

4050 N SH-205, Rockwall, TX



5.56 Acre | 12,316+ SF
Outside of City Limits | Unzoned
Main Building + Multiple Structures
High VPD & SH-205 Frontage

Main Contact

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Property Overview

M&D CRE is offering a 5.56-acre property for purchase in the booming community of Rockwall, TX. The property is located in a unique, unzoned pocket outside of city limits.

Listed By:
Kevin Weable | 972.845.1663



Property Overview

M&D CRE is pleased to present this 5.56-acre property, 3,618 SF main house, and +/- 8,698 SF of other structures now available for purchase in the booming community of Rockwall, TX. The property is located in a unique, un-zoned pocket outside of city limits and features an updated, 3,618 square-foot home with multiple, additional structures ranging from 1,600 to 3,000 square-feet.

The site is fully fenced with a gated entrance facing State Highway 205 with over 24,856 vehicles per day. Situated in the developing area of north Rockwall right on Highway 205, the property is only minutes from Interstate 30 and just south of John King Blvd.

There is also an operating business which comes with the purchase of the property (financials can be provided after signing an NDA).

Please contact Kevin Weable at 972.845.1663 for more information.

Size	12,316 SF
Acres	5.56 Acres
Zoning	Unzoned in County
VPD	24,856
Utilities	City Sewer & Water
Ideal Use	Retail / Office
Access	Direct Access
Frontage	SH-205



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Property Highlights

3,618 SF Main House

Multiple Additional Structures
Ranging From 1,600-3,000 SF

Utilities Present

SH-205 Frontage

High Traffic Area

Excellent Visibility



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Location Overview

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

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Rockwall, TX: Where Growth Meets Opportunity

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)

2.86M

Workers Within
45-Min
(Rockwall EDC)

73,088

Workers Within
15-Min
(STDB)

163,515

2029 Projected
Population
(STDB)







LAKE RAY
HUBBARD

the
NORTHSIDE
Kaufmann

Public
Storage

N GOLIAD ST

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