

FOR SALE

505 COUNTY LINE, ROCKWALL



FUTURE DEVELOPEMENT OPPORTUNITY
6,750 SF Building | 4.67 AC | Existing Baseball Facility

Justin Holland, Broker
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LEGACY & CO.
COMMERCIAL

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COMMERCIAL (C) ZONING ALLOWS A BROAD RANGE OF GENERAL BUSINESS USES, PRIMARILY RETAIL AND OFFICE ACTIVITIES, WITH LIMITED WHOLESALE. DESIGNED FOR SHOPPING CENTERS AND COMMERCIAL CORRIDORS, IT EXCLUDES HEAVY INDUSTRIAL-TYPE USES AND HIGH TRUCK TRAFFIC OPERATIONS.

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- This 4.67 acre property in the City of Rockwall features an existing 6,750 square foot building and is zoned Commercial (C), a designation designed for high intensity retail and service development.
- The zoning supports a diverse array of professional and retail uses, including executive offices, medical clinics, general retail stores, and personal services like hair salons or dry cleaners. By-right allowances extend to health clubs, gyms, and indoor commercial recreation, while restaurants and financial institutions are permitted with specific conditions. Under the current code, all business operations and storage must be conducted within a completely enclosed building.
- Development standards for this site include a maximum building height of 60 feet, a maximum lot coverage of 60 percent, and a floor area ratio (FAR) of 2:1. The property requires a minimum landscaping area of 20 percent of the total site, with at least half of that landscaping positioned in front of or alongside buildings with street frontage.
- Specific Use Permits (SUP) may allow for expanded operations such as outdoor commercial amusement, theaters, daycare facilities, or motels. This site offers significant flexibility for investors looking to capitalize on Rockwall's growth with a high quality office park, shopping center, or mixed use facility.
- If you have additional questions, you are encouraged to contact the City of Rockwall with specific inquiries.

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