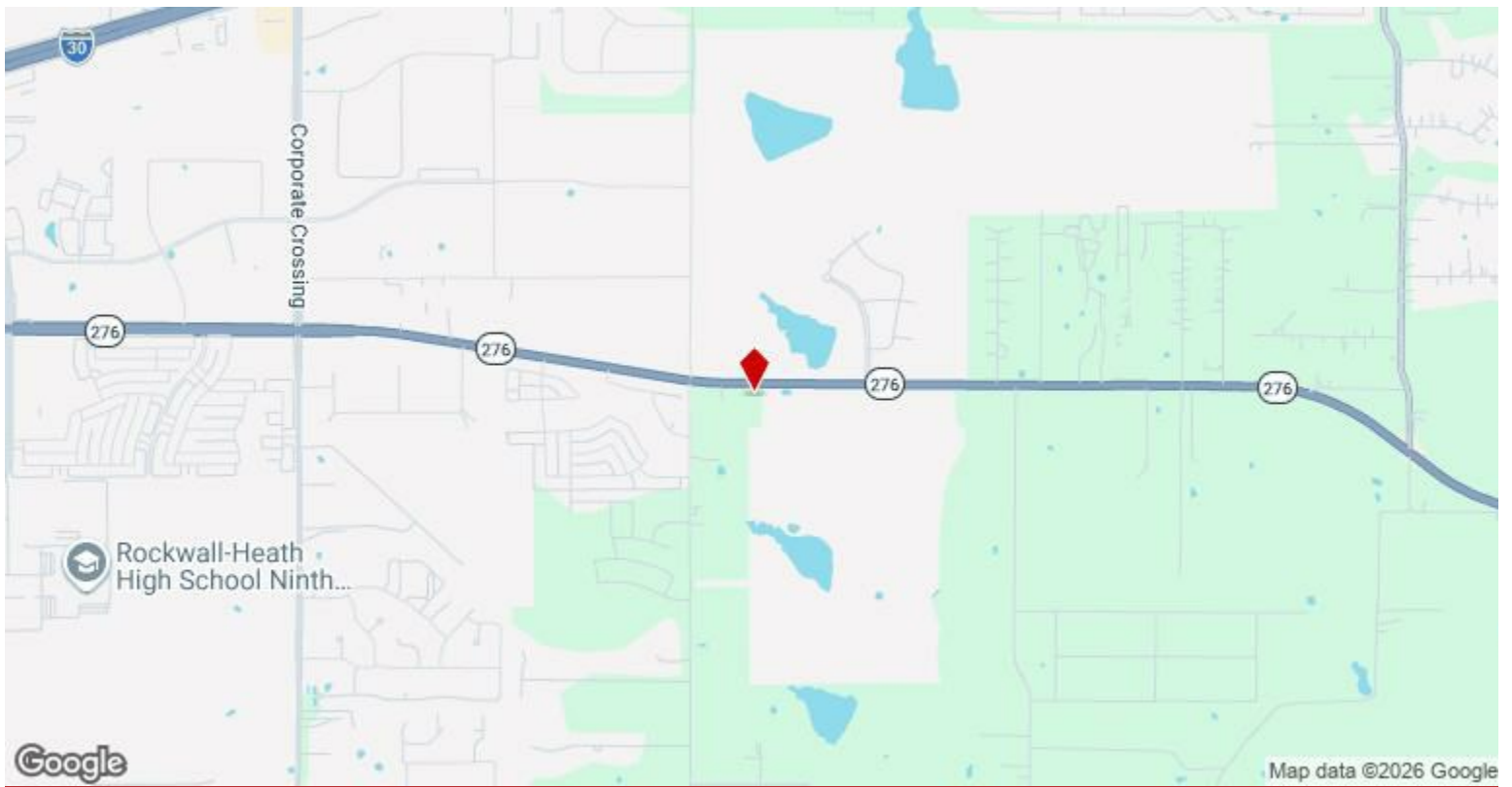
\$1,500,000

Opportunity for Re-platting  
East of Rockwall Technology Park  
High Traffic Area  
3,000 sf Office Building - 8 Offices  
2,450 sf Barn with concrete floor for storage  
Outside City Limits  
Approximately 4 miles to I-30...

- Heavy traffic area.
- Building sits on 2.07 acres.



Price:	\$1,500,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	2.16 AC
Gross Building Area:	6,310 SF
Rentable Building Area:	3,000 SF
Sale Conditions:	Build to Suit
No. Stories:	1
Year Built:	1912
Zoning Description:	ETJ
APN / Parcel ID:	34335
Walk Score ®:	1 (Car-Dependent)



**3435 SH 276, Rockwall, TX 75032**

# Property Photos



east side



back porch

# Property Photos



back



shed

# Property Photos



goats



barn