


WAREHOUSE




1,500 SF | DIRECTLY OFF I-30 | ALL BILLS PAID



BROKERAGE TEAM





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PROPERTY DETAILS

Street Address	4480 I-30 Frontage Rd
City, State	Rockwall, TX 75087
County	ROCKWALL
MSA	DALLAS-FORT WORTH
Existing Use	WAREHOUSE
Jurisdiction	CITY
Square Footage	1,500 sf
Lease Type	Gross Lease
Price per SF.	\$23.60
Lease Term	2-5 Years
Public Restrooms	Yes
HVAC	Yes





EXTERIOR - I-30 FRONTAGE



MAIN BAY - WIDE VIEW



MAIN BAY - REAR VIEW



OFFICE / RECEPTION AREA

MARKET OVERVIEW

Area Overview

Local Attractions

Community Highlights

Market Overview

AADT Map

Amenities Map

Location Map

Regional Map

Population Density

Median Household Income

Texas Drive Map

AREA OVERVIEW

Rockwall is a well-established and highly regarded suburban submarket within the eastern Dallas–Fort Worth corridor, benefiting from direct access and visibility along Interstate 30, one of the region’s primary east–west transportation routes. The city has experienced sustained residential and commercial growth over the past decade, driven by population expansion, strong household incomes, and continued spillover from the broader DFW metroplex. Its location provides convenient connectivity to Dallas while maintaining the stability and character of a mature suburban community.

The immediate trade area surrounding the property is defined by expanding single-family residential neighborhoods, established retail and service nodes, and ongoing infrastructure investment along the I-30 corridor. Destination retail centers, daily-needs services, and employment hubs contribute to consistent traffic flow and reinforce Rockwall’s role as a regional draw for surrounding communities. Continued municipal investment in roadway and utility improvements further supports the area’s ability to accommodate long-term growth.

Rockwall also functions as a commuter-oriented market, supported by efficient highway access and proximity to major employment centers throughout Dallas County and the greater metroplex. This combination of accessibility, residential density, and economic integration positions the area as a durable suburban market with fundamentals that support long-term demand for service-oriented real estate uses.



ECONOMY

Rockwall's economy is supported by a diversified and well-regarded employment base anchored by advanced manufacturing, healthcare, food production, and professional services, while also benefiting from direct integration into the broader Dallas–Fort Worth employment ecosystem. The city hosts operations from nationally recognized employers such as L3Harris Technologies, which contributes advanced aerospace and defense-related manufacturing activity, along with Pegasus Foods, a regional food manufacturing and processing company supporting large-scale distribution. Healthcare and public-sector employment further reinforce economic stability, led by Texas Health Hospital Rockwall, a major regional healthcare provider, and Rockwall ISD. In addition, Rockwall is home to Channell Commercial Corporation, a nationally recognized manufacturer of telecommunications infrastructure products, underscoring the city's ability to attract and retain specialized industrial operations.

At the county level, Rockwall County supports over 60,300 employed workers, with employment growth exceeding 5.4% year-over-year, reinforcing the area's broader economic momentum and resilience. Beyond local employment, Rockwall benefits from seamless integration into the DFW labor market, with access to approximately 2.9 million workers within a 45-minute drive time, providing significant depth, diversification, and long-term stability beyond municipal boundaries.

MAJOR EMPLOYERS

Company	Location	Employees	Industry
L3Harris Technologies	Rockwall	±1,000	Aerospace
Pegasus Food	Rockwall	±500	Food Manufacturing
Texas Health Hospital	Rockwall	±600	Healthcare
Channell Commercial Corporation	Rockwall	±1,000	Telecom Infrastructure

Rockwall's employment base includes nationally recognized manufacturers and regional healthcare providers, supporting a stable and diversified local economy.



L3HARRIS™
FAST. FORWARD.



PEGASUS
FOOD GROUP



Texas Health
Hospital®
ROCKWALL



CHANNELL

JTACR
real estate group

DEMOGRAPHICS & POPULATION

The Rockwall area supports a large and steadily growing suburban population, driven by continued in-migration from the broader Dallas–Fort Worth metroplex. Since the mid-2010s, population growth has been fueled by expanding residential development, strong household formation, and Rockwall’s role as a commuter-oriented submarket with direct interstate access along I-30. This connectivity allows residents to access major employment centers throughout Dallas County and the greater metro while maintaining the stability and quality of a mature suburban environment.

The area’s demographic profile skews toward working professionals and families, with a median age in the late 30s that aligns with life-stage transitions commonly associated with self-storage usage, including household growth, relocation, and downsizing. Housing demand has remained strong, supported by a mix of owner-occupied and renter-occupied households that introduce both long-term residency and recurring mobility within the market.

Household incomes in the Rockwall market exceed regional and national averages, supporting discretionary spending and sustained demand for service-oriented real estate. Population density within the immediate trade area reflects a balance between suburban scale and concentration, providing a sufficient number of rooftops to support consistent occupancy without reliance on transient or seasonal demand. Collectively, these factors indicate a stable, income-supported customer base with durable demand drivers tied to mobility, space constraints, and long-term residency trends.

DEMOGRAPHICS

2015 Population	42,155
2025 Population	53,547
Median Age	39.6
Median Household Income	\$114,926



MARKET OVERVIEW

Strategic Location

The Rockwall I-30 corridor is strategically positioned within the eastern Dallas–Fort Worth metroplex, offering direct interstate access and strong regional connectivity. The subject property benefits from immediate frontage and visibility along Interstate 30, providing efficient access to Dallas, eastern Dallas County, and surrounding suburban communities. Travel times place the site within a well-established commuter shed, allowing residents and businesses to move seamlessly between Rockwall and major employment centers throughout the metro. This connectivity supports consistent local traffic flow and positions the area as a primary residential and service corridor rather than a pass-through market.

Pro-Business Environment

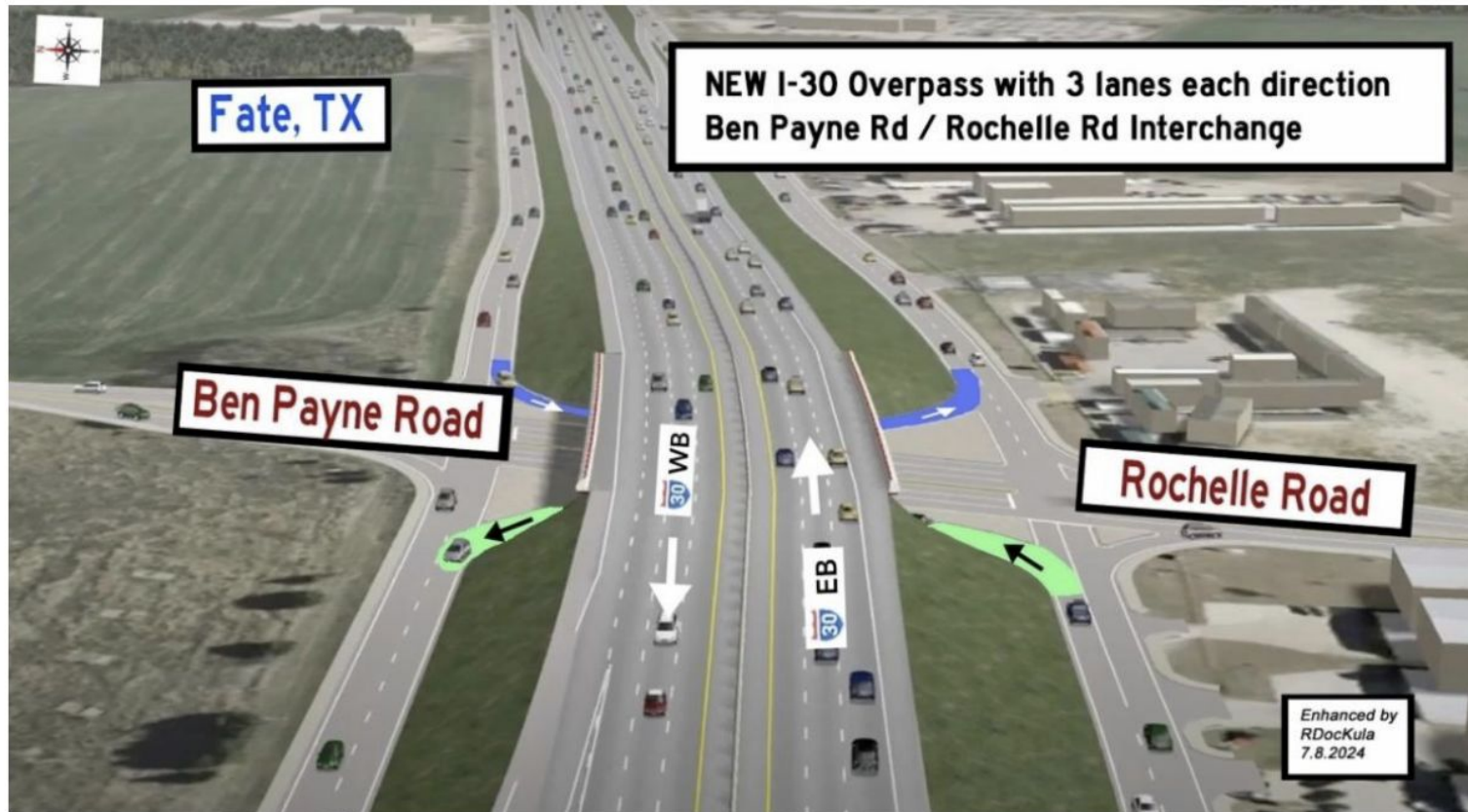
Rockwall County continues to demonstrate strong economic momentum, supported by rising household incomes, employment growth exceeding 5% year-over-year, and access to a regional labor pool of approximately 2.9 million workers within a 45-minute drive. The local economy is anchored by recognized employers in advanced manufacturing, food production, healthcare, and telecommunications, while benefiting from proximity to the broader DFW business ecosystem. Ongoing municipal investment in infrastructure and commercial development along the I-30 corridor reinforces Rockwall's reputation as a business-friendly suburban market capable of sustaining long-term growth.

Market Fundamentals & Operations

The surrounding trade area combines steady population growth, suburban density, and a meaningful renter presence, supporting recurring self-storage demand driven by household mobility and space constraints. Approximately one-quarter of nearby households are renter-occupied, introducing consistent churn within an otherwise owner-oriented market. Strong income levels, low housing vacancy, and continued residential development further reinforce demand durability. Corridor visibility, ease of access, and proximity to retail and service providers enhance leasing efficiency and operational simplicity, supporting long-term performance in a stable, growth-oriented suburban market.

MARKET OVERVIEW

I-30 Expansion Project in Rockwall County



MARKET OVERVIEW – INCOMING DEVELOPMENTS



LAFAYETTE CROSSING

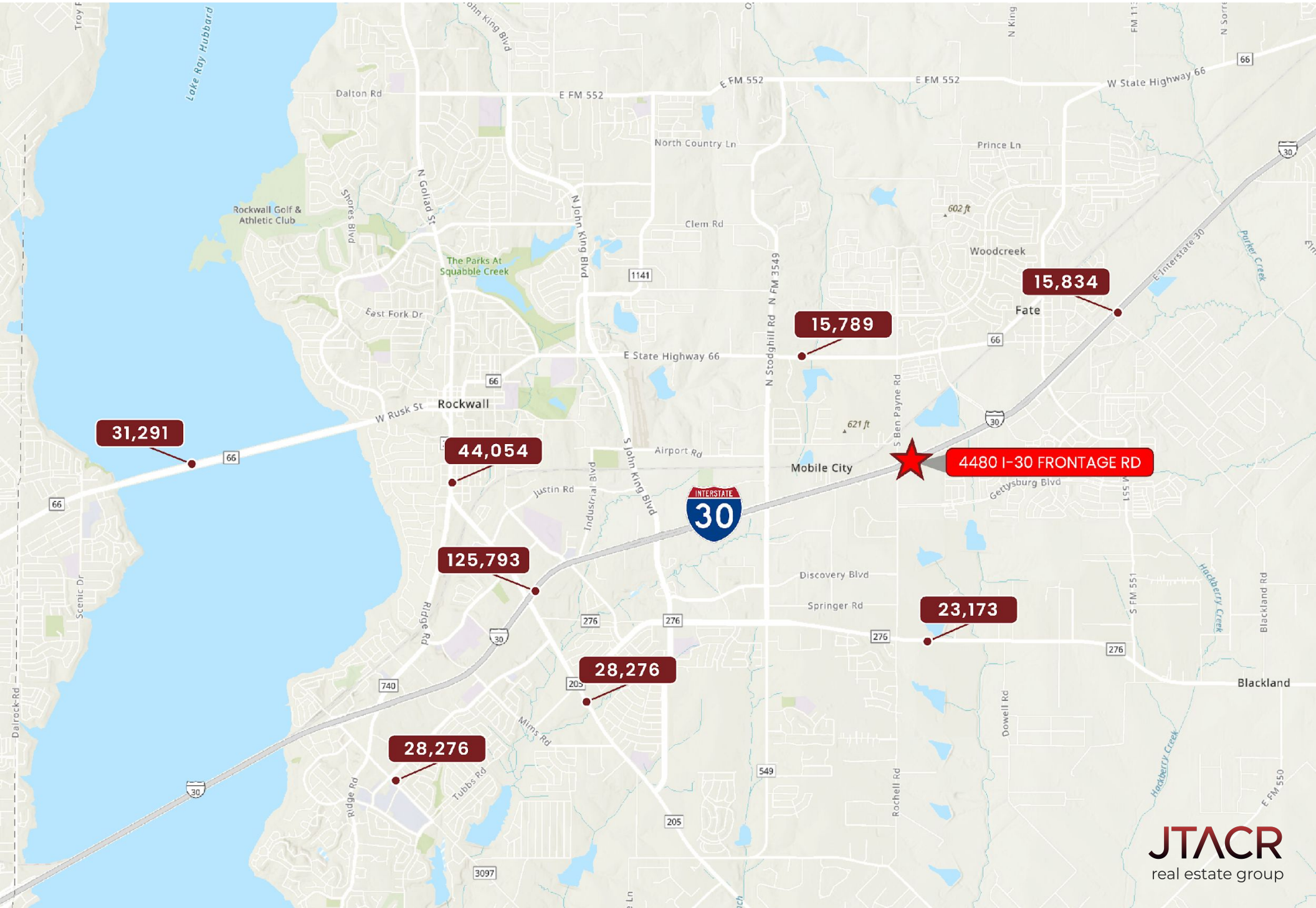
This 267-acre, master-planned development will deliver over 400,000 SF of thoughtfully curated retail, anchored by Kroger.

ROCKWALL HEIGHTS

A 65-acre development with 485 rental units (condos/townhomes), 350,000 sq ft of retail, restaurants, and an amphitheater.



AADT MAP



AMENITIES MAP











- IN-N-OUT BURGER
- COSTCO WHOLESALE
- HOBBY LOBBY
- OLIVE GARDEN
- T.J. MAXX
- BELK
- HOME GOODS
- DICK'S SPORTING GOODS
- BEST BUY
- JCPENNY
- MI COCINA
- CRUMBL
- DOLLAR TREE
- TEXAS ROADHOUSE
- T-MOBILE
- WHATABURGER
- TORCHY'S TACOS
- RAISING CANE'S











- IHOP
- MCDONALD'S
- CULVER'S
- POLLO REGIO
- SALTGRASS STEAK HOUSE
- KYOTO JAPANESE STEAK HOUSE
- VELVET TACO
- NOODLES & DUMPLINGS
- WALMART SUPERCENTER
- STARBUCKS
- FIRESIDE CHICKEN AND TACOS
- DUTCH BROS COFFEE



4480 I-30 FRONTAGE RD









- KROGER
- EGGSQUISITE CAFE
- WELLS FARGO BANK
- PANDA EXPRESS
- CRISP AND GREEN
- FENG CHA
- CHASE BANK
- BANK OF AMERICA









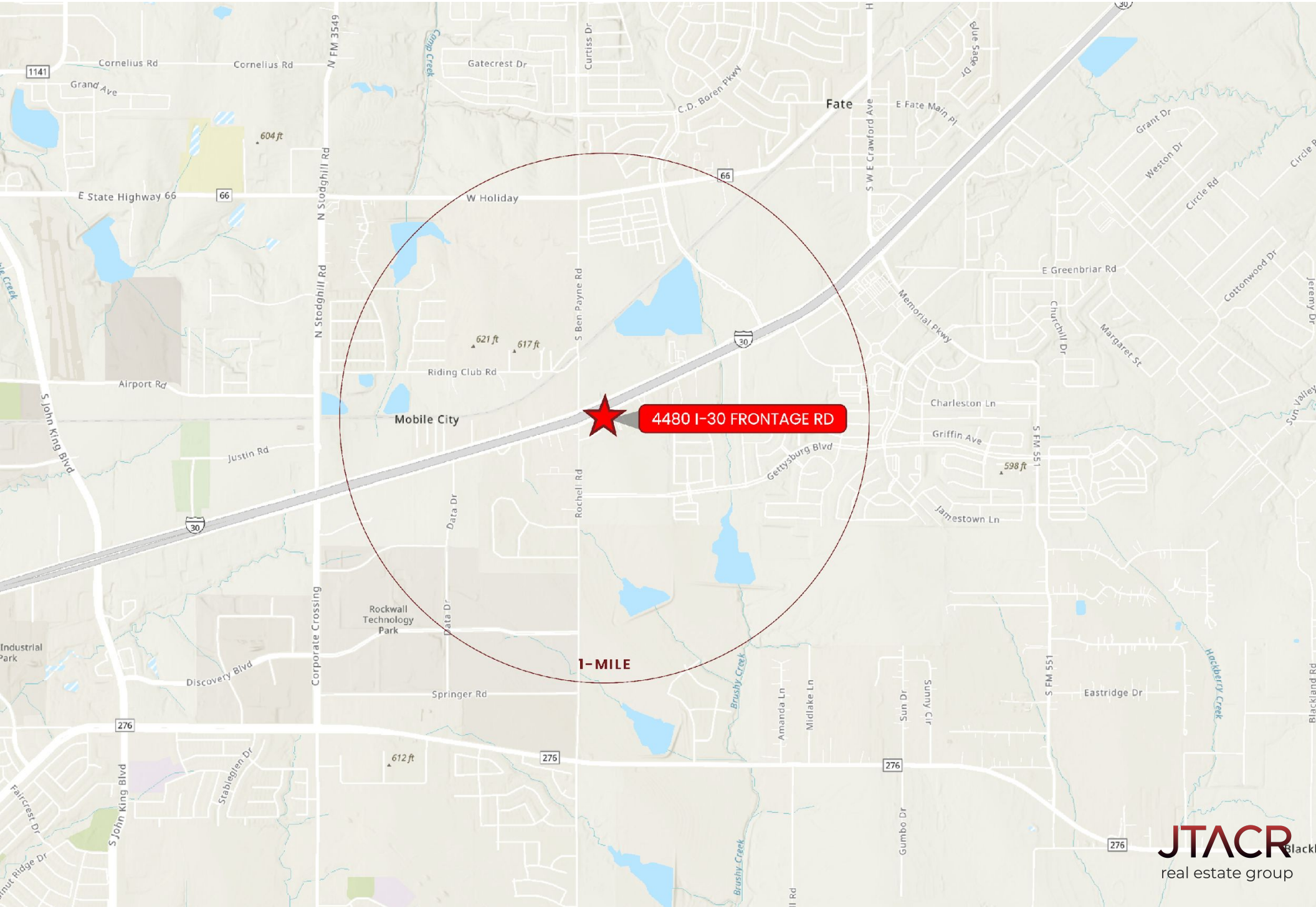


- EL CHICO CAFE
- CHICK-FIL-A
- SAMEE'S PIZZA GETTI
- TARGET
- LOWE'S HOME IMPROVEMENT
- GOODWILL
- 24 HOUR FITNESS
- SPROUTS FARMERS MARKET
- JACK IN THE BOX
- HEALTHY BANH MI
- STARBUCKS
- PANERA BREAD
- TACO BELL
- CHILI'S GRILL & BAR
- APPLEBEE'S GRILL + BAR
- SOULMAN'S BAR-B-QUE
- DISCOUNT TIRE

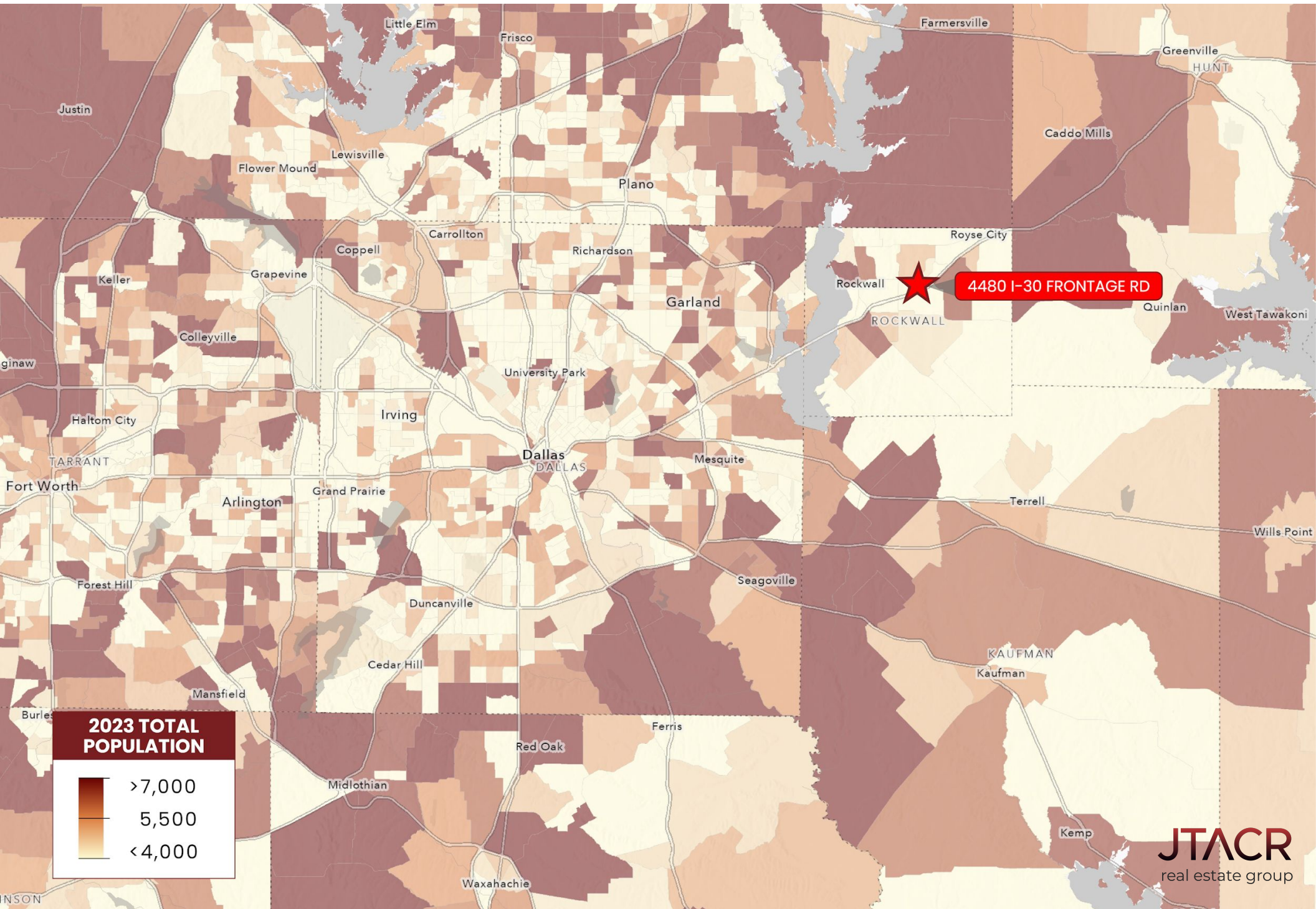
AMENITIES MAP



LOCATION MAP



POPULATION DENSITY MAP

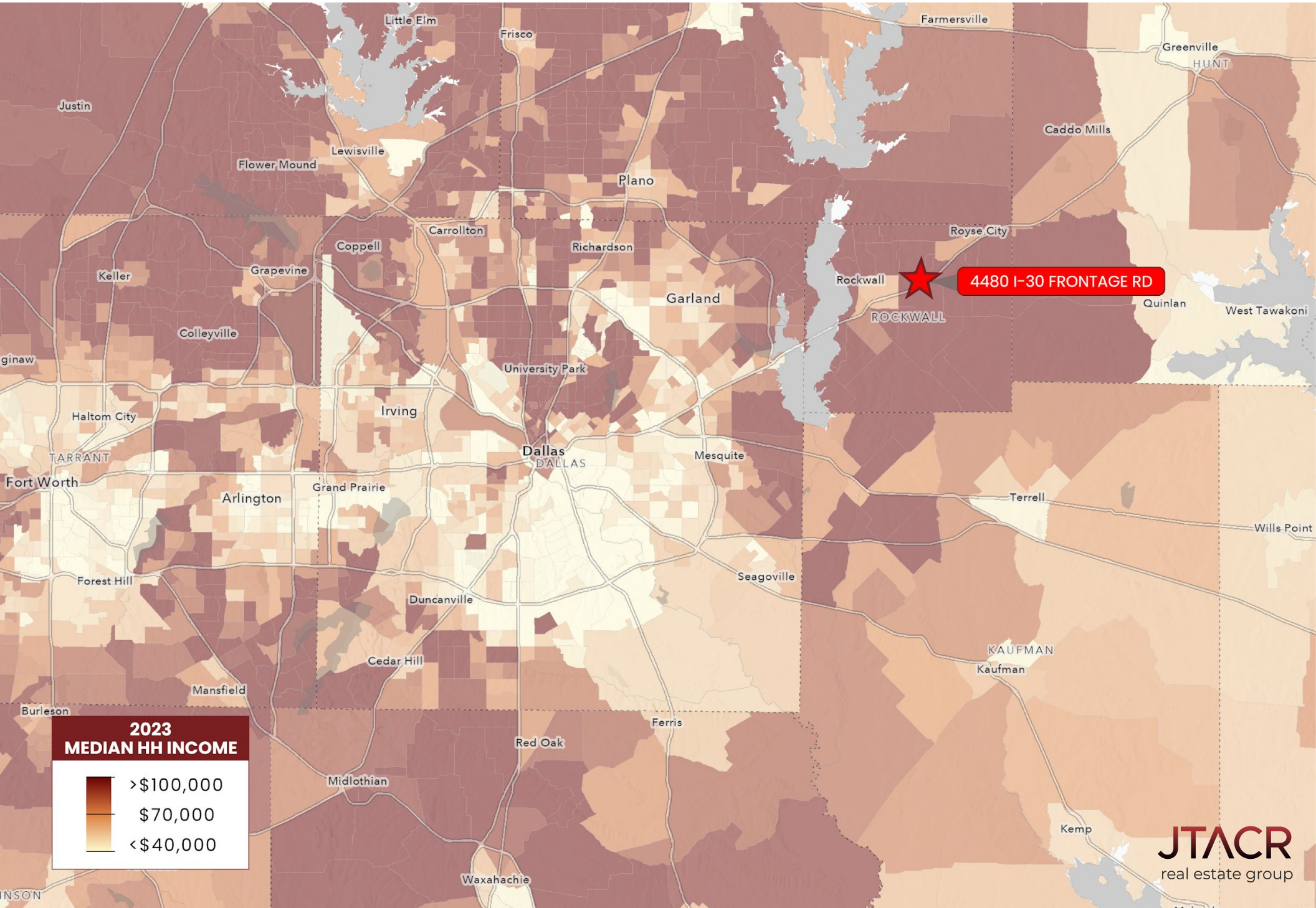


2023 TOTAL POPULATION

Darkest Brown	>7,000
Medium Brown	5,500
Lightest Brown	<4,000

4480 I-30 FRONTAGE RD

MEDIAN HOUSEHOLD INCOME

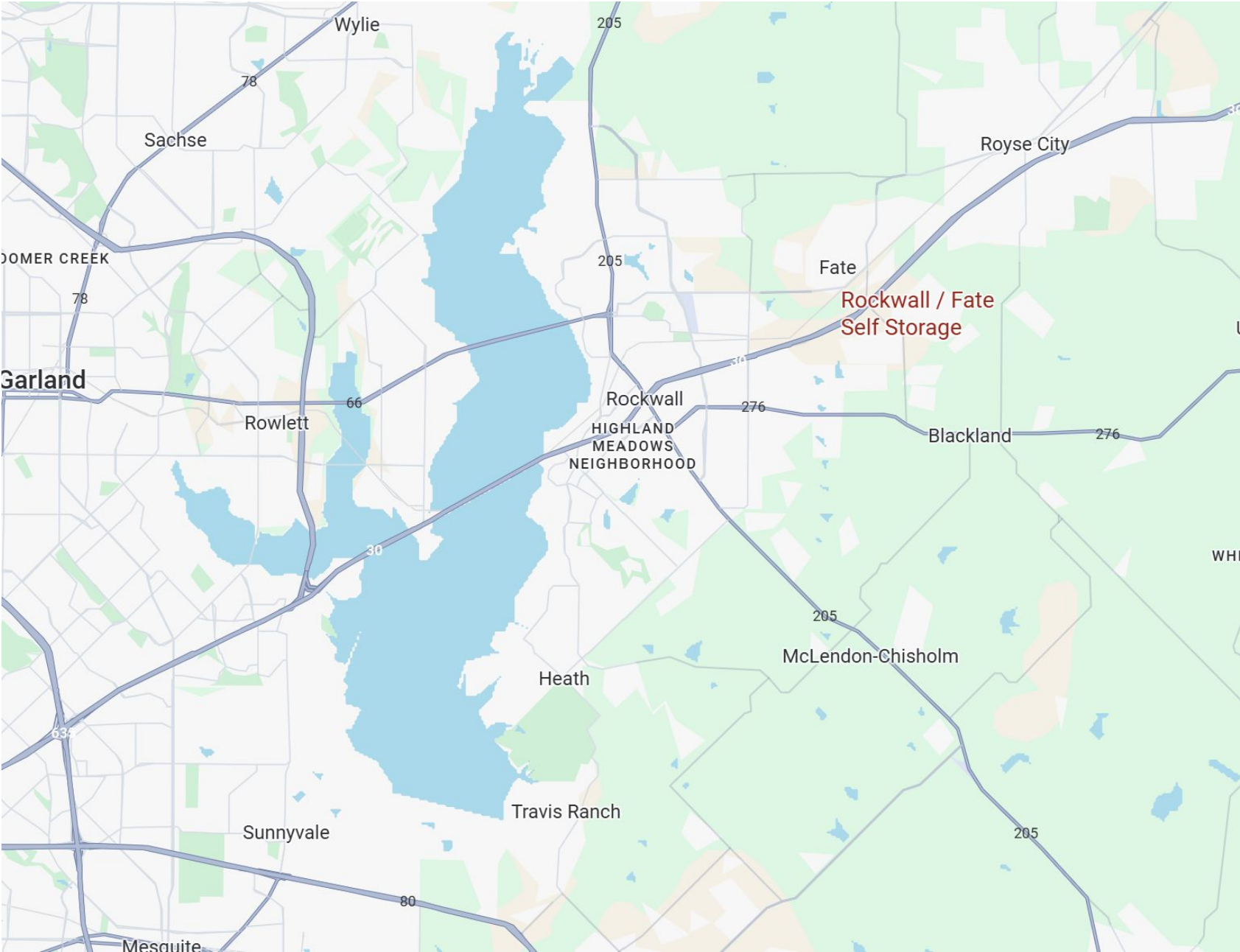


**2023
MEDIAN HH INCOME**

Dark Brown	>\$100,000
Medium Brown	\$70,000
Light Yellow	<\$40,000



LOCAL MAP - ROCKWALL



WAREHOUSE

ROCKWALL, TX

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