

## 13.451AC Investment & Development Opportunity

**For Sale**

5879 Horizon Road, Rockwall, TX 75087



### Property Information:

13.451 acres comprised of four contiguous parcels, zoned PD-96 within the City of Rockwall, allowing for self-storage and limited office/warehouse development (subject to PD zoning regulations and use restrictions). The property may be acquired as a single assemblage or subdivided, offering flexibility for phased development within the permitted use framework.

Strategically positioned along Horizon Rd with strong visibility and convenient access to Interstate 30, the site is well-suited for storage-focused investment in a rapidly growing corridor. The surrounding area continues to experience strong residential expansion, supporting long-term demand for self-storage and other uses permitted under PD-96.

### Traffic Counts:

Horizon Rd: 13,255 vpd  
 FM 549: 6,221 vpd  
(CoStar 2025)  
 Ridge Rd: 31,185 vpd  
 Interstate 30: 125,793 vpd  
(TXDOT 2024)

### Demographics:

	1 mile	3 miles	5 miles
2024 Population	20,892	37,549	68,691
2029 Proj. Pop.	28,468	51,268	112,815
Median Age	40.7	41.4	40.2
Avg. HH Income	\$143,137	\$136,010	\$130,406

**For more information, please contact David English or Jillian Fifield**

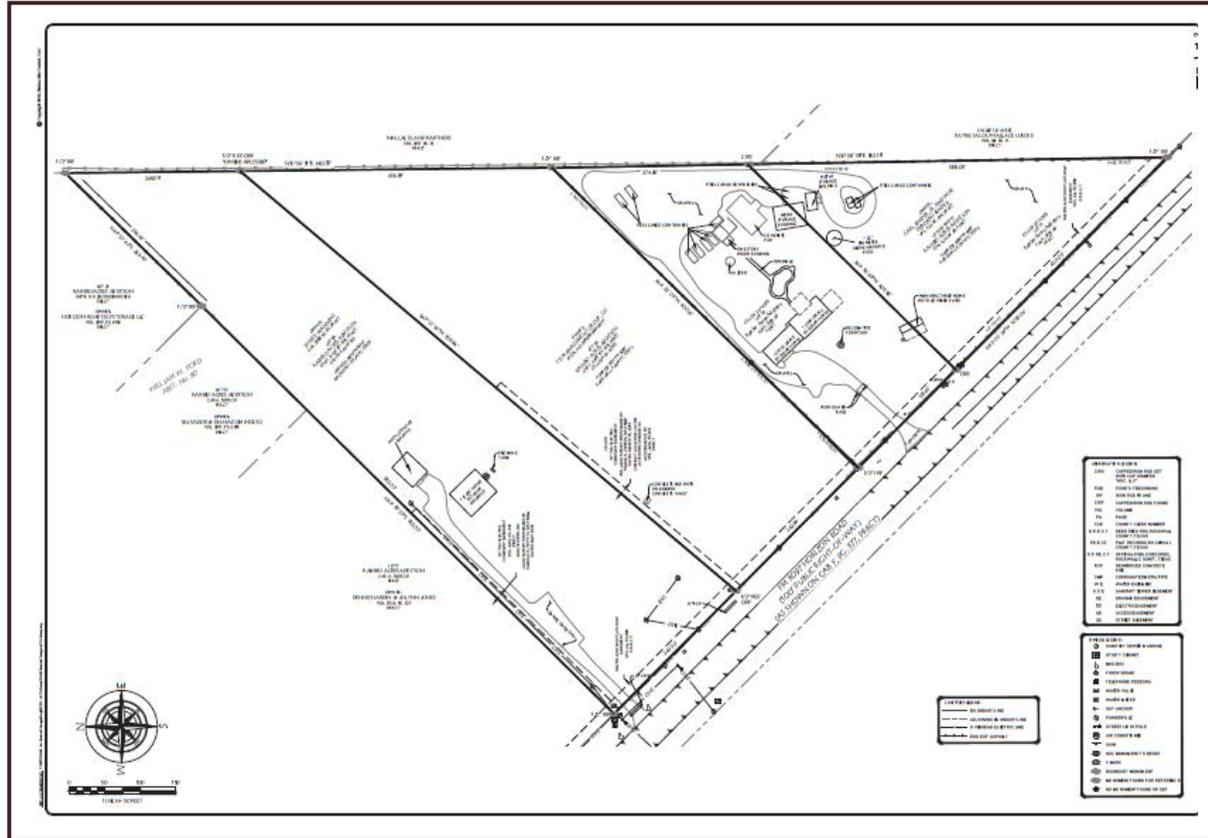
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972-961-8532

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**Total Land Area:**  
13.451 Acres

**Parcels:**  
4 Contiguous Parcels

**Zoning:**  
PD-96

**Jurisdiction:**  
City of Rockwall

**Location:**  
5879, 5917, 5981  
Horizon Rd. (FM  
3097), Rockwall, TX  
75087 and Parcel ID  
number: 20977.

**Traffic Counts:**  
Horizon Rd: 13,255 vpd  
FM 549: 6,221 vpd  
(CoStar 2025)  
Ridge Rd: 31,185 vpd  
Interstate 30: 125,793 vpd  
(TXDOT 2024)

**Permitted Uses:**  
Mini-Warehouse  
Warehouse  
(subject to PD zoning ordinance)

**Price:**  
Contact Broker

**Availability:**  
Entire assemblage or divisible

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# RIDGE POINTE

commercial real estate

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For Sale

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# 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.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>David English</b>	<b>370006</b>	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jillian Fifield</b>	<b>840845</b>	jfifield@ridgepcr.com	214-454-7384
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date