

# Retail, Boutique or Professional Service Office for Lease

**STANDALONE SPACE IN ROCKWALL'S BUSY GOLIAD CORRIDOR**



**Standalone Commercial Building  
Nine Parking Spaces; Three  
Dedicated Spaces  
Three Secure Exterior Entrances  
Multiple Private Offices  
Prime Goliad Avenue Location**

**907 N Goliad | Rockwall, TX 75032**

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## NON-ENDORSEMENT & DISCLAIMER NOTICE

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**Special Covid-19 Notice:** All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

Potential uses, dimensions, access, utilities, jurisdictional status and development concepts are presented for informational purposes only and are subject to independent verification, engineering and applicable governmental approvals.

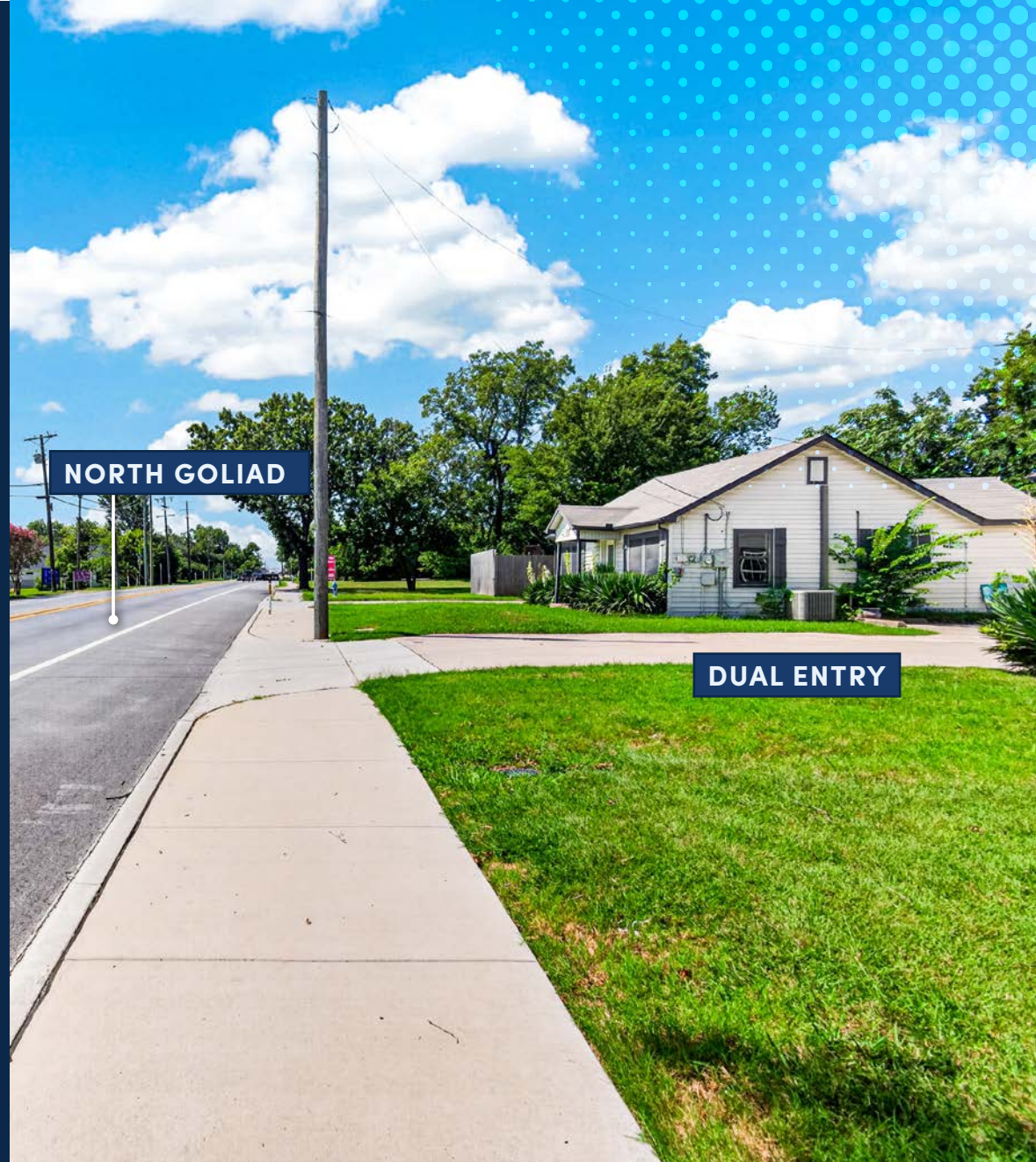


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# Property Overview

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**STANDALONE | DEDICATED | CLIENT-FOCUSED**

M&D CRE is pleased to present 907 N. Goliad Ave, an ±1,092-square-foot standalone commercial office offering a functional layout with multiple private offices, updated support spaces, secure keypad entries, three exterior entrances, and nine on-site parking spaces.

For Info:  
Megan Potter-Flores | 469.688.0033



# Property Overview

## BOUTIQUE PROFESSIONAL OFFICE OPPORTUNITY

M&D CRE is pleased to present 907 N. Goliad Ave. for lease; a standalone commercial opportunity positioned along one of Rockwall's most established business corridors. The ±1,092 SF building offers the warmth and character of a converted residential structure with the functionality of a professional office, featuring beautiful hardwood flooring throughout, multiple private offices, an updated break area, three secure exterior entrances, and nine on-site parking spaces; six shared. The flexible layout is well suited for a variety of professional office, counseling, boutique retail, and other client-focused businesses seeking a distinctive standalone location.

Designed to support both daily operations and an exceptional client experience, the property features Schlage keypad locks on all exterior entrances, digital keypad access on select interior offices, decorative lighting, built-in shelving, abundant natural light, and residential-inspired finishes that create a professional yet inviting environment while distinguishing the property from conventional office space.

For more information, please contact **Megan Potter-Flores** at **469.688.0033** or [megan.potter-flores@mdcregroup.com](mailto:megan.potter-flores@mdcregroup.com).

## IDEAL FOR

- Professional Office
- Counseling Practice
- Boutique Retail
- Real Estate Brokerage
- Financial Services
- Photography Studio
- Interior Design Studio

|                    |                                                                |
|--------------------|----------------------------------------------------------------|
| Property Type      | Standalone Commercial Office                                   |
| Building Size      | ±1,092                                                         |
| Parking            | 9 Spaces (6 Shared, 3 Dedicated)                               |
| Exterior Entrances | Three Secure Exterior Entrances                                |
| Zoning             | Keypad Exterior Locks; Keypad Locks on Select Interior Offices |
| Availability       | Vacant—Available Now                                           |
| Utilities          | City Water, Sewer and Electric                                 |



For Info:  
**Megan Potter-Flores | 469.688.0033**





## 907 N GOLIAD AVE — ROCKWALL



REAR ENTRY WITH RAMP



DUAL ACCESS



DUAL ACCESS

For Info:  
Megan Potter-Flores | 469.688.0033





## 907 N GOLIAD AVE — ROCKWALL



For Info:  
Megan Potter-Flores | 469.688.0033



## 907 N GOLIAD AVE — ROCKWALL



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## 907 N GOLIAD AVE — ROCKWALL



For Info:  
Megan Potter-Flores | 469.688.0033







## Highlights

Standalone ±1,092 SF  
Professional Office Building

Vacant and Available for  
Immediate Occupancy

Prime N Goliad Ave Location

Three Secure Exterior  
Entrances with Keypad Access

Nine Parking Spaces, Including  
Six Shared Spaces

Converted Residential  
Character with Professional  
Office Functionality

Minutes from Downtown  
Rockwall, Lake Ray Hubbard,  
and Interstate 30

Surrounded by Professional  
Offices, Retail, Dining, and  
Medical Services

Ideal for Professional Office,  
Counseling, Financial Services,  
Real Estate, Photography, Lash  
Studio, or Boutique Retail

For Info:  
Megan Potter-Flores | 469.688.0033





# Location Overview

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Rockwall offers an exceptional blend of economic growth, affluent demographics, and quality of life, making it one of North Texas' most desirable places to live, work, and do business.

Listed By:  
Megan Potter-Flores | 469.688.0033





# Rockwall, Texas: One of North Texas' Premier Communities

## Rockwall, TX Overview

Rockwall is recognized as one of North Texas' most desirable communities, combining a vibrant business environment with an exceptional quality of life. The city continues to experience sustained residential and commercial growth while offering highly rated schools, an affluent customer base, a thriving historic downtown, and the recreational amenities of Lake Ray Hubbard. Its strategic location along Interstate 30 provides convenient access to Dallas and the surrounding Metroplex, making Rockwall an attractive destination for businesses, professionals, and residents alike.

Positioned along North Goliad Avenue, the property benefits from one of Rockwall's most recognizable commercial corridors, connecting Downtown Rockwall with established neighborhoods, professional offices, retail destinations, and major transportation routes. Businesses enjoy excellent accessibility and visibility while remaining just minutes from Downtown Rockwall, Lake Ray Hubbard, Interstate 30, shopping, restaurants, financial institutions, healthcare providers, and a wide range of professional services.

**178,972**2026  
Population

15 MIN—ESRI

**\$146,979**Average HH  
Income

15 MIN—ESRI

**63,915**Total  
Households

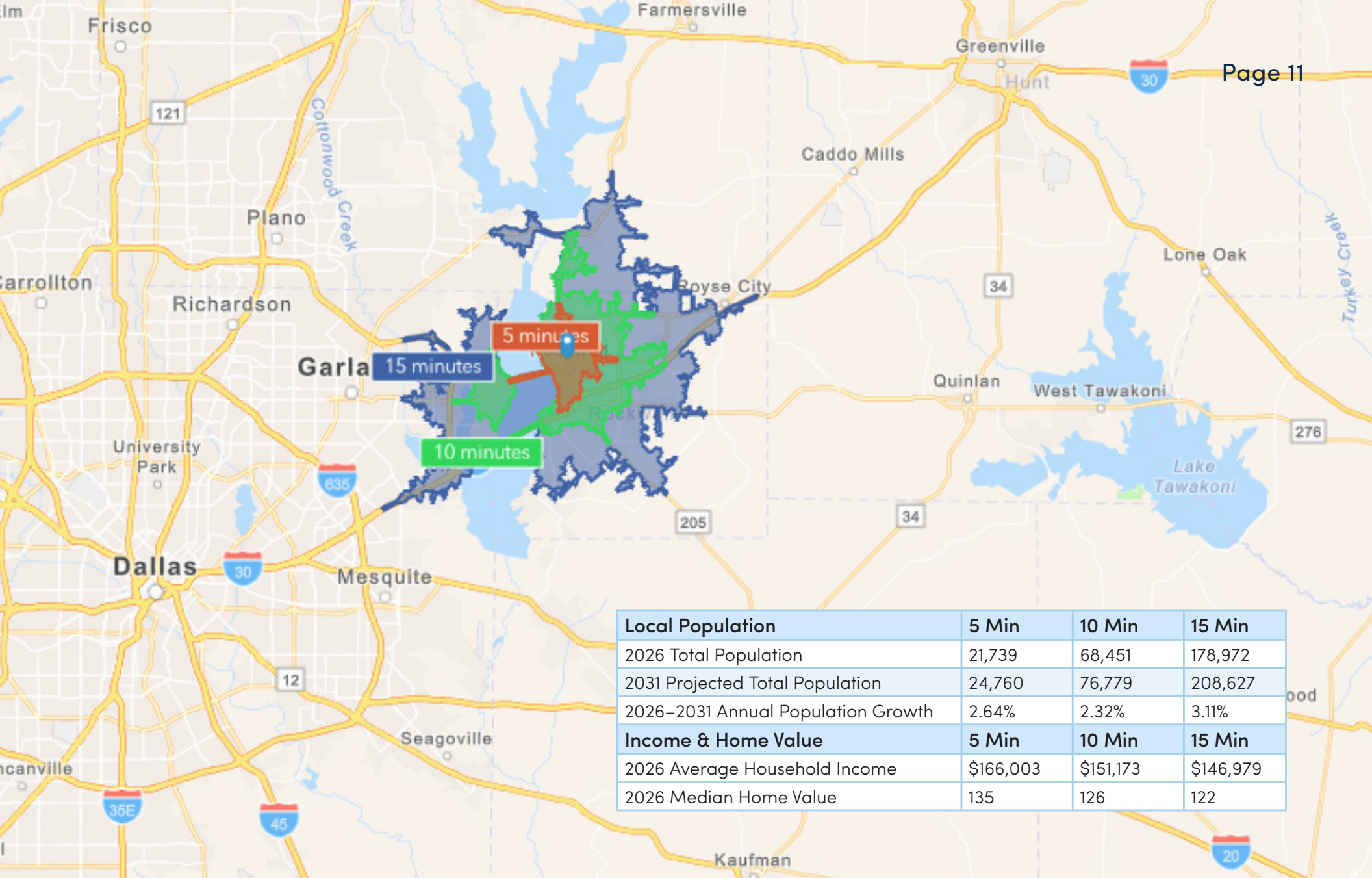
15 MIN—ESRI

**139,097**Owner-Occupied  
Housing

15 MIN—ESRI







Listed By:  
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An aerial photograph of a suburban neighborhood. In the background, a large body of water (Lake Ray Hubbard) is visible, separated from the land by a long, narrow causeway. The neighborhood is densely packed with houses, many of which are surrounded by mature trees. A major road, Highway 66, runs diagonally across the lower portion of the image. A specific property is highlighted with a yellow rectangular overlay and a white line pointing to it from the address label. The overall scene is a typical suburban residential area.

**HIGHWAY 66**

**LAKE RAY HUBBARD**

**907 N GOLIAD | ROCKWALL**

**MD  
& CRE**



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## Office Information

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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.*

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|                                                                      |             |       |       |
|----------------------------------------------------------------------|-------------|-------|-------|
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No. | Email | Phone |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No. | Email | Phone |
| Name of Sales Agent/Associate                                        | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date