



FOR SALE

503 N Goliad St

PURCHASE
PRICE

\$700,000

Call Agent

SPACE
AVAILABLE

±1.1

Acres

ZONING

PD-50

Commercial

SALE
CONDITION

BTS

Built To Suit

AVAILABILITY

Now

Immediate



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

503 N Goliad Street presents a rare opportunity to acquire ±1.1 acres of commercially zoned land in the heart of downtown Rockwall, Texas. Positioned along N Goliad Street, which doubles as State Highway 205, the parcel sits in a high-traffic, high-visibility corridor with significant daily vehicle counts and a strong surrounding residential base.

The site is offered as a build-to-suit opportunity, giving buyers the flexibility to design and develop a commercial project tailored to their exact needs. Commercial zoning within PD-50 supports a wide range of uses including restaurant, retail, and office, making this an ideal pad site for operators and developers seeking a foothold in one of the Dallas area’s fastest-growing suburban markets.

Rockwall is the county seat of Rockwall County, the smallest county in Texas by land area and one of the wealthiest, with a median household income of \$115,580. The city has grown 16% since 2019 and is projected to reach 54,000+ residents by 2026, with strong retail and restaurant demand driven by a dense, affluent consumer base.

PROPERTY SPECS

503 N. Goliad St
Rockwall, TX 75087

ADDRESS	503 N Goliad St, Rockwall TX
SUBMARKET	Downtown Rockwall
PROPERTY TYPE	Commercial Land
PROPERTY SUBTYPE	Commercial
TOTAL LOT SIZE	±1.1 Acres
SALE PRICE	\$700,000
ZONING	PD-50 Commercial
SALE CONDITION	Land
SALE TYPE	Investment
PROPOSED USE	Restaurant / Retail / Office
COUNTY	Rockwall

Downtown Rockwall
Prime Location

Positioned in the heart of downtown Rockwall on N Goliad St / SH-205; the primary north-south commercial corridor connecting I-30 to the city’s core retail and restaurant district.

Build-to-Suit
Full Flexibility

PD-50 commercial zoning supports restaurant, retail, and office development. Buyers design the project to their exact specifications; no existing structure to work around.

Affluent Market
Strong Demand

Rockwall County has the highest median household income in the Dallas metro at \$115,580. Dense surrounding residential base drives reliable foot traffic and sustained consumer demand.

DEVELOPMENT OPPORTUNITY

Proposed Uses & Site Details

Zoned commercial within PD-50 in the City of Rockwall, this ±1.1-acre pad site supports a wide range of development uses. The build-to-suit structure allows buyers to bring their own concept and design a project that maximizes the site's downtown location and high-traffic visibility on SH-205.



Restaurant

High-traffic downtown location with strong foot traffic. Ideal for QSR, fast-casual, or full-service restaurant with pad visibility and ample development area.



Retail

SH-205 frontage with significant daily vehicle counts. Surrounded by a dense, affluent residential base; well-positioned for specialty retail, service, or neighborhood-serving concepts.



Office Space

Downtown Rockwall address with proximity to City Hall, courts, and established professional services corridor. Suitable for medical, legal, financial, or professional office development.



LOT SIZE
±1.1 Acres

ZONING
PD-50 Commercial

FRONTAGE
N Goliad / SH-205

SALE CONDITION
Land

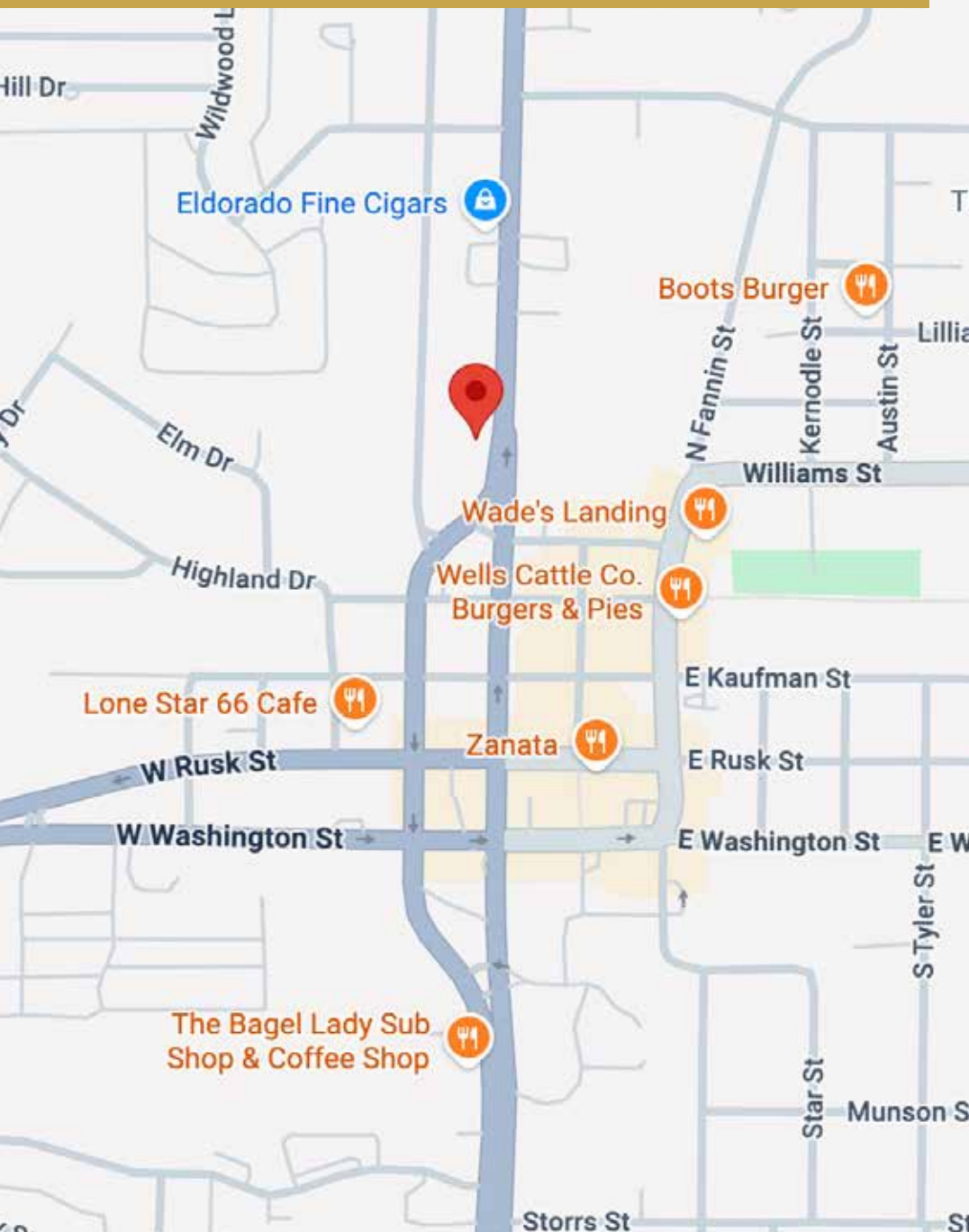
FLOOD PLAIN
None

UTILITIES
All Available

TRADE AREA

Location & Connectivity

LOCATION MAP | ROCKWALL / ROCKWALL COUNTY



LABOR MARKET • 5 - MILE RADIUS

51K+

ROCKWALL
POPULATION

\$116,000

MEDIAN
HOUSEHOLD
INCOME

~22 mi

TO DALLAS CBD

16%

POP. GROWTH
2019-2024

#1

SMALLEST COUNTY
IN TEXAS

±1.1

ACRES FULL PARCEL

LOCATION HIGHLIGHTS

**ROCKWALL
ROCKWALL COUNTY**

Prime downtown Rockwall location on N Goliad St / SH-205 — the primary commercial corridor connecting I-30 to the city core

Rockwall County holds the highest median household income in the Dallas metro — an affluent, high-spending consumer base surrounds the site

Rockwall has grown 16% since 2019 and is projected to reach 54,000+ residents by 2026, with continued residential development driving retail and restaurant demand

Within 1 mile of I-30, providing direct connectivity to the full DFW metro and placing this site within the primary trade area of the growing East Dallas corridor

Rockwall has grown 16% since 2019 and is projected to reach 54,000+ residents by 2026, with continued residential development driving retail and restaurant demand

Adjacent to City Hall and downtown Rockwall's established retail, dining, and entertainment district — proven foot traffic destination

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

SH-205 / GOLIAD DAILY

25,000+

Vehicles Per Day

TO I-30

~1 mi



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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Sales Agent/Associate's Name	License No.	Email	Phone
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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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