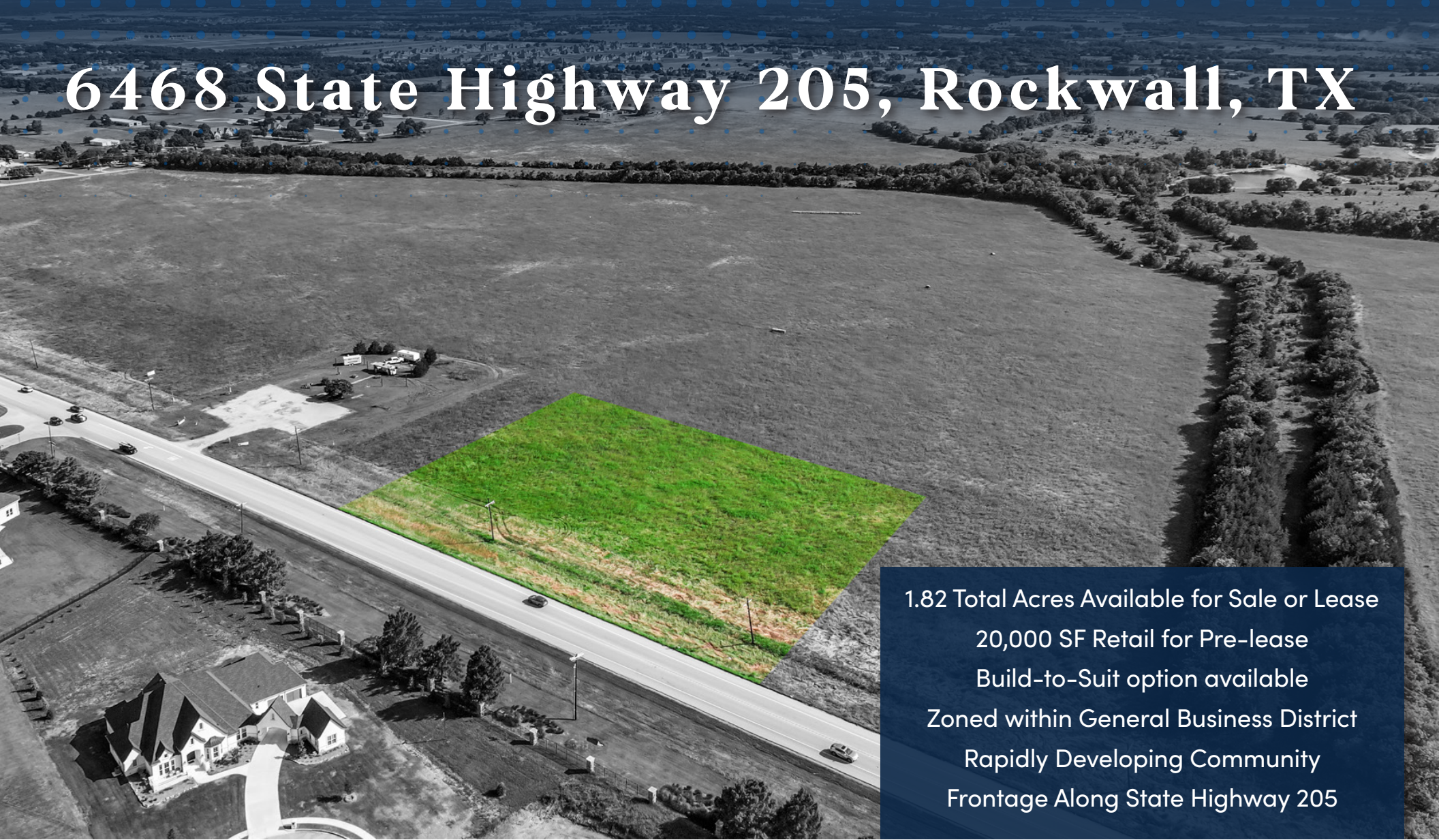


6468 State Highway 205, Rockwall, TX



1.82 Total Acres Available for Sale or Lease
20,000 SF Retail for Pre-lease
Build-to-Suit option available
Zoned within General Business District
Rapidly Developing Community
Frontage Along State Highway 205

Main Contact

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Vice President
ross.miller@mdcregroup.com
469.352.8147

Kevin Weable, CCIM

Associate Broker/Director
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972.845.1663



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Property Overview

M&D CRE presents a 1.82-acre, two-parcel property available for ground lease, sale, or build-to-suit, with pre-leasing up to 20,000 SF for single-tenant retail.

Listed By:
Ross Miller | 469.352.8147



Property Overview

M&D CRE is pleased to offer a prime development opportunity located in Rockwall, Texas. This two-parcel property totals 1.82 acres and provides multiple acquisition and development options to accommodate a wide range of commercial uses.

Prospective users can take advantage of flexible opportunities, including ground lease, build-to-suit for single-tenant occupancy, or outright purchase. Additionally, pre-leasing is available for a proposed 20,000 SF retail building—an ideal opportunity for national retailers, service providers, or other commercial users seeking to expand their commercial footprint.

The site is fully served with all utilities on-site and zoned in a General Business District, allowing for a broad spectrum of commercial development. With direct frontage on State Highway 205, the property sees over 20,000 vehicles per day, offering excellent exposure. Its level topography further streamlines development, reducing site preparation time and associated costs.

Located within the rapidly growing Rockwall County, the site is less than five miles from both Interstate 30 and State Highway 276, providing easy access to the greater Dallas–Fort Worth metroplex within a rapidly growing community.

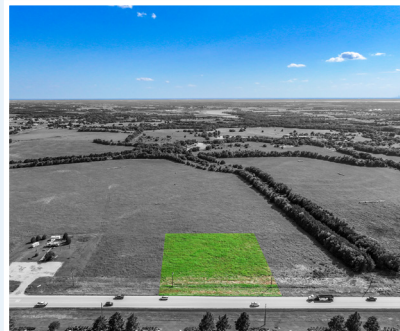
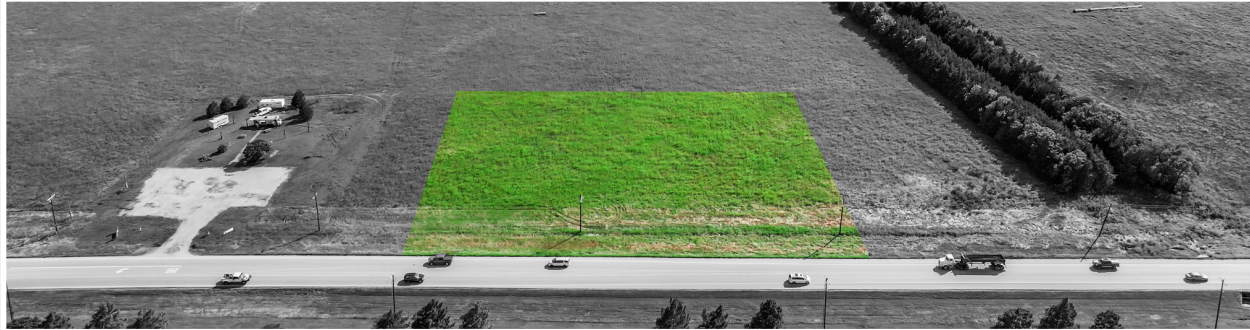
For more information, please contact Ross Miller.

Size	1.82 Total Acres
Utilities	Water, Sewer, Electric
Zoning	GB District
Topography	Level
Parcels	Multi- Two
Ideal Use	Retail
Location	Rockwall
Traffic Counts	+20,000 VPD



Listed By:
Ross Miller | 469.352.8147





Listed By:
Ross Miller | 469.352.8147



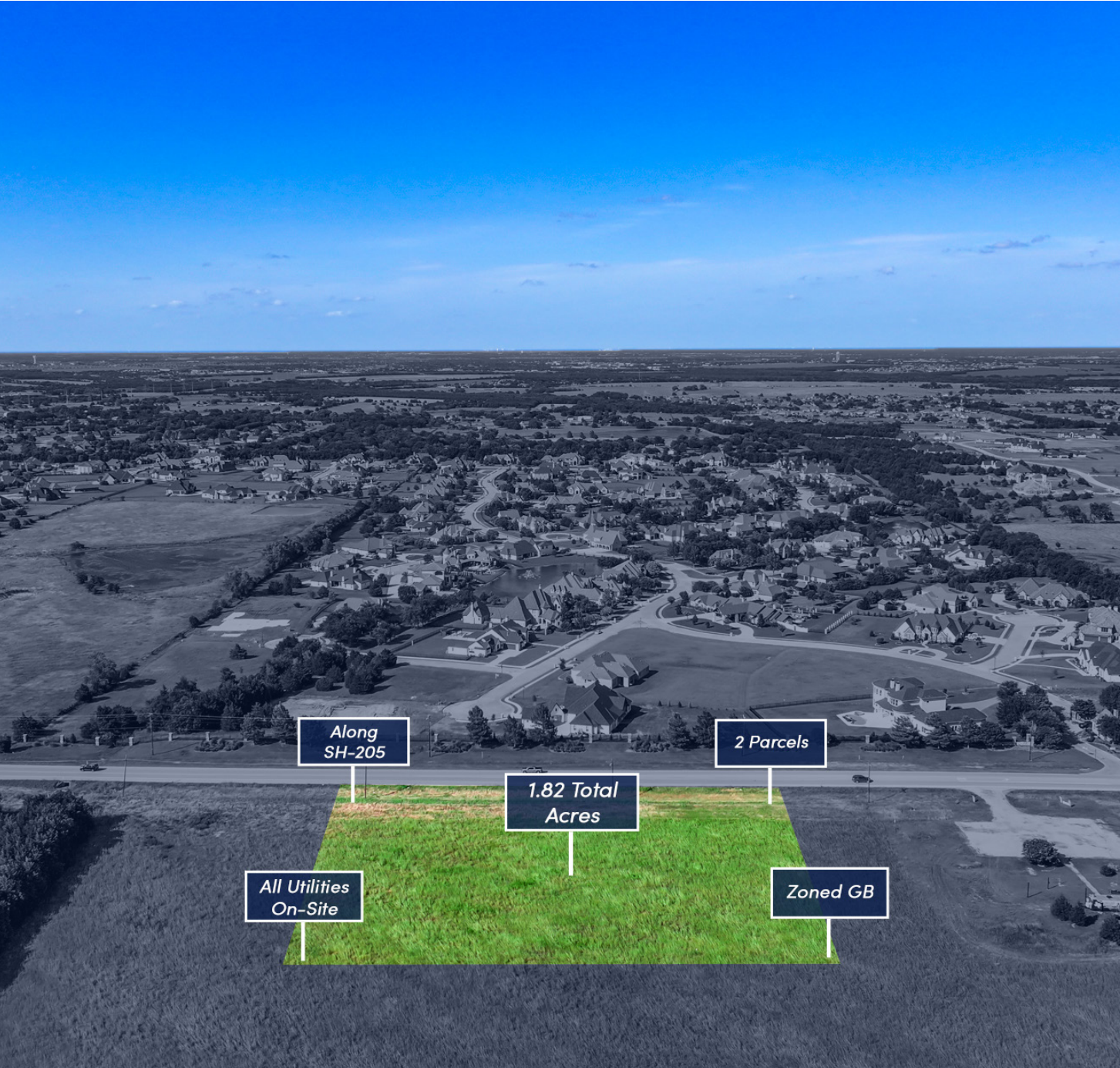
Property Highlights

1.82 Total Acres

Zoned General Business

Along State Highway 205

Within Rockwall County



Listed By:
Ross Miller | 469.352.8147



Location Overview

Rockwall, TX, offers businesses a prime location near Dallas with strong infrastructure, a skilled workforce, and a thriving economy.

Listed By:
Ross Miller | 469.352.8147



2024 Ranked #2 Fastest-Growing Counties in The Nation

Rockwall, TX Overview

Rockwall, TX, is a rapidly growing city situated just 22 miles east of downtown Dallas, making it an ideal location for businesses seeking proximity to the Dallas/Fort Worth metroplex while enjoying a more suburban setting. Known for its strong community, Rockwall offers a welcoming environment for both businesses and residents. The city features a robust economy, a thriving local job market, and a diverse range of amenities. Home to the Rockwall Technology Park, the city provides businesses with premier office spaces and immediate access to critical infrastructure, including Interstate 30, along with a skilled and growing labor pool. The combination of a strategic location, exceptional infrastructure, and a strong local economy makes Rockwall an attractive destination for businesses looking to expand and thrive in the Dallas/Fort Worth area.

52,000

City Total
Population
(Rockwall EDC)

2.86 M

Workers Within
45-Min
(Rockwall EDC)

73,088

Workers Within
15-Min
(STDB)

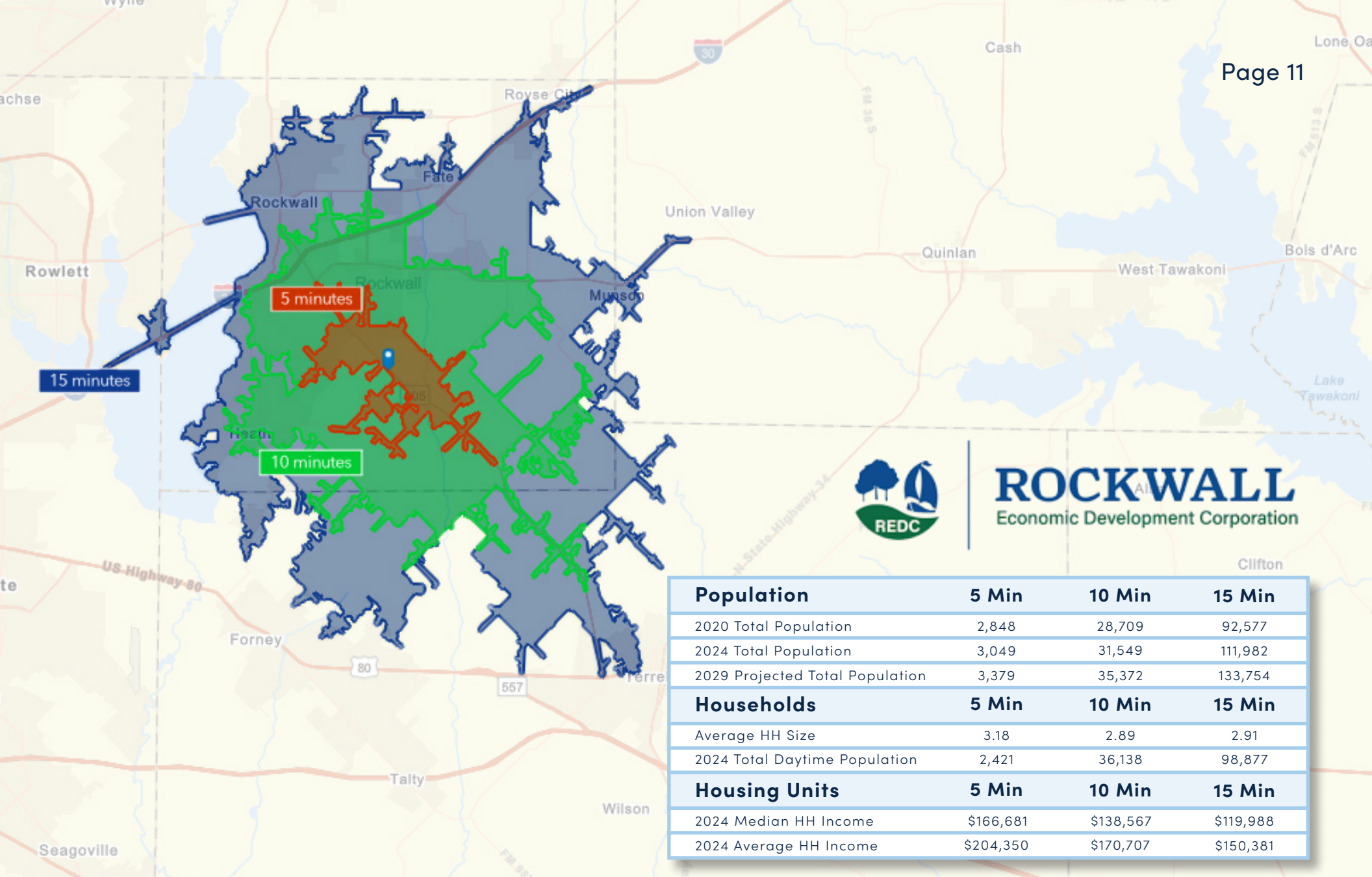
163,515

2029 Projected
Population
(STDB)



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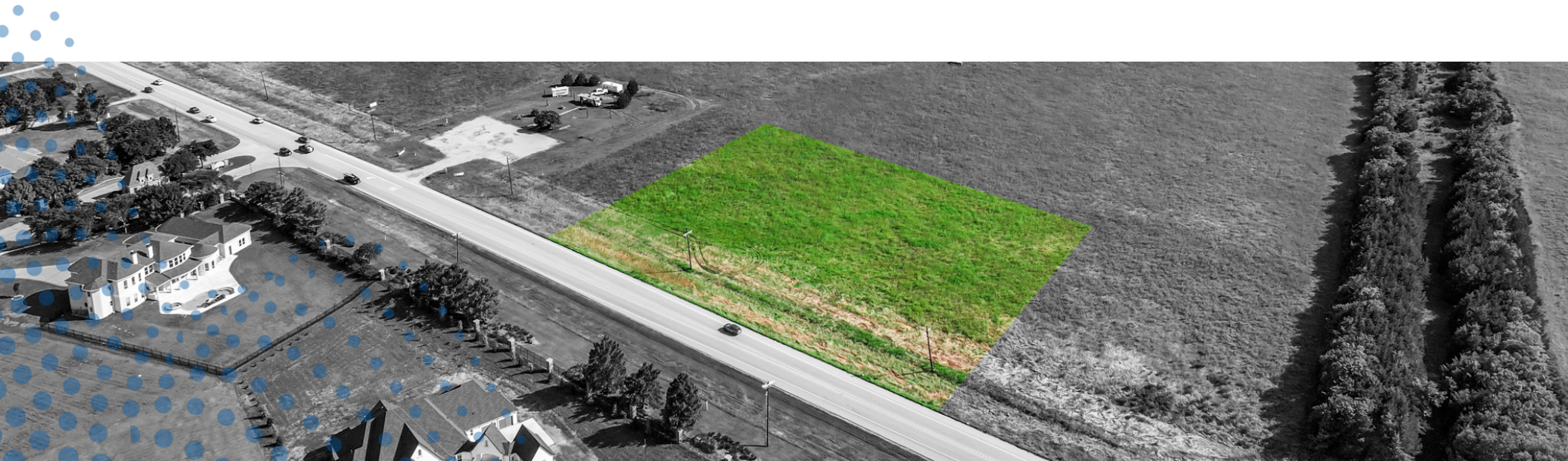
972.845.1663

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdcregroup.com

972.772.6025





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:
 - 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.

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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	Date		
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