



FOR LEASE

311 State Highway 205

TOTAL
PROJECT
±54,000
Square Feet

PHASE I
RETAIL
10,000
SF • Div. to 1,600 SF

PHASE I
FLEX/OFFICE
18,000
SF • Div. to 5,977 SF

AVAILABILITY
Q1 2027
Phase I Delivery

ZONING
GB
General Business



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

Chisholm Square is a new ±54,000 SF mixed-use development on State Highway 205 in Rockwall, Texas, offering flexible retail, office, and flex space across an eight-building complex. Each building totals roughly 10,500 SF and is divisible into individual suites, giving tenants the ability to lease as little as 1,600 SF or combine multiple suites for a larger footprint.

Phase 1 delivers in Q1 2027 with 10,000 SF of spec retail (divisible to 1,600 SF) and 18,000 SF of spec flex/office space (divisible to 5,977 SF) — suited to a wide range of users from service businesses and professional offices to showroom and light industrial tenants. Exterior finishes feature a brick and stone facade with storefront glazing, giving the project a polished, durable presentation on one of Rockwall's primary commercial corridors.

The site sits on prime SH-205 frontage with excellent visibility and is minutes from Interstate 30, giving tenants, customers, and employees easy regional access. Parking is well above the requirement for the site's General Business zoning, and a central courtyard with seating gives the project a true community gathering space — a rare amenity at this scale in the Rockwall submarket.

PROPERTY SPECS
311 S State Hwy 205 • Rockwall, TX 75032

ADDRESS	311 S State Hwy 205
PROJECT NAME	Chisholm Square
PROPERTY TYPE	Retail / Office / Flex
TOTAL PROJECT	±54,000 SF
BUILDINGS	8 Total
LEASE RATE	Contact Broker
TI ALLOWANCE	Negotiable
ZONING	GB-General Business
PARKING	Ample — Exceeds Requirement
PHASE I DELIVERY	Q1 2027

Flexible Multi-Tenant Complex

Eight buildings totaling ±54,000 SF, divisible to suit retail, office, showroom, or light industrial users. Brick and stone exterior with storefront glazing throughout.

Phase 1 Delivery Q1 2027

10,000 SF spec retail divisible to 1,600 SF and 18,000 SF spec flex/office divisible to 5,977 SF. TI allowance negotiable based on term and tenant financials.

SH-205 Frontage Minutes from I-30

Prime highway frontage with excellent visibility on one of Rockwall's primary commercial corridors. Ample parking exceeds GB zoning requirements, with a central courtyard amenity.

AVAILABLE SPACE

Phase 1 Availability

Phase 1 of Chisholm Square delivers 10,000 SF of spec retail and 18,000 SF of spec flex/office space, divisible to suit a wide range of tenant sizes. All eight buildings follow a consistent six-suite layout (Suites A through F per building), supporting retail, professional office, showroom, and light industrial uses.

Phase 1 — Retail

10,000 SF • Divisible to 1,600 SF

Total SF	10,000 SF
Min. Divisible	1,600 SF
Lease Rate	Contact Agent
Delivery	Q1 2027

- Storefront glazing with brick & stone facade
- Suitable for retail and service businesses
- Frontage visibility on SH-205

Phase 1 — Flex / Office

18,000 SF • Divisible to 5,977 SF

Total SF	18,000 SF
Min. Divisible	5,977 SF
Lease Rate	Contact Agent
Delivery	Q1 2027

- Suitable for office, showroom, light industrial
- Individual suite entries with private signage
- NFPA 13 fire sprinklered

AVAILABLE SPACE

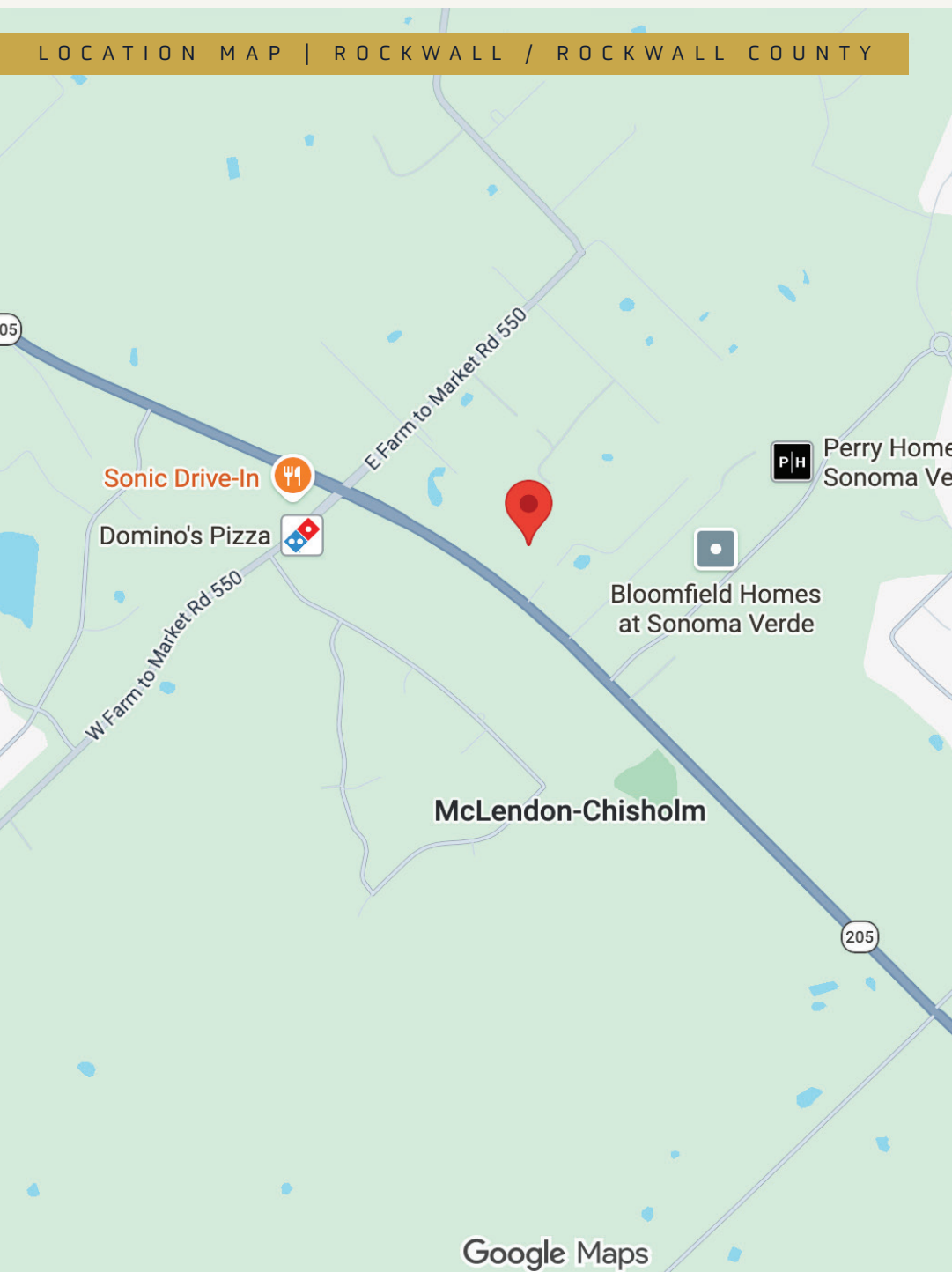
BUILDING	ADDRESS	TOTAL SF (APPROX.)	SUITES
Building A (Phase 1)	295 S State Hwy 205	10,526 SF	6 (A–F)
Building B (Phase 1)	297 S State Hwy 205	±5,870 SF	2
Building C (Phase 1)	299 S State Hwy 205	±5,870 SF	2
Building D (Phase 1)	301 S State Hwy 205	±5,870 SF	2

Building SF figures from architectural plans. Suite-level availability and exact delivery sequencing subject to change — contact broker for current status.

TRADE AREA

Location & Connectivity

LOCATION MAP | ROCKWALL / ROCKWALL COUNTY



SH-205 DAILY TRAFFIC

24,000+

Vehicles Per Day

McLendon-Chisholm adjacent • Royse City ~8 mi north • Rockwall city center ~9 mi south

TO I-30 / DALLAS CBD

~25 mi

Via SH-205

LABOR MARKET • 5 - MILE RADIUS

51K+

ROCKWALL POPULATION

\$116K

MEDIAN
HOUSEHOLD
INCOME

~25 mi

TO DALLAS CBD

16%

COUNTY GROWTH
FROM 2019-2024

#1

SMALLEST COUNTY
IN TEXAS

±54K

SF TOTAL PROJECT

LOCATION HIGHLIGHTS

**MCLENDON-CHISHOLM/ROCKWALL
ROCKWALL COUNTY**

Prime frontage and visibility on State Highway 205; one of Rockwall County's primary north-south commercial corridors

Minutes from Interstate 30, providing direct regional access to the full DFW metro and connectivity for customers, employees, and deliveries

Strong surrounding residential and commercial growth in the McLendon-Chisholm and Rockwall submarket, supporting sustained tenant demand

Rockwall County holds the highest median household income in the Dallas metro at \$116,000; an affluent surrounding consumer base

Rockwall has grown 16% since 2019, with continued residential development driving demand for retail, office, and service space

No state income tax; Texas consistently ranked the most business-friendly state in the U.S.

PROPERTY GALLERY

Site Renderings



AERIAL SITE RENDERING



BUILDING EXTERIOR



STOREFRONT ROW



CENTRAL COURTYARD



ENTRY



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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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CPG-IABS



COVENANT

COMMERCIAL
REAL ESTATE

LEASING • SALES • INVESTMENT • ADVISORY

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