

1970 Interstate 30, Rockwall, TX



Rockwall Technology Park

7-ELEVEN

Love's

1.874 Acres

109,000+ VPD



CAVENDER'S

1.874 Acres for Sale on I-30
Zoned Highway Commercial - Retail
Utilities Available On-Site
Adjacent to Love's Travel Stop
Ready for Development

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Property Overview

M&D CRE is pleased to present this 1.874 acre tract zoned Highway Commercial – Retail offering 185 feet of Interstate 30 frontage, 109,000+ vehicles per day, and immediate adjacency to Love's Travel Stop in a proven retail corridor in Rockwall, Texas.

Listed By:
Will Greenstein | [214.707.3793](tel:214.707.3793)



Property Overview

This 1.874-acre tract presents an exceptional development opportunity along one of the Dallas–Fort Worth Metroplex’s most heavily traveled corridors, with over 109,000 vehicles passing daily on Interstate 30. The site offers 185 feet of direct interstate frontage and outstanding visibility, making it ideally suited for a wide range of highway commercial and retail uses. Strategically positioned adjacent to Love’s Travel Stop, American Homes, and Cavender’s Boot City, the property benefits from an established base of regional and national co-tenants that drive consistent traffic to the immediate area. The surrounding retail environment reinforces the site’s strong commercial identity and supports a variety of development concepts including quick-service or fast-casual restaurant, hospitality, auto-related retail, or general commercial retail. The tract is zoned Highway Commercial – Retail and is located just 8.5 miles from President George Bush Turnpike and 13 miles from Interstate 635, providing excellent regional accessibility and connectivity throughout the greater DFW market. With interstate-direct frontage, proven co-tenancy, and a high-growth submarket, this site represents a compelling opportunity for developers and owner-users seeking maximum exposure along the I-30 corridor.

Contact the listing agent Will Greenstein for more information at [214.707.3793](tel:214.707.3793).

Size	1.874 Acres
Zoning	Highway Commercial - Retail
Grading	Raw Land
Vehicles Per Day	109,000+
Access	Dual Access
Easements	Access
Utilities	Available On-Site
Parcel ID	11481



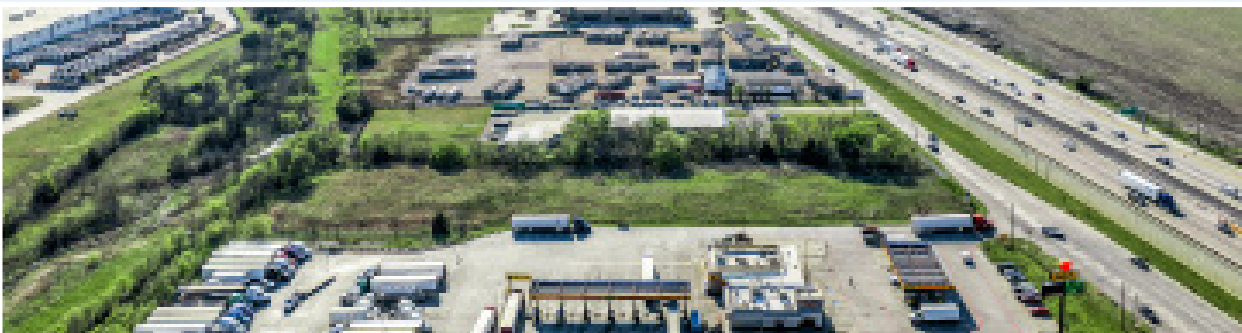
Listed By:
Will Greenstein | [214.707.3793](tel:214.707.3793)





Listed By:
Will Greenstein | [214.707.3793](tel:214.707.3793)





Property Highlights

1.874 Acres

Zoned HC / Retail

Utilities Available On-Site

Dual Access

185 Ft. of I-30 Frontage

109,000+ VPD

Regional & National Co-Tenants

Listed By:
Will Greenstein | [214.707.3793](tel:214.707.3793)



Location Overview

Rockwall offers commercial real estate investors a rare combination of rapid growth, strong purchasing power, low crime, and strategic access to the DFW metroplex—supporting long-term value across office, industrial, and mixed-use assets.

Listed By:
Will Greenstein | [214.707.3793](tel:214.707.3793)



Rockwall, TX: Built for Business. Positioned for Growth.

Rockwall, TX Overview

Rockwall offers a compelling opportunity for commercial real estate investors seeking growth, stability, and long-term value. Located just 23 miles east of downtown Dallas, the city combines strategic access to the DFW metroplex with an exceptional quality of life actively supported by the Rockwall Economic Development Corporation. Rockwall features a violent crime rate approximately 70% lower than state and national averages, was ranked a top Texas county for purchasing power in 2024, and earned recognition as the Best Small City in Texas the same year. Additionally, it ranks among the fastest-growing counties in the nation, underscoring strong demand drivers for office, industrial, and mixed-use investment. For investors, Rockwall presents a rare blend of economic momentum, workforce appeal, and pro-business leadership.

52,000

Rockwall
Population
(Rockwall EDC)

#2

Fastest-Growing
County in US
(Rockwall EDC)

2.92M

Workers Within
45-Min Drive
(Rockwall EDC)

\$435,000

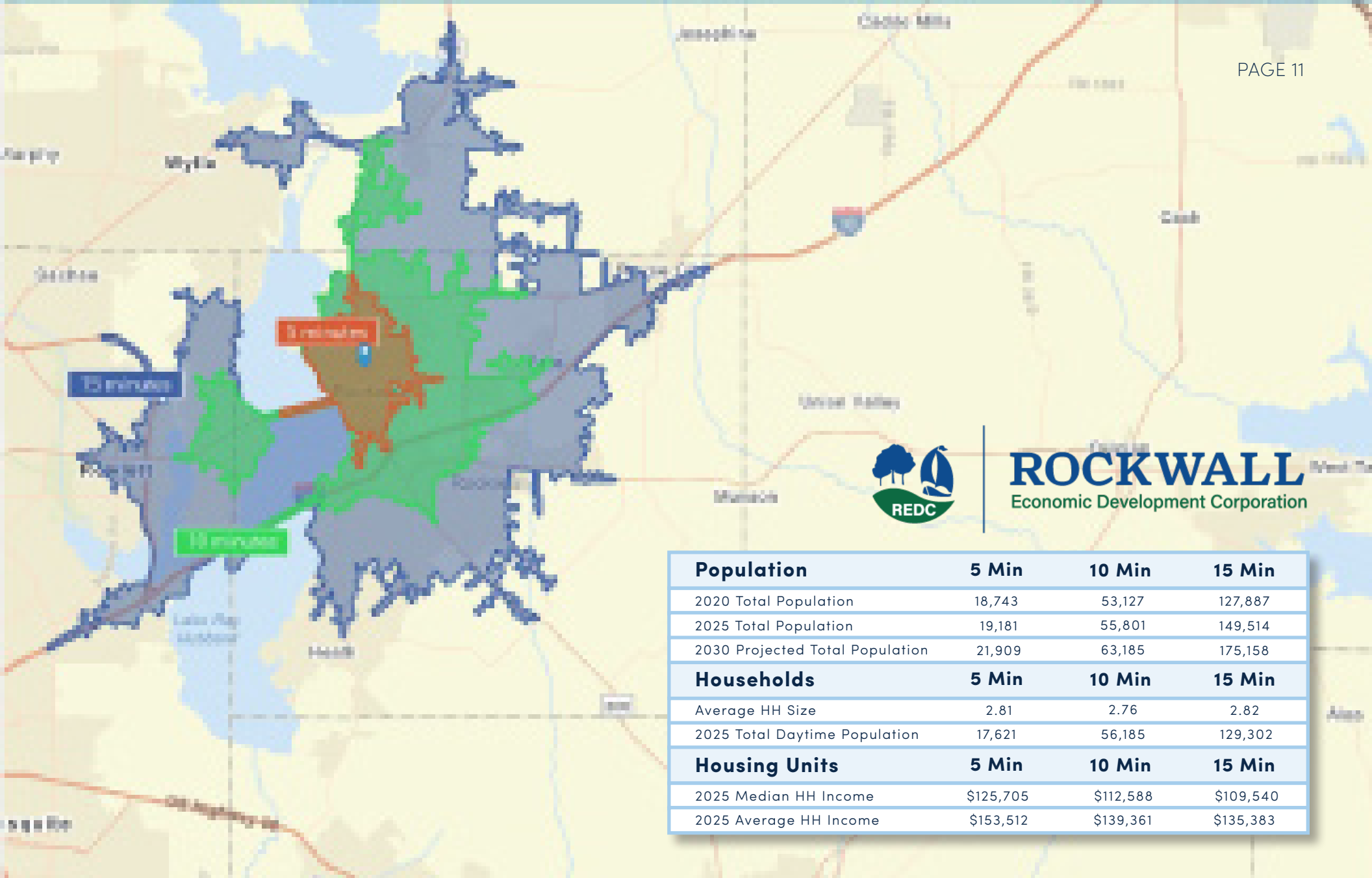
Median
Home Value
(Rockwall EDC)





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ROCKWALL
Economic Development Corporation

Population	5 Min	10 Min	15 Min
2020 Total Population	18,743	53,127	127,887
2025 Total Population	19,181	55,801	149,514
2030 Projected Total Population	21,909	63,185	175,158
Households	5 Min	10 Min	15 Min
Average HH Size	2.81	2.76	2.82
2025 Total Daytime Population	17,621	56,185	129,302
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$125,705	\$112,588	\$109,540
2025 Average HH Income	\$153,512	\$139,361	\$135,383

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date		