

TBD Via Toscana, Sonoma Verde
McLendon Chisholm, TX

FOR SALE

2.206 Acre Commercial Site
next to future RISD school

Sonoma Verde Park

Church site

Daycare site



COMMERCIALSM

ROD HOLLAND REAL ESTATE TEAM

KELLER WILLIAMS

JUDY KURTZ

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5 Ac Via Toscana, McLendon Chisholm, TX

Property Overview

FOR SALE -2.206 acre site in Sonoma Verde Development designated for a daycare facility and located next to future Rockwall ISD site. Sonoma Verde is a 550-acre, master-planned development. The development is currently platted for 1095 single-family residential lots ranging in size from 7,200 sf to 20,000 sf. Home prices range from the \$400's to the 800's.

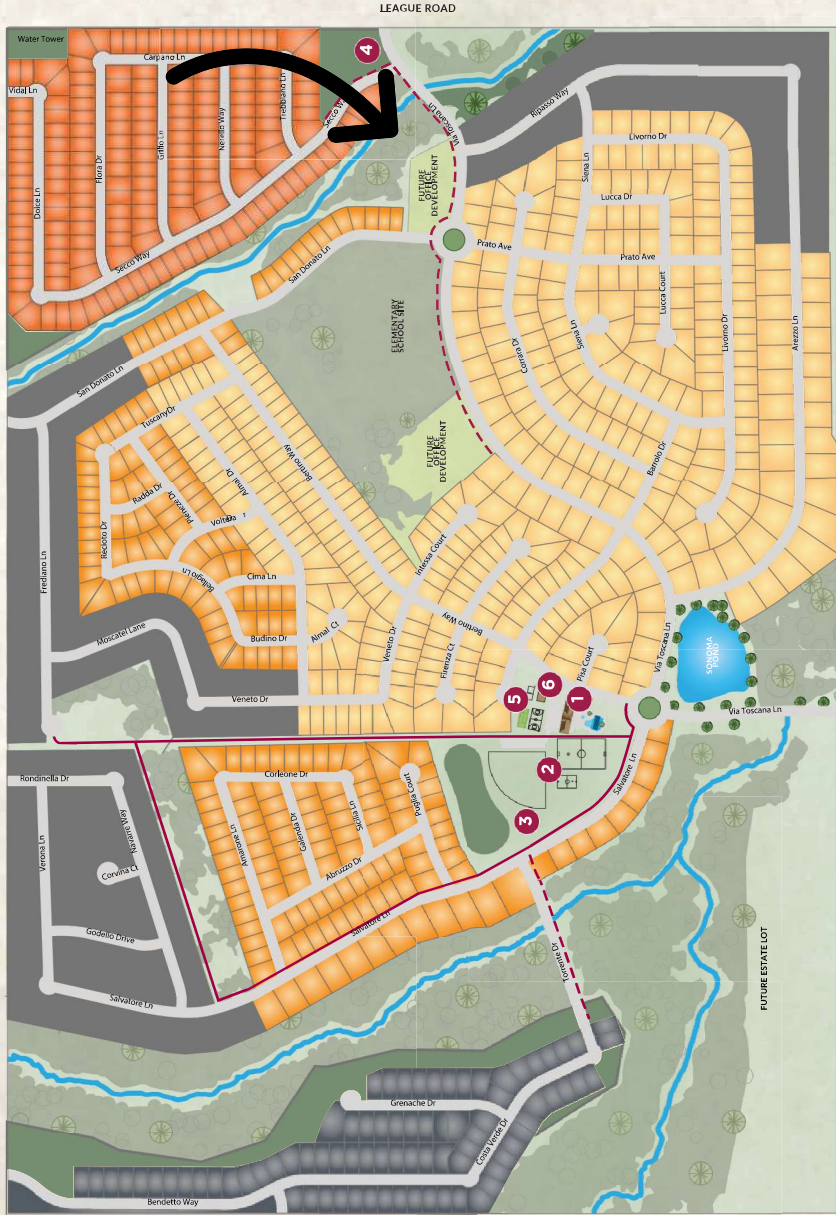


**ROD
HOLLAND**
Real Estate
GROUP



Sonoma Verde

EDWARDS ROAD



Development Phase	Model Homes	Amenities
Phase 1	Highland Homes	1. Amenity Center
Phase 2	CastleRock Communities	Clubhouse/Cabana
Phase 3 NOW SELLING	Perry Homes	Resort Pool
Phase 4	Bloomfield Homes	Kid's Pool
Phase 5 NOW SELLING	Taylor Morrison Homes	2. Sports Fields
Future Residential	Pulte Homes	Baseball Field
Future Commercial		Soccer Fields
		3. Open Play Area
		4. Future Dog Park/Amenity Area
		5. Sports Courts
		Tennis Court
		Full-Court Basketball
		Sand Volleyball
		6. Playground
		Trail
		Future Trail

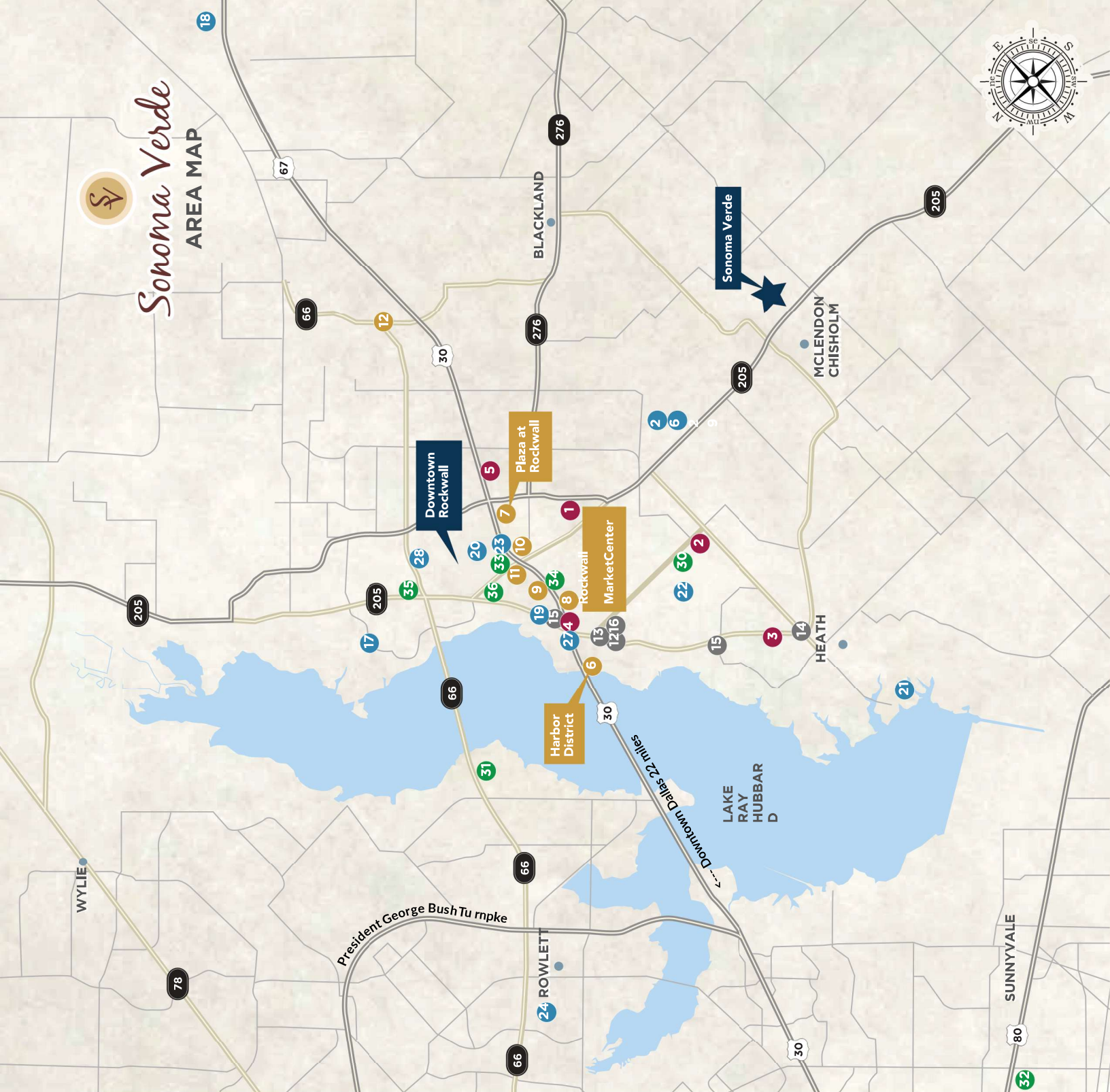


Disclaimer: Map not to scale. This community map is for illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee is made that the features depicted will be built, or, if built, will be as depicted.

STATE HIGHWAY 205



Sonoma Verde AREA MAP



LEGEND

- Schools**
- 1 Springer Elementary School
- 2 Cain Middle School
- 3 Rockwall-Heath High School
- 4 Young Chefs Academy
- 5 Collin College Rockwall
- Shopping & Dining Centers**
- 6 The Harbor District
- 7 Plaza at Rockwall
- 8 Rockwall Market Center
- 9 Walmart Supercenter
- 10 Costco Wholesale
- 11 Hobby Lobby
- Grocery and Convenience**
- 12 ALDI
- 13 Kroger
- 14 Tom Thumb (Opening Fall 2019)
- 15 CVS - Heath
- 16 Walgreens
- Recreation & Entertainment**
- 17 Blase Family Farm
- 18 Dallas Karting Complex
- 19 Rockwall Escape Rooms
- 20 Rockwall Summer Musicals
- 21 Heath 7Golf and Yacht Club
- 22 Buffalo Creek Golf Club
- 23 Shenaniganz Entertainment
- 24 Bounce N' More
- 25 Celebration Station
- 26 Urban Air Adventure
- 27 Painting with a Twist
- 28 Harry63 M5eyers Community Center
- 29 Oasis Beach & Tennis Club
- Medical/Health & Fitness**
- 30 Texas Health Presb.6y3t5erian Hospital
- 31 Baylor Scott & White Medical Center
- 32 Dallas Regional Medical Center
- 33 Anytime Fitness
- 34 24 Hour Fitness
- 35 Crossfit Rockwall
- 36 Planet Fitness

See full interactive map on our website at
www.SonomaVerde.com/location

Property Summary

Location	TBD Via Toscana, McClendon-Chisholm, TX
Zoning	Commercial
County	Rockwall
Acres	2.206 Acres
Neighborhood	Sonoma Verde

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