

Hard Corner

4800 N Main St, Rowlett, TX 75088

Presented by
Royal Realty Advisors



Price: Upon Request

The property consists of a vacant 3.50-acre tract located at 4800 N Main St, Rowlett, TX within Dallas County. Zoning is classified as C12 for commercial use. The parcel is part of the Garland submarket and falls under the Dallas-Fort Worth-Arlington CBSA. Access to major roadways, including President George Bush Turnpike, is nearby. The site currently has no structural improvements and is identified under parcel number 441114000A0010000.

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Situated at a high-visibility hard corner in the heart of Rowlett, this 3.50-acre commercial land parcel presents an outstanding development opportunity. The property is zoned C12 - Commercial and offers flexibility for various uses including retail, office, or other commercial concepts. Its prominent Main Street location ensures strong regional exposure with easy access to major traffic corridors. The site benefits from its inclusion within the rapidly growing Dallas-Fort Worth Metroplex, close to vibrant residential neighborhoods and retail centers.

Convenient connectivity to President George Bush Turnpike and proximity to historic downtown Rowlett elevate this parcel's appeal. The city is experiencing notable demographic growth, supported by infrastructure investments and a solid employment base in the region. Businesses locating here will capitalize on steady traffic counts and significant redevelopment activity in surrounding corridors.

With ample acreage to design a customized footprint, this property is a rare opportunity for developers and investors to anchor a commanding presence in one of North Texas's most dynamic suburban markets.

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Royal Realty Advisors

6900 Alma Dr, Suite 180

Plano, TX 75023

Adjacent 4.62 acre lot also available

Hard corner site in Downtown Rowlett with direct frontage on North Main Street.

Positioned within the Dallas-Fort Worth Metroplex, one of the fastest growing economic hubs in the U.S.

Located in a thriving, high-growth corridor just minutes from retail, dining, and residential communities.

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Property Photos



09-4800 Main St-9



07-4800 Main St-7

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Property Photos



04-4800 Main St-4



11-4800 Main St-11

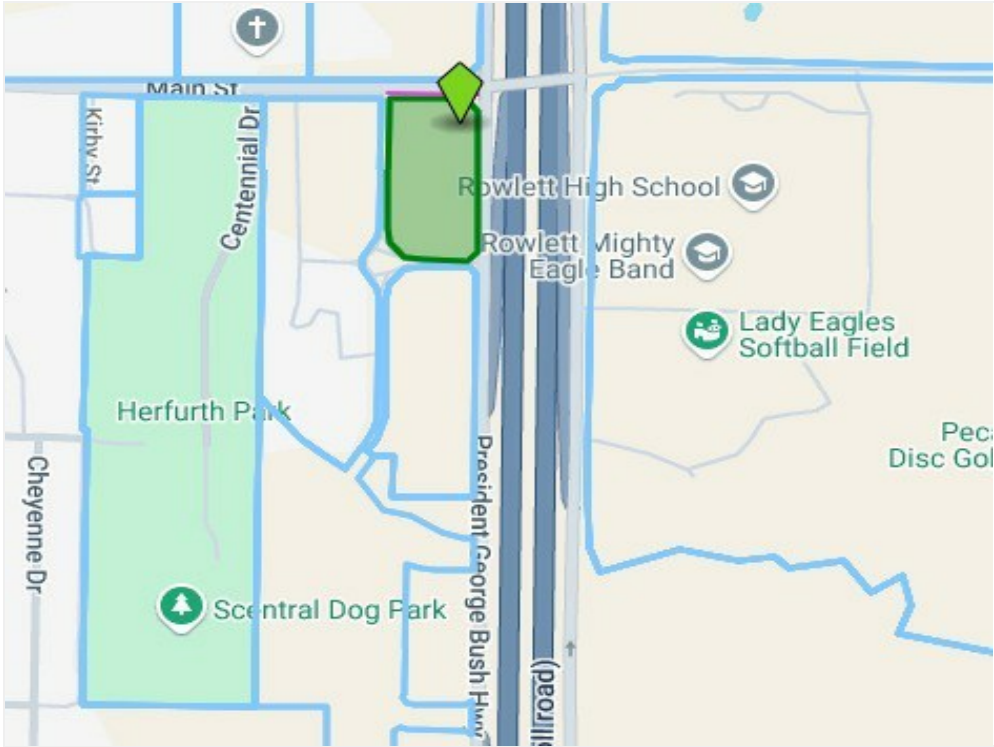
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Property Photos



Building Photo



Building Photo

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Location

