

SH 205 Development Land Opportunity

±6.24 ACRES IN THE MCLENDON-CHISHOLM ETJ

±6.24 acres of vacant land
±282 feet along State Hwy 205
Nearly ±928 feet of depth
Co-op Water & Electricity Available
Multiple Potential Development
Pathway Opportunities

00 State Highway 205 | Rockwall, TX 75032

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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.

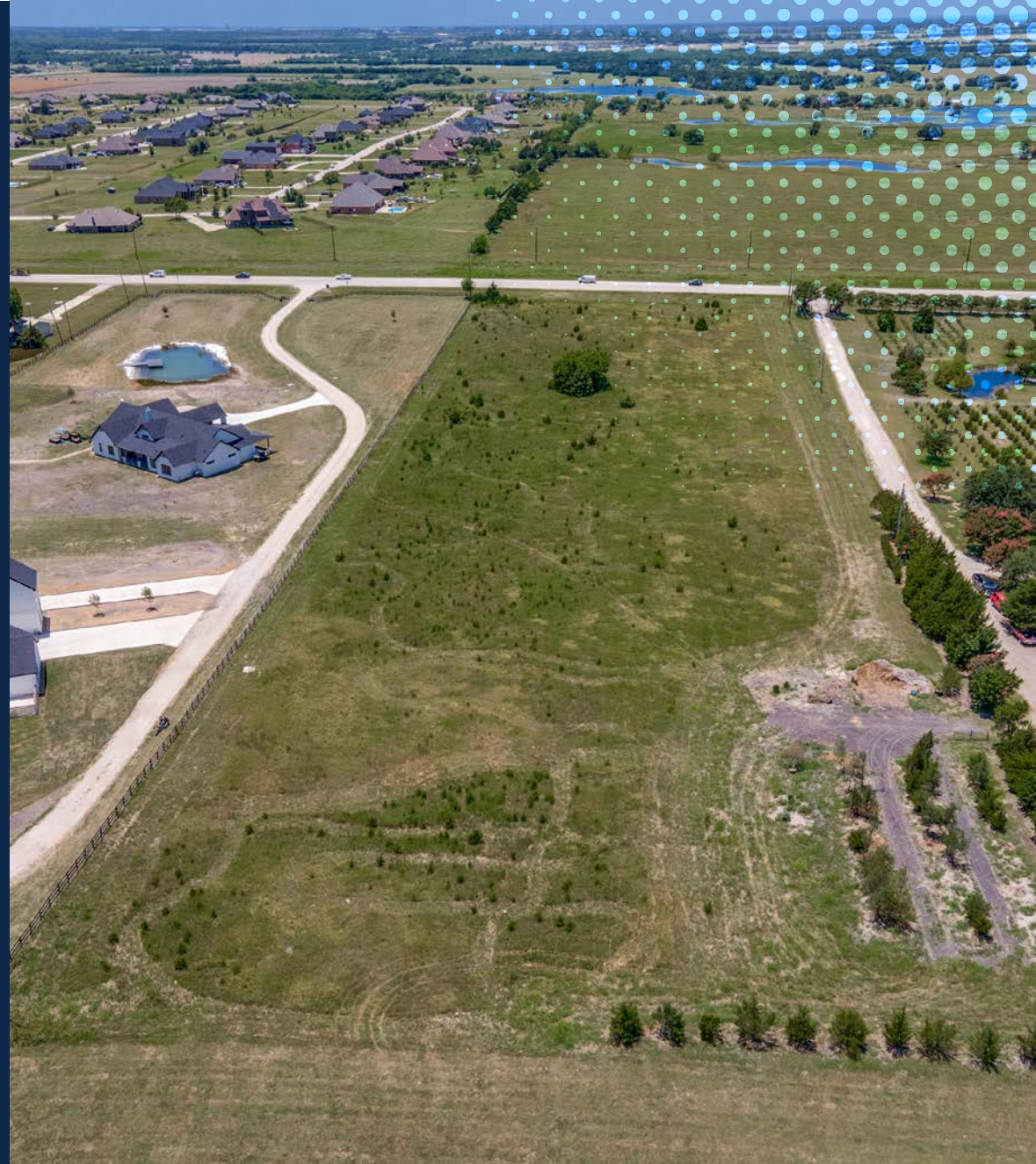


Table of Contents

Pages 4-8 | Property Overview

Pages 9-12 | Location Overview

Page 13 | Contacts



Property Overview

HIGHWAY-FRONT | FLEXIBLE | GROWTH-ORIENTED

A ±6.24-acre SH 205 frontage tract offering substantial site depth and multiple potential development pathways within the McLendon-Chisholm ETJ in southern Rockwall County.

For Info:
972.689.9193 | 214.801.7787



Property Overview

FLEXIBLE DEVELOPMENT SITE ALONG SH 205

M&D CRE is pleased to present 00 State Highway 205, a ± 6.24 -acre vacant land opportunity in southern Rockwall County in the Mendon-Chisholm ETJ. The tract includes ± 282 feet of frontage along SH 205, an estimated rear width of $\pm 292'$ and nearly $\pm 928'$ of site depth. Its elongated configuration provides room for multiple site-planning approaches while maintaining exposure along a regional transportation corridor.

The property is outside municipal city limits and within the McLendon-Chisholm ETJ, with no municipal zoning. Co-op water and electricity are available together with a single access point. Potential concepts may include neighborhood retail or service uses, flex and office/warehouse development, light industrial owner-user facilities, residential development or a long-term land investment. Potential uses are subject to standard buyer due diligence and applicable development approvals.

For more information, please contact **Austin Brooks** at **972.689.9193** or **austin.brooks@mdcregroup.com**.

IDEAL FOR

- Commercial Developers
- Owner-Users and Contractors
- Light Industrial Business Park Developers
- Land Investors
- Select Residential Developers

Property	6.24 Acres
Approx Dimensions	$\pm 282-292' \times \pm 927-928'$
County/Parcel ID	Rockwall / 11427
Frontage	$\pm 282'$ Along SH 205
Zoning	Unzoned / McLendon-Chisholm ETJ
Traffic Count/VPD	$\pm 20,000$ Estimated Vehicles Per Day
Utilities	Co-op Water; Electricity Available



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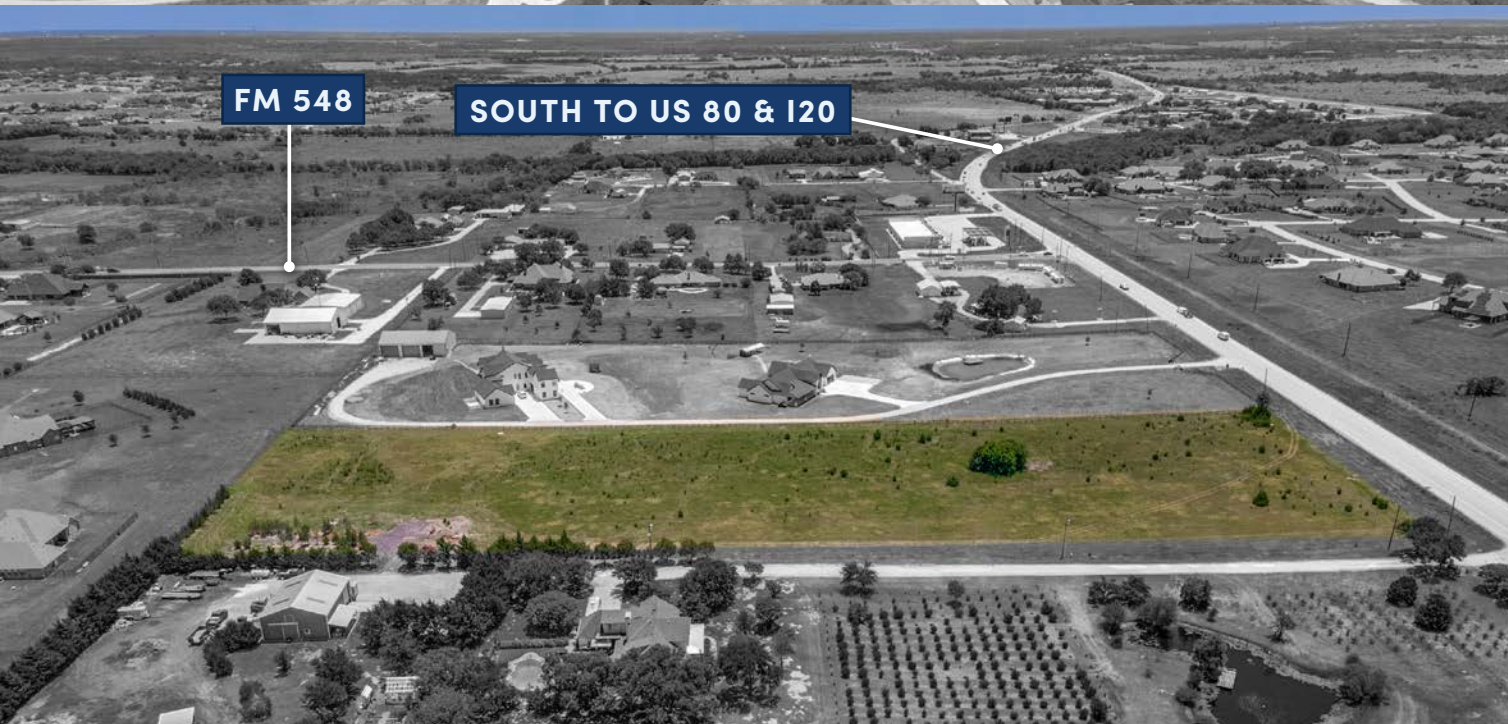
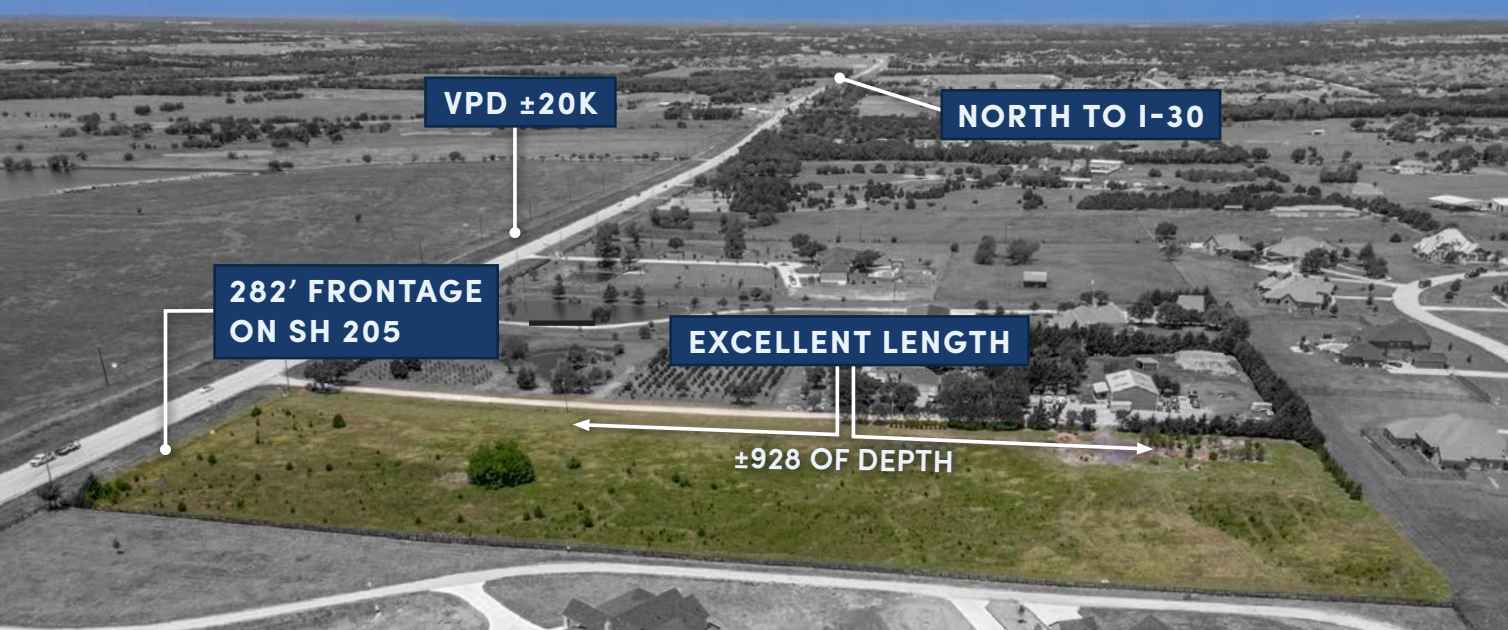


00 STATE HIGHWAY 205 — MENDON-CHISHOLM ETJ / ROCKWALL



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Highlights

±6.24 Acres of Vacant Development Land

±282' Frontage Along SH 205

Unzoned within the McLendon-Chisholm ETJ

Surrounding Rooftops May Support Neighborhood Retail and Service Demand

Site Configuration Supports Flexible, Phased Development Concepts

Raw Land Allows Purpose-Built Layouts for Flex Users

Flexible Use Potential May Support Multiple Investment & Exit Strategies

Positioned for Developers, Owner-Users and Land Investors Seeking Long-Term Corridor Growth Potential

SH 205 Provides Connectivity Between Rockwall & Terrell, I-30 to US 80 & I-20

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Location Overview

Positioned along SH 205 within the McLendon-Chisholm ETJ, the property serves an exceptionally affluent immediate trade area with a 2026 median household income near \$200,000, median net worth of \$1.14 million, continued residential growth, and a Wealth Index of 199.

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McLendon-Chisholm, Texas: Southern Rockwall County's Affluent Growth Along SH 205

McLendon-Chisholm, TX

Positioned along SH 205 within the McLendon-Chisholm ETJ, the property serves a 15-minute trade area of 114,151 residents and 38,482 households, projected to reach 139,097 residents and 47,766 households by 2031, creating a strong long-term demand story for land investors and commercial developers. The immediate five-minute area features a \$199,610 median household income, a \$641,492 median home value and housing that is 98.6% owner occupied, supporting residential development and higher-quality neighborhood services.

Within 10 minutes, the employment base includes construction, manufacturing, transportation and utility workers alongside a predominantly white-collar workforce, strengthening the case for contractor facilities, flex, office/warehouse and service-oriented owner-user development. Households within the same area generate an estimated \$84.4 million in annual health care spending, \$48.5 million in food-away-from-home spending and \$46.3 million in entertainment and recreation spending, adding further support for retail, medical, dining and service concepts.

\$641,492

Median Home
Value

5 MIN—ESRI

\$199,610

Median HH
Income

5 MIN—ESRI

30,532

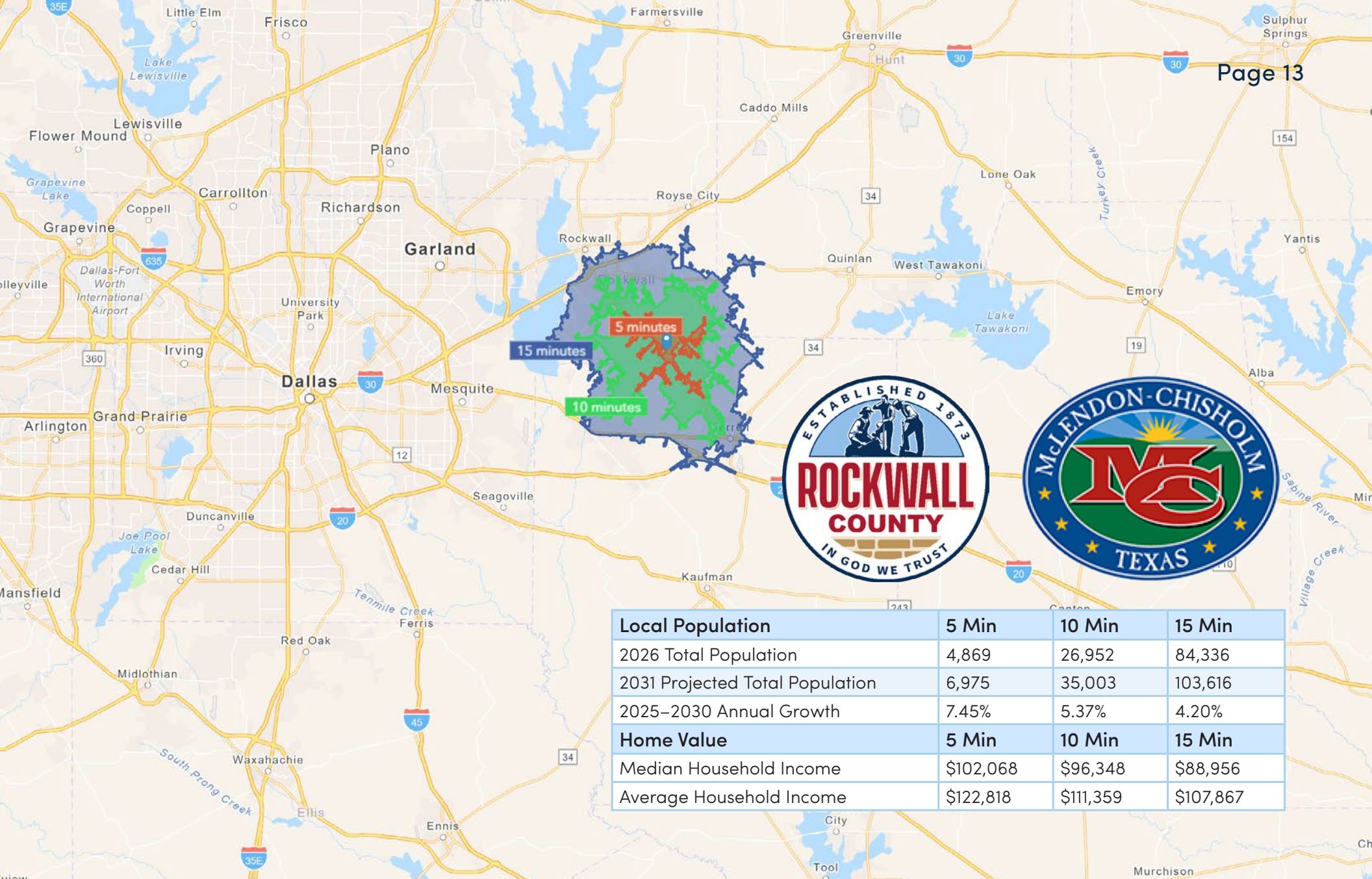
Projected Pop.
by 2031

10 MIN—ESRI

139,097

Projected Pop.
by 2031

15 MIN—ESRI



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STATE HIGHWAY 205

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