



Rockwall Office Building

\$1,200,000

3435 State HWY 276, Rockwall, TX 75032

- ✓ Seller Financing Option Available - Call for More Details
- ✓ 2017 Renovated, 3,066 SF Office Building & 2,450 SF Barn, Sitting on Over 2 Acres of Land
- ✓ Positioned Outside of City Limits and Free From Zoning Restrictions
- ✓ Property Includes Eight Separate Office Spaces and Room for Expansion
- ✓ Two Designated Pads are Available for Re-Platting or Customized Construction
- ✓ 20 Miles Northeast of Downtown Dallas



INVESTMENT OVERVIEW

OFFICE BUILDING ROCKWALL, TX



Subject Property

CONTACT FOR DETAILS

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(214) 522-7210

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\$1,200,000

Building Area

3,066 SF Building &
2,450 SF Barn

Land Area

±2.079 AC

Year Built / Renovated

1912 / 2017

Number of Offices

8

Zoning

No Restrictions

- ✓ **Seller Financing Option Available - Call for More Details**
- ✓ **This 2.079-Acre Site, Positioned Outside of City Limits and Free From Zoning Restrictions**, provides a highly adaptable space for commercial use and offers a serene, quiet setting well-suited for office operations.
- ✓ **Featuring a 3,066-Square-Foot Main Structure and a 2,450-Square-Foot Barn**, the property includes eight separate office spaces along with extensive opportunities for future development.
- ✓ **Two Designated Pads are Available for Re-Platting or Customized Construction**, offering businesses the ability to tailor the site to their specific needs (see site plan on pg. 5).
- ✓ **SH 276 Corridor Improvements:** FM 551 is being widened from SH 276 to SH 66, expanding from two to four lanes with a raised median and dedicated turn lanes, plus new 10-foot-wide shared-use paths for pedestrians and cyclists—enhancing accessibility and traffic flow near the property and making daily commutes easier.
- ✓ **Rockwall, Texas, is a Thriving City Located in the Dallas-Fort Worth Metroplex, About 20 Miles Northeast of Downtown Dallas.** With a population of nearly 53,000, a 6.5% increase since 2022, Rockwall is one of the fastest-growing counties in Texas, according to recent estimates from the U.S. Census Bureau.
- ✓ **The Dallas-Fort Worth Metroplex is the Largest Metro Area in Texas** and the fourth-largest in the United States, home to over 8.3 million people as of 2024. DFW is the 3rd fastest-growing metro in the U.S. in 2024 due to its thriving job market and attractive living conditions.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

SITE OVERVIEW

OFFICE BUILDING ROCKWALL, TX

Year Built / Renovated | 1912 / 2017

Building Area | ±3,066 SF

Land Area | ±2.073 AC

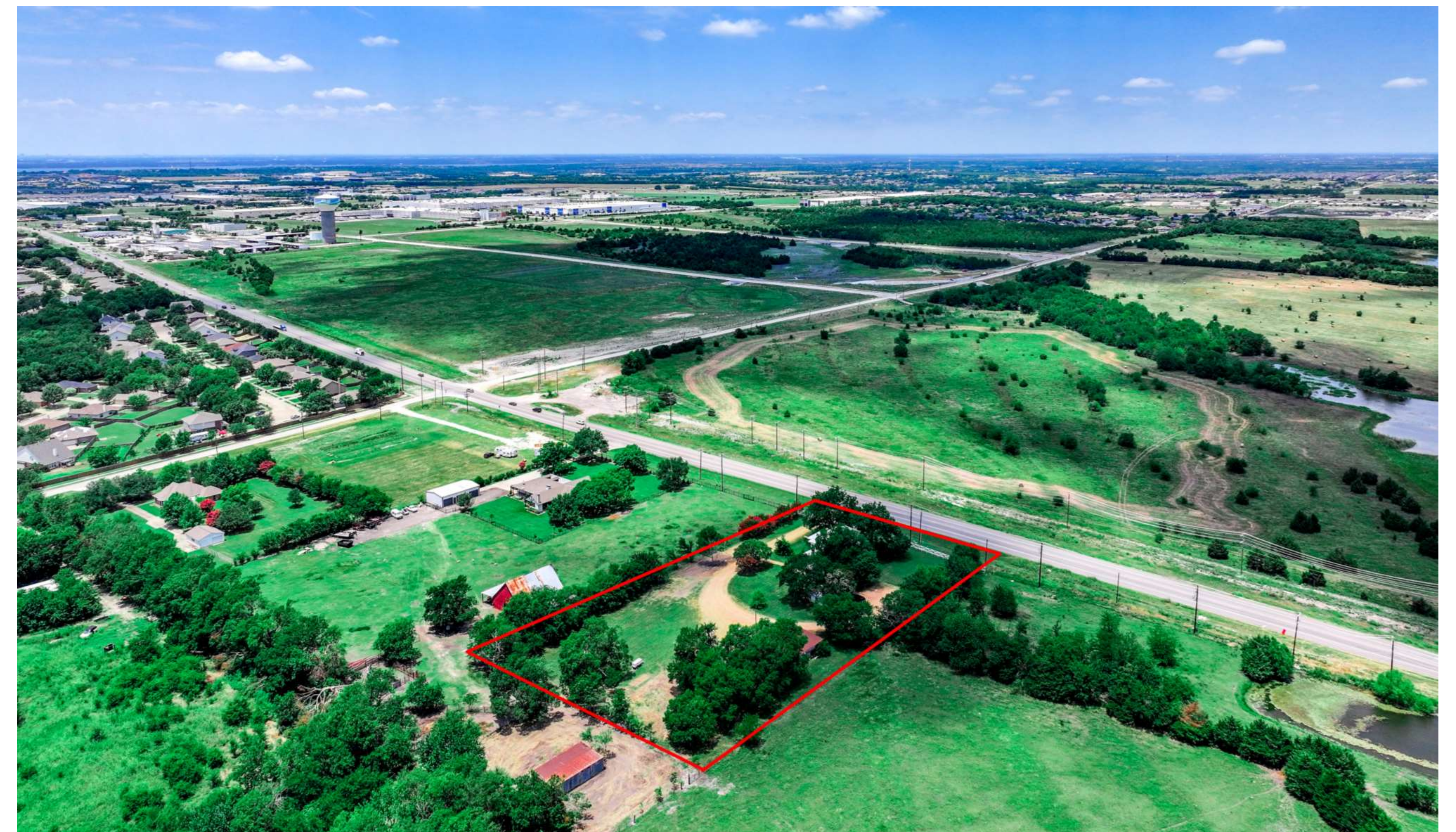
NEIGHBORING RETAILERS

- Walmart Supercenter
- Kohl's
- Burlington
- Kroger
- Lowe's
- Hobby Lobby
- Costco Wholesale
- Anytime Fitness
- Dicks Sporting Goods
- Belk
- Best Buy



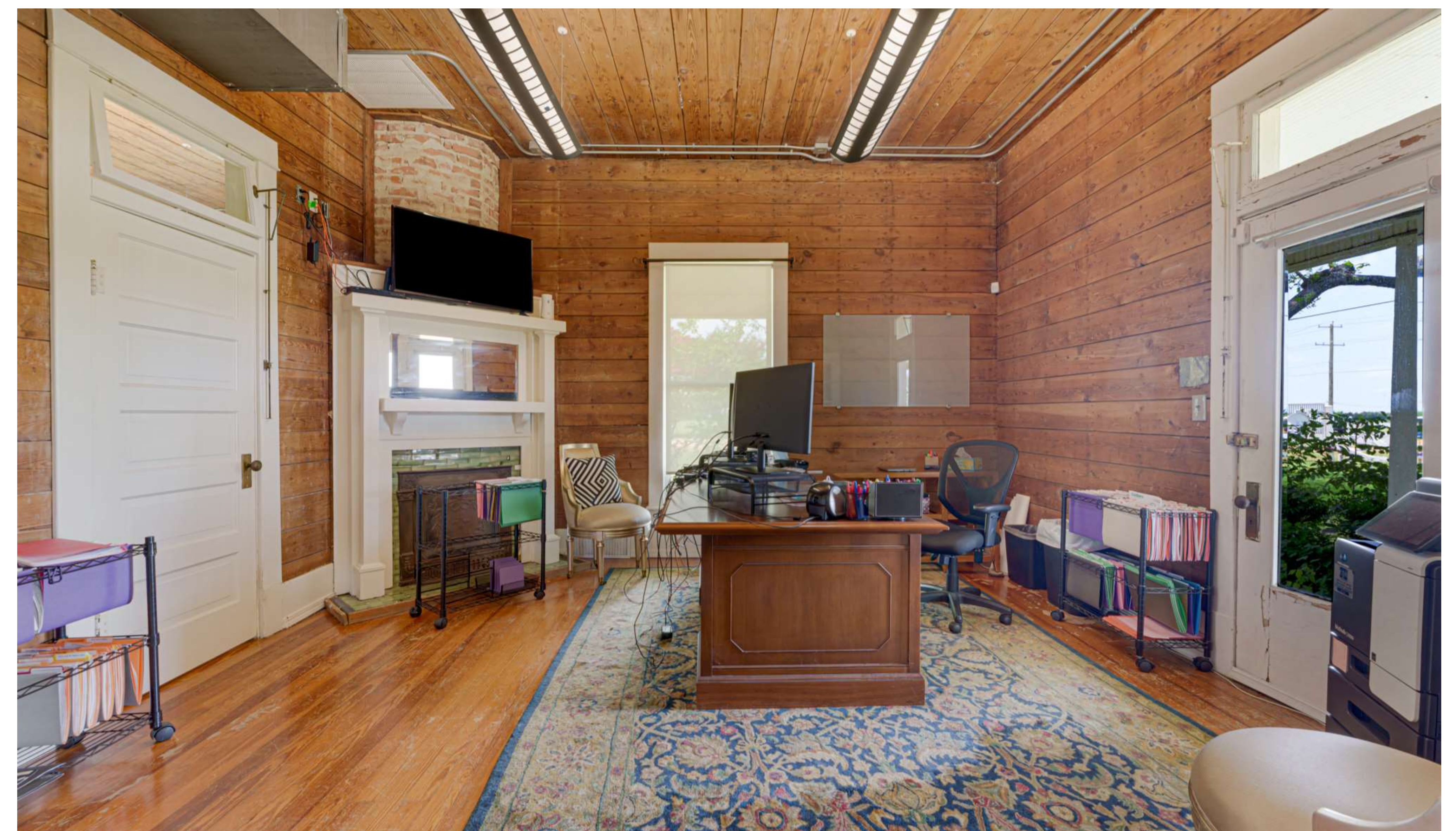
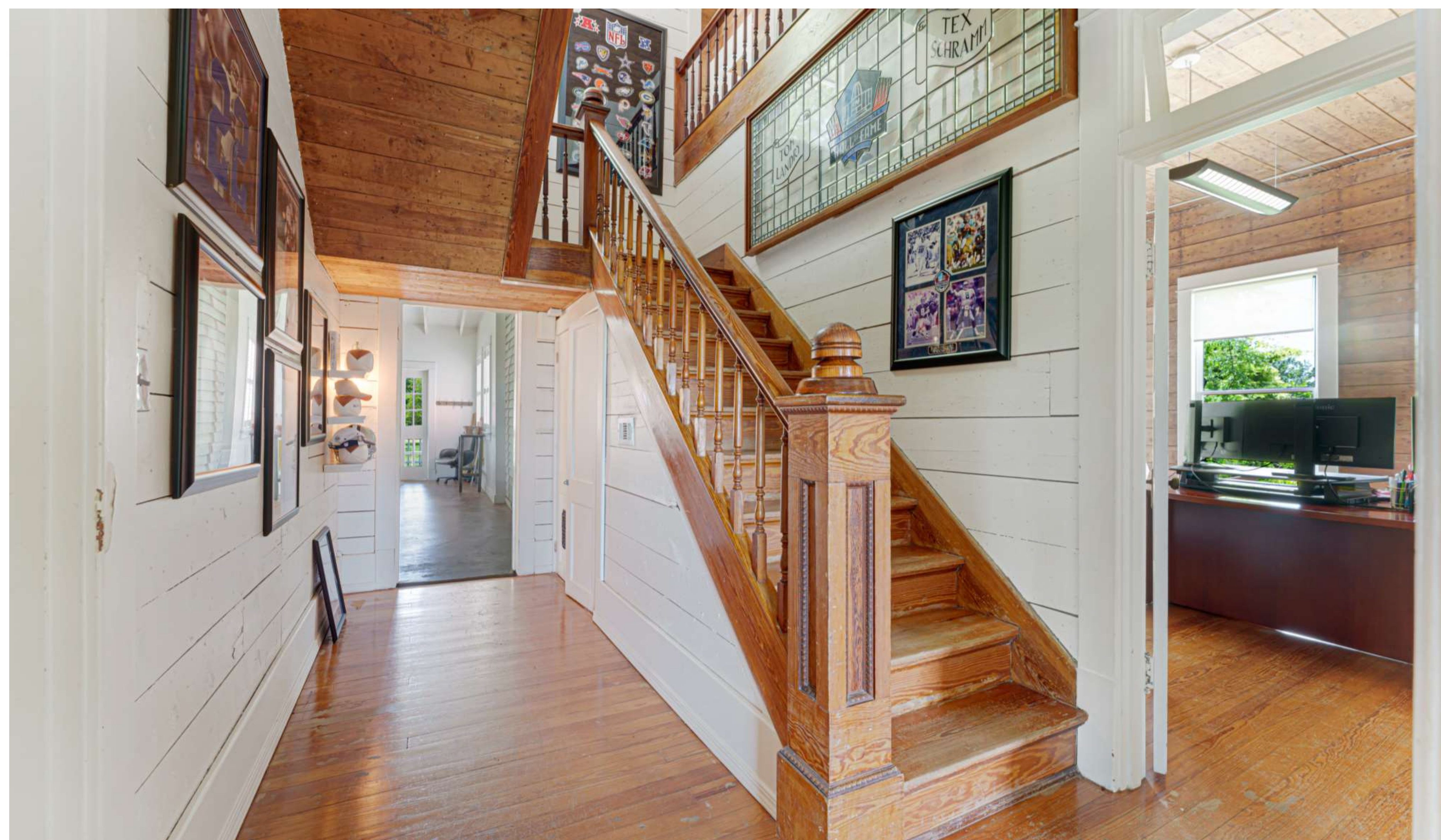
PROPERTY PHOTOS

OFFICE BUILDING ROCKWALL, TX



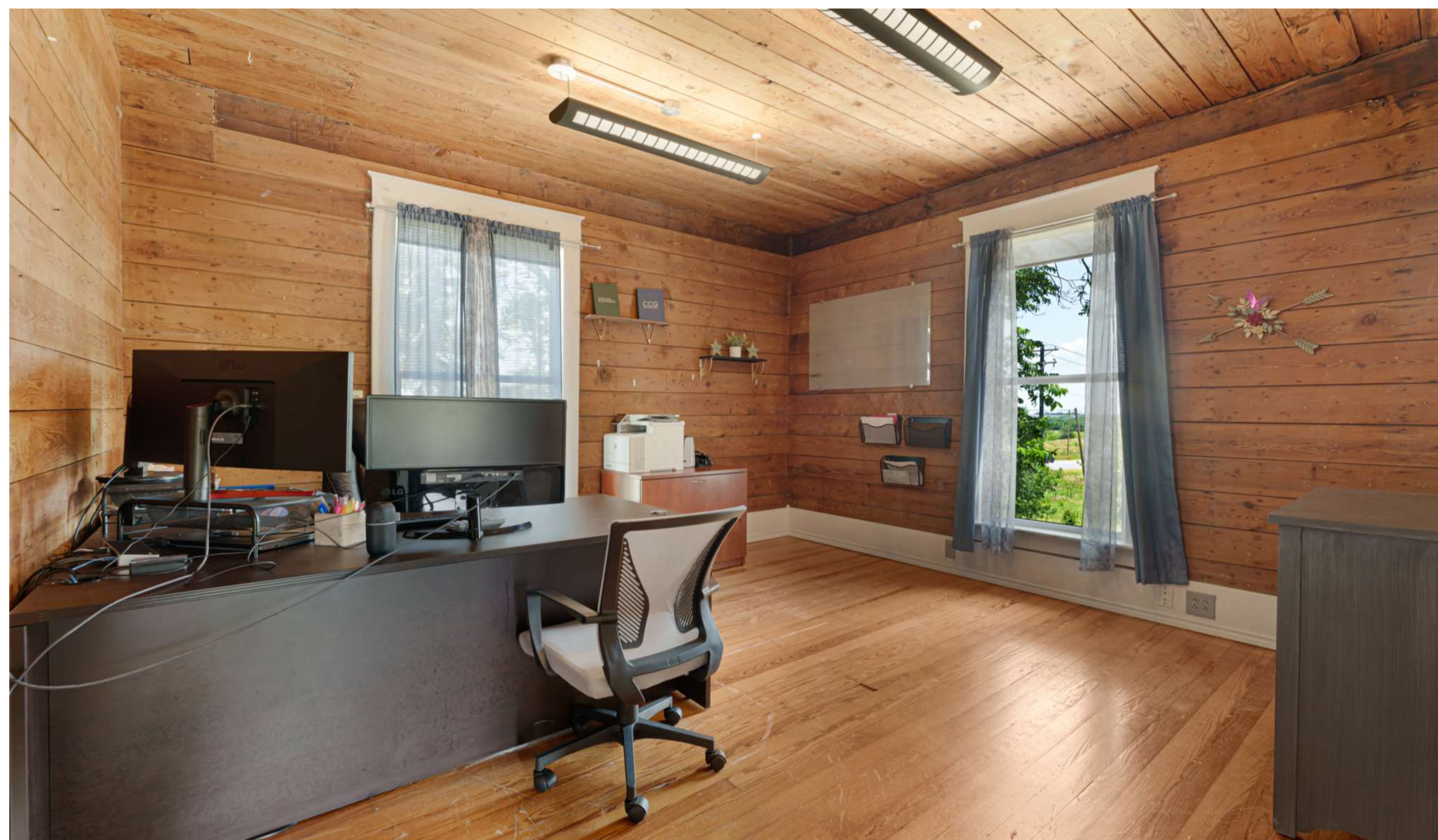
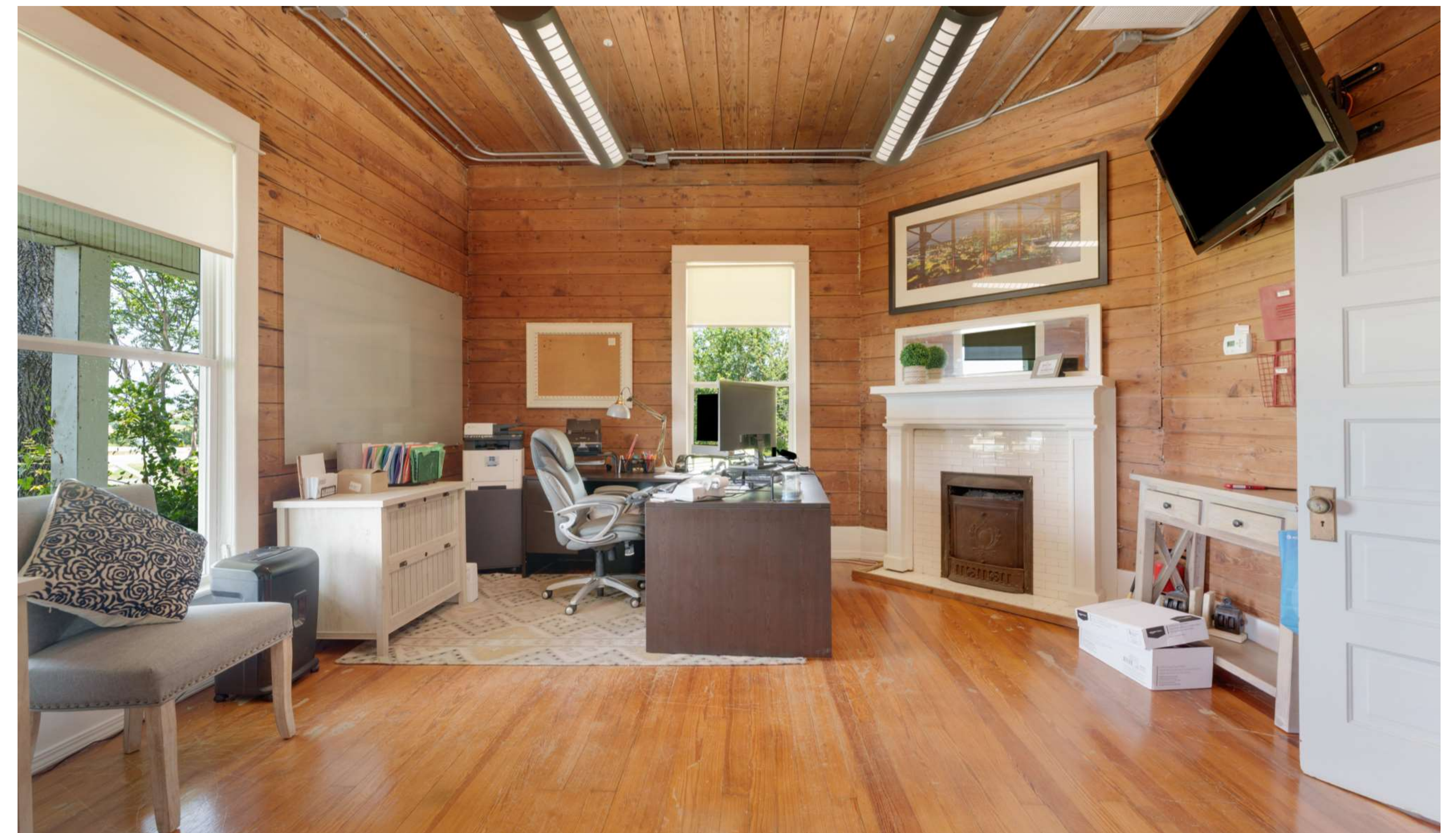
PROPERTY PHOTOS

OFFICE BUILDING ROCKWALL, TX



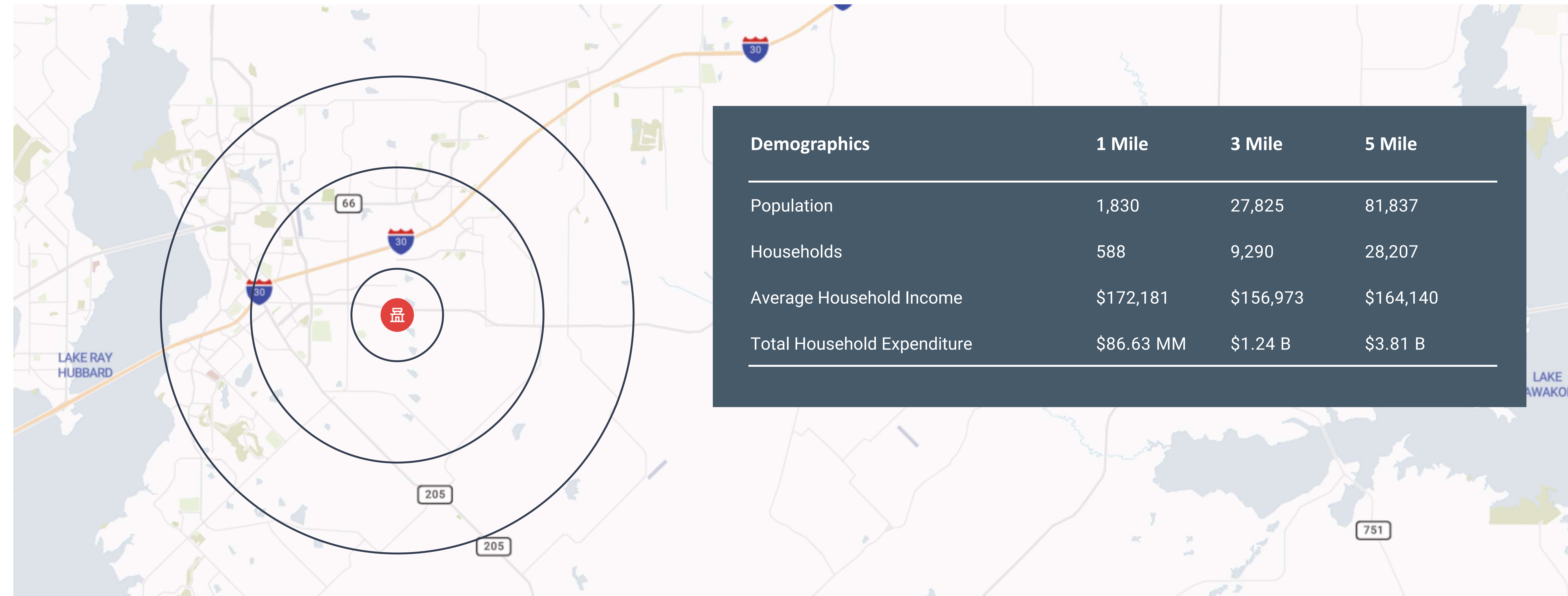
PROPERTY PHOTOS

OFFICE BUILDING ROCKWALL, TX



LOCATION OVERVIEW

OFFICE BUILDING ROCKWALL, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Rockwall Independent School District (1,944)
2. L-3 Harris Technologies (700)
3. Texas Health Presbyterian Hospital (700)
4. Pegasus Foods (700)
5. Wal-Mart Superstore (450)
6. Channell Commercial (380)
7. Rockwall County (364)
8. City of Rockwall (353)
9. Texas Star Express (275)
10. Karat by Lollicup USA (260)

LOCATION OVERVIEW

OFFICE BUILDING ROCKWALL, TX

Rockwall Texas

 **52,918+**
Population

 **\$114,926**
Median Household Income

Rockwall is 20 Miles from
Downtown Dallas, TX

DALLAS MSA

The DFW MSA is the 4th
Largest in the U.S.

4TH

Rockwall, Texas, is a thriving city located in the Dallas-Fort Worth metroplex, about 20 miles northeast of downtown Dallas.

It serves as the county seat of Rockwall County, which is the smallest county in Texas by land area. Despite its size, Rockwall is known for its strong economy, high quality of life, and rapid growth.

Rockwall, Texas's population has been growing in recent years, currently being at 52,918, reflecting an 11.8% increase from the 2020 census count of 47,251.

Rockwall has a robust local economy, with key industries including retail, healthcare, education, and manufacturing. The city's proximity to Dallas allows residents to access additional job opportunities while maintaining a suburban lifestyle.

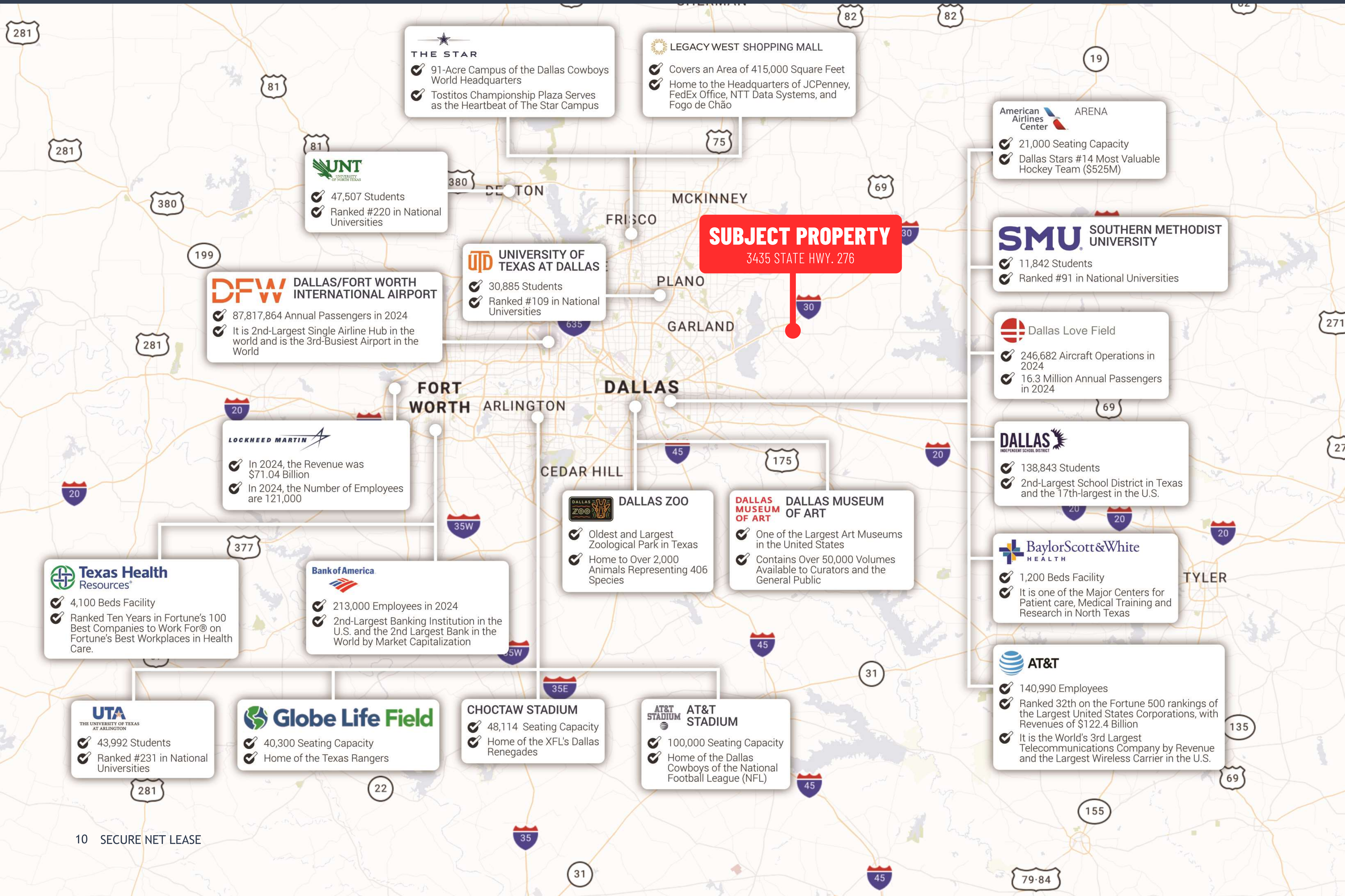
Rockwall has experienced rapid growth in recent years, with new housing developments and commercial expansions. It is considered one of the most desirable places to live in North Texas due to its strong housing market, good schools, and proximity to Dallas.

Dallas, TX:

Dallas, Texas, is a thriving metropolitan hub known for its booming economy, business-friendly environment, and strategic location in the heart of the U.S. As one of the fastest-growing cities in the country with over 1.3M residents, Dallas offers a diverse and dynamic market, attracting major corporations, startups, and entrepreneurs across industries such as finance, technology, healthcare, and logistics. With a strong infrastructure, world-class amenities, and a highly skilled workforce, the city presents an unparalleled opportunity for commercial real estate investment. Its vibrant culture, upscale dining, and entertainment districts—along with access to major highways, DFW International Airport, and a growing population—make Dallas an ideal destination for businesses looking to establish a strong presence in a high-growth market.

METRO AREA

OFFICE BUILDING ROCKWALL, TX



SUBJECT PROPERTY
3435 STATE HWY. 276

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

OFFICE BUILDING ROCKWALL, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.