

# 2037 Sun Dr, Rockwall, TX



2,400 SF Renovated Luxury Garage for Lease  
Full HVAC w/ Electric 10x10 Grade Level Door  
0.63 Fenced Acres Allowing Outside Storage  
High-Visibility Corner Lot on SH-276  
Less Than 10 Minutes from Rockwall & I-30

## Main Contact

### Kevin Weable, CCIM

Senior Associate Broker/Director  
kevin@mdcregroup.com  
214.801.7787



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# Property Overview

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M&D CRE is pleased to present a prime leasing opportunity for a 2,400 SF flex space in Rockwall, Texas.



Listed By:  
Kevin Weable, CCIM | 214.801.7787



## Property Overview

M&D CRE is pleased to present a prime leasing opportunity for a 2,400 SF luxury garage in Rockwall, Texas.

Recently renovated in 2025, this versatile property offers an ideal blend of office and warehouse functionality. The suite features one private office, one restroom, a dedicated storage room, and an open warehouse with full HVAC and an electric 10'x10' grade-level door. Modern upgrades—including a brick and metal façade, epoxy flooring, LED lighting, and climate control—make this space well-suited for a luxury garage designed to accommodate recreational vehicles, boats, cars, and other miscellaneous items.

Positioned on 0.63 acres, the property benefits from a fenced yard, rear access via gravel road, and ample space for outdoor storage needs.

Strategically located at the corner of Sun Drive and State Highway 276, the site features 250 feet of highway frontage with exposure to more than 17,691 vehicles per day. The property is less than 10 minutes from the heart of Rockwall and Interstate 30, providing excellent accessibility to the surrounding community.

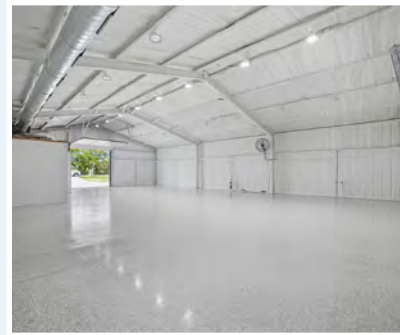
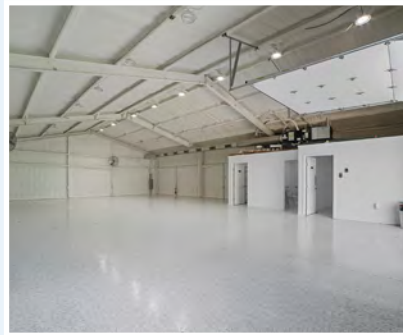
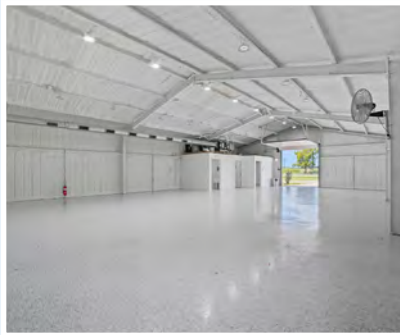
For additional information, please contact: Kevin Weable, CCIM | 214.801.7787

Size	2,400 SF
Acres	0.63 Acres
Year Built	2013
Renovated	2025
Zoning	Outside City Limits
Occupancy	Vacant
Lease Type	NNN
Parcel ID	23250



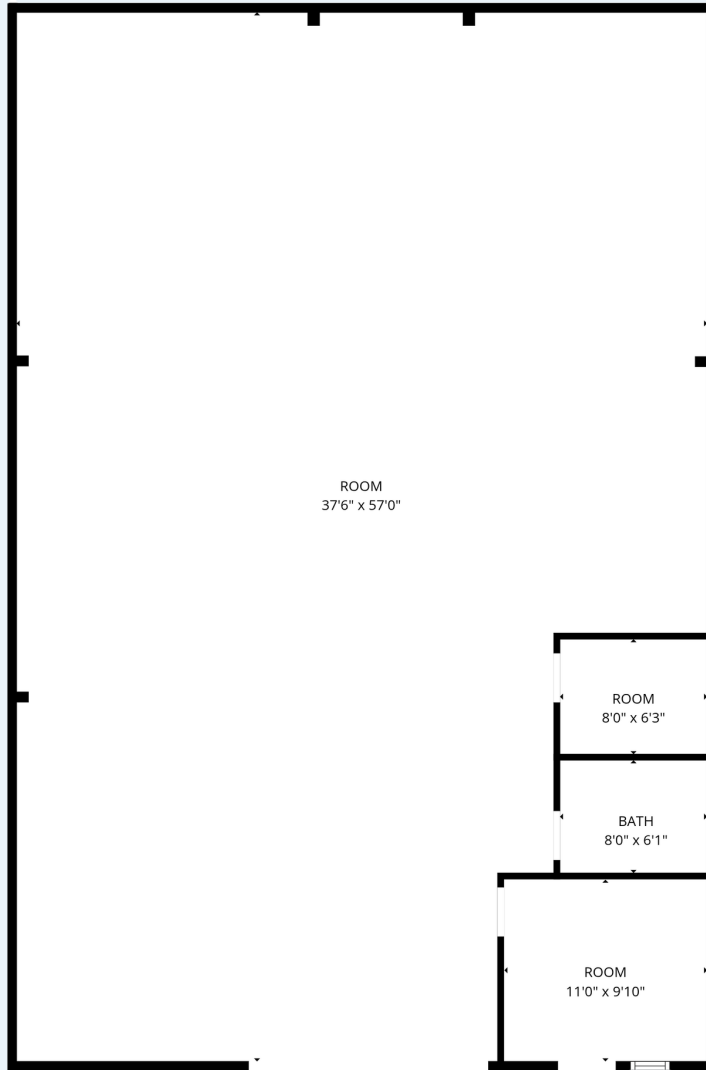
Listed By:  
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## Floor Plan

One private office

Dedicated storage room

Spacious open warehouse

Full HVAC

One private restroom

Electric grade-level door

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# Location Overview

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

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# 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)

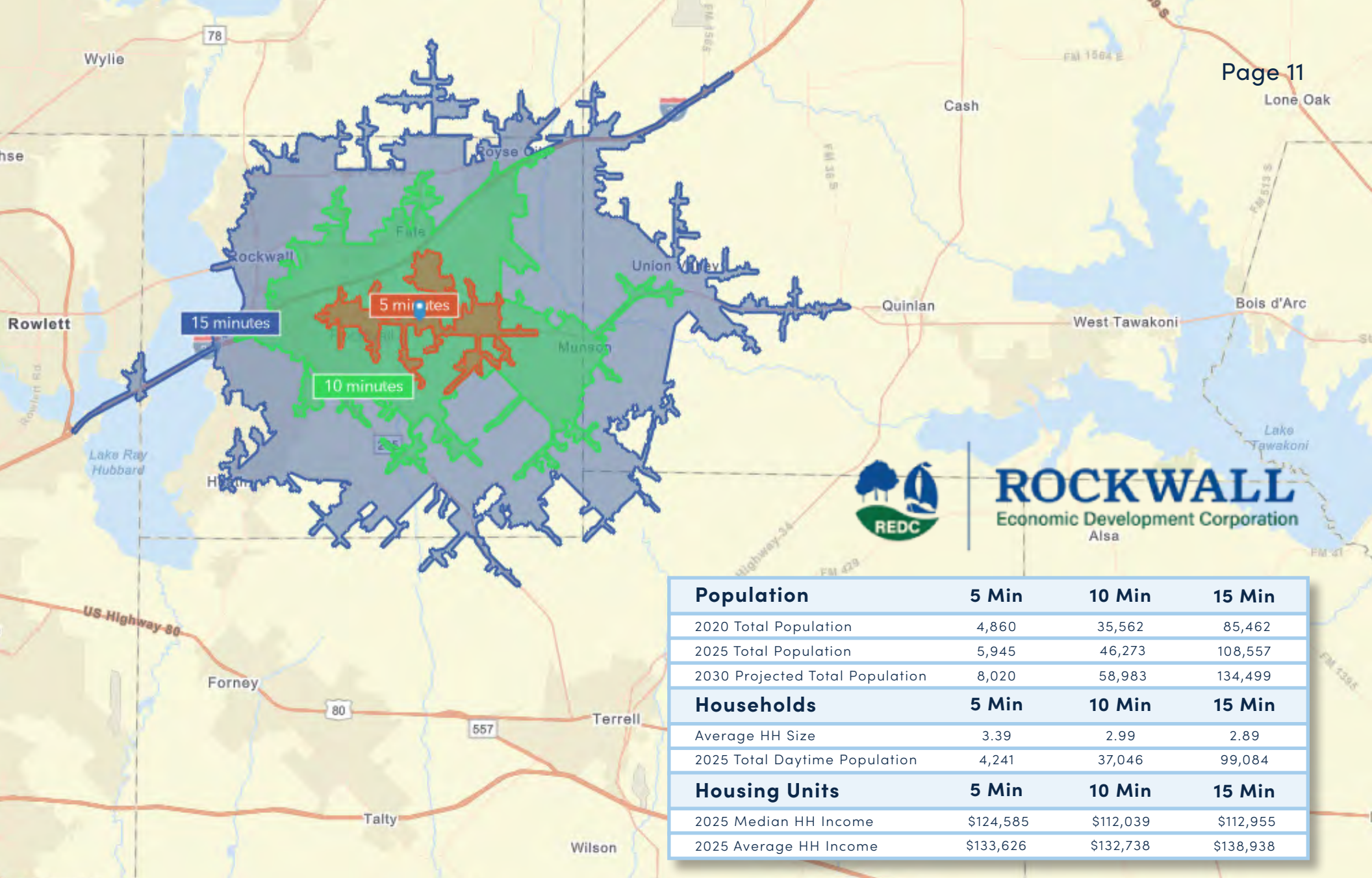
**163,515**

2029 Projected  
Population  
(STDB)



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**ROCKWALL**  
Economic Development Corporation  
Alsa

<b>Population</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2020 Total Population	4,860	35,562	85,462
2025 Total Population	5,945	46,273	108,557
2030 Projected Total Population	8,020	58,983	134,499
<b>Households</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
Average HH Size	3.39	2.99	2.89
2025 Total Daytime Population	4,241	37,046	99,084
<b>Housing Units</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2025 Median HH Income	\$124,585	\$112,039	\$112,955
2025 Average HH Income	\$133,626	\$132,738	\$138,938

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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:
  - 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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Kevin Weable	0689810	kevin@mdcregroup.com	972-845-1663
Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date