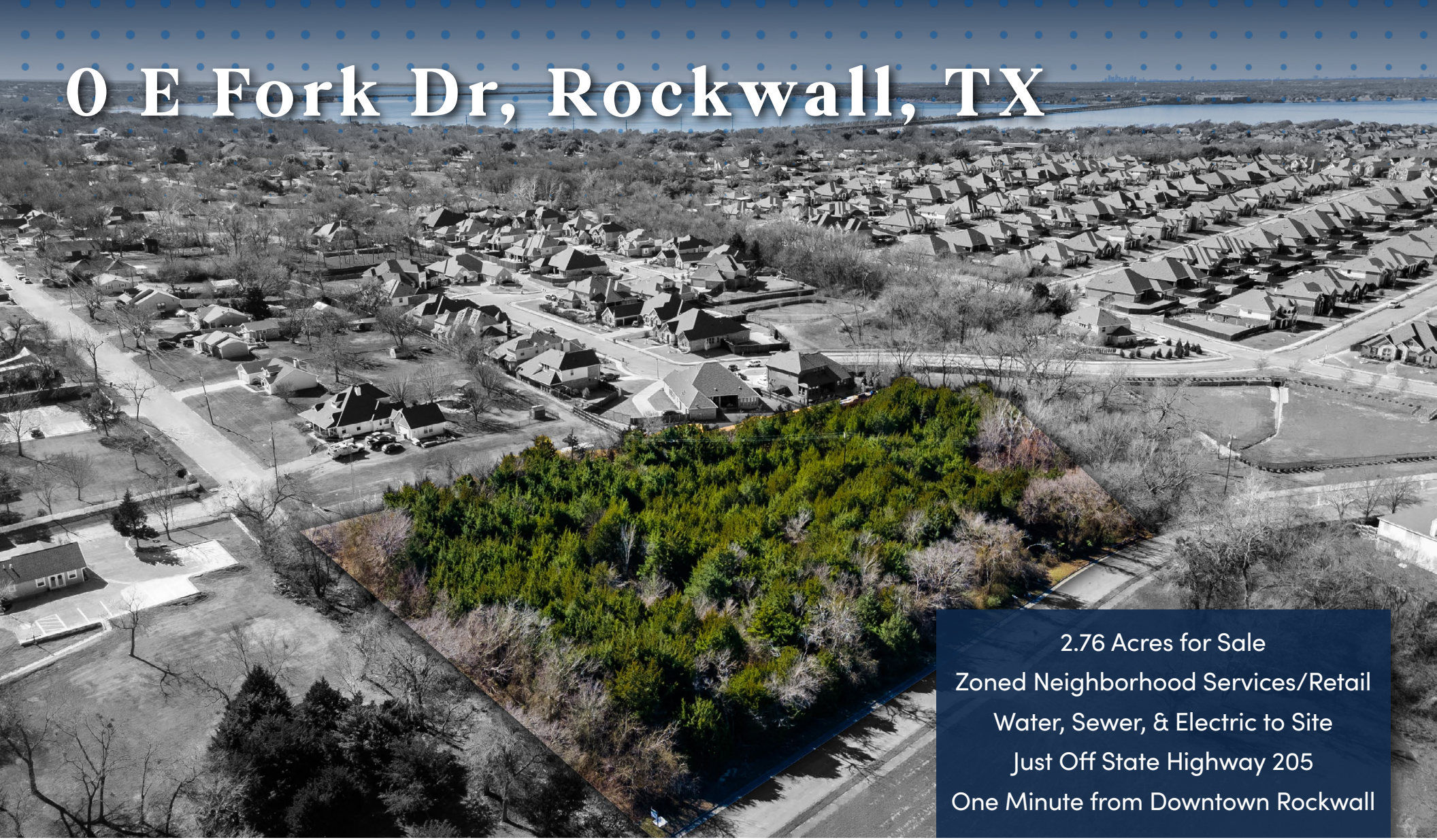
0 E Fork Dr, Rockwall, TX



2.76 Acres for Sale
Zoned Neighborhood Services/Retail
Water, Sewer, & Electric to Site
Just Off State Highway 205
One Minute from Downtown Rockwall

Main Contact

Kevin Weable, CCIM
Market Director
kevin@mdcregroup.com
972.845.1663

M&D CRE

Non-Endorsement & Disclaimer Notice

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M&D CRE

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Property Overview

M&D CRE is pleased to present the opportunity to acquire a 2.76-acre tract located in Rockwall, Texas.

Listed By:
Kevin Weable, CCIM | 972.845.1663

Property Overview

M&D CRE is pleased to present the opportunity to acquire a 2.76-acre tract located in Rockwall, Texas. The property is zoned for Neighborhood Services and Retail, making it well-suited for a diverse range of commercial uses, including salon and spa concepts, service-oriented retail, food and beverage, and community-focused businesses.

The site is fully serviced with utilities to the property, including city water, city sewer, and electric, providing a strong foundation for future development. Approximately 16% of the tract is located within a floodplain along the west side of the property and includes an electrical easement, allowing the balance of the site to remain developable.

Strategically positioned just off State Highway 205 and one minute from Downtown Rockwall, the property benefits from excellent visibility and access. SH-205 carries approximately 22,385 vehicles per day, offering strong exposure for retail and service users. Additionally, the site is surrounded by established residential neighborhoods and is located less than one mile from Lakeshore Drive, an active retail corridor featuring recent development such as Kroger, Chick-fil-A, Starbucks, and other national retailers.

Contact Kevin Weable for more information: 972.845.1663.

Size	2.76 Acres
Zoning	NS/Retail
Grading	Raw Land
Vegetation	Heavily Wooden
Access	Direct Access
Easements	Electrical
Flood Zone	±16% Flood
Parcel ID	000000011261

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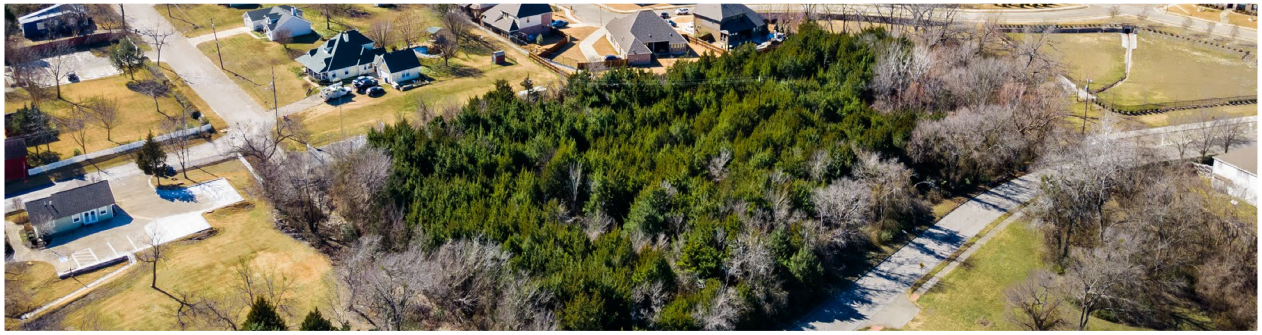

Property Highlights

2.76 Acres

Zoned NS/Retail

Utilities Available

Direct Access

Just Off SH-205

1 Min from Downtown Rockwall

+22,000 VPD

Listed By:
Kevin Weable, CCIM | 972.845.1663

Location Overview

Rockwall offers commercial real estate investors a rare combination of rapid growth, strong purchasing power, low crime, and strategic access to the DFW metroplex—supporting long-term value across office, industrial, and mixed-use assets.

Listed By:
Kevin Weable, CCIM | 972.845.1663

Rockwall, TX: Built for Business. Positioned for Growth.

Rockwall, TX Overview

Rockwall offers a compelling opportunity for commercial real estate investors seeking growth, stability, and long-term value. Located just 23 miles east of downtown Dallas, the city combines strategic access to the DFW metroplex with an exceptional quality of life actively supported by the Rockwall Economic Development Corporation. Rockwall features a violent crime rate approximately 70% lower than state and national averages, was ranked a top Texas county for purchasing power in 2024, and earned recognition as the Best Small City in Texas the same year. Additionally, it ranks among the fastest-growing counties in the nation, underscoring strong demand drivers for office, industrial, and mixed-use investment. For investors, Rockwall presents a rare blend of economic momentum, workforce appeal, and pro-business leadership.

52,000
Rockwall Population
(Rockwall EDC)

#2
Fastest-Growing County in US
(Rockwall EDC)

2.92M
Workers Within 45-Min Drive
(Rockwall EDC)

$435,000
Median Home Value
(Rockwall EDC)

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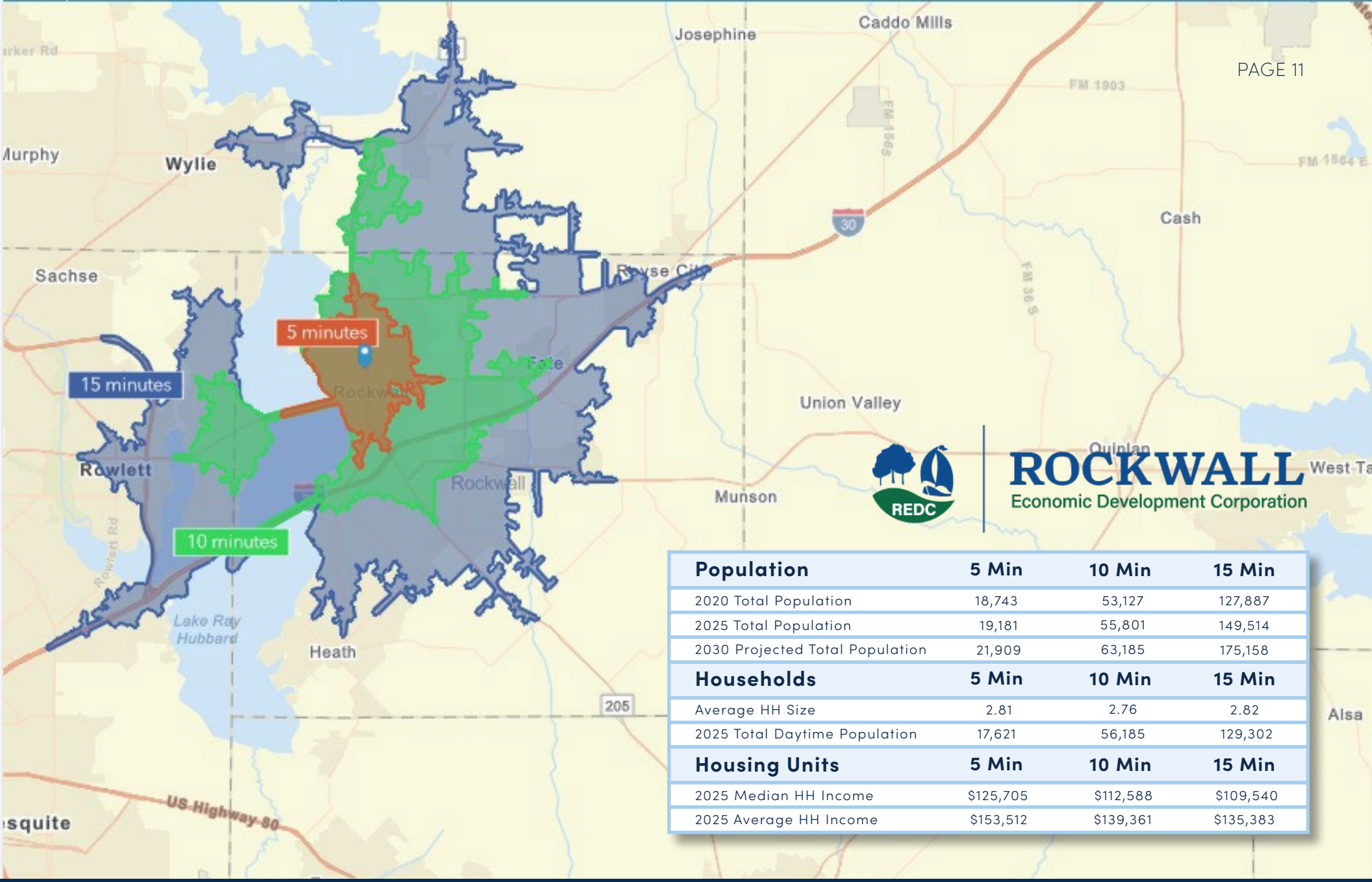

REDC

ROCKWALL
Economic Development Corporation

Population	5 Min	10 Min	15 Min
2020 Total Population	18,743	53,127	127,887
2025 Total Population	19,181	55,801	149,514
2030 Projected Total Population	21,909	63,185	175,158
Households	**5 Min**	**10 Min**	**15 Min**
Average HH Size	2.81	2.76	2.82
2025 Total Daytime Population	17,621	56,185	129,302
Housing Units	**5 Min**	**10 Min**	**15 Min**
2025 Median HH Income	$125,705	$112,588	$109,540
2025 Average HH Income	$153,512	$139,361	$135,383

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M&CRE

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Market Director
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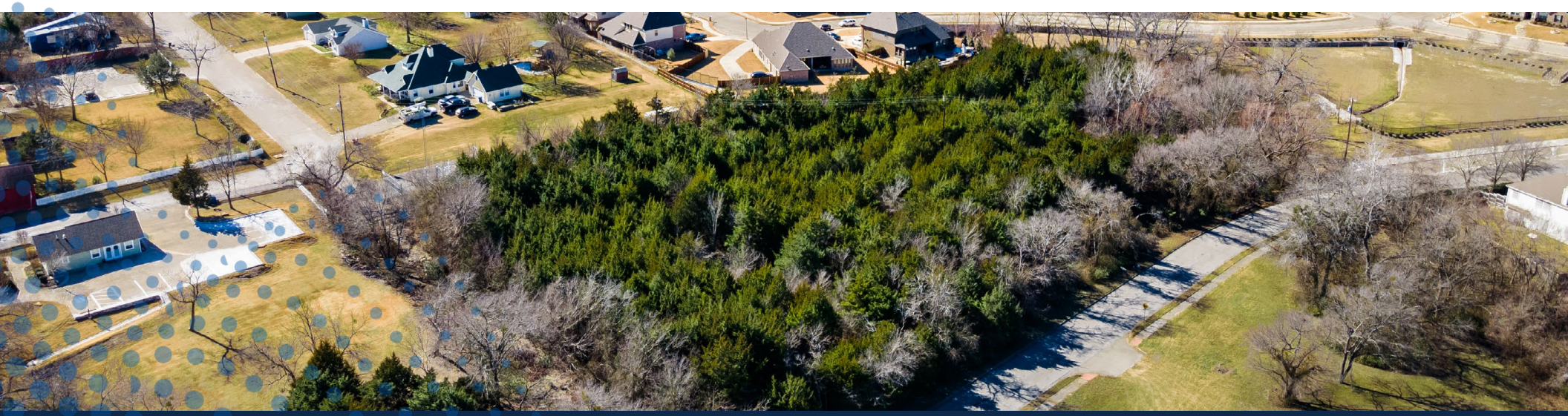

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date