



2890 SOUTH GOLIAD STREET

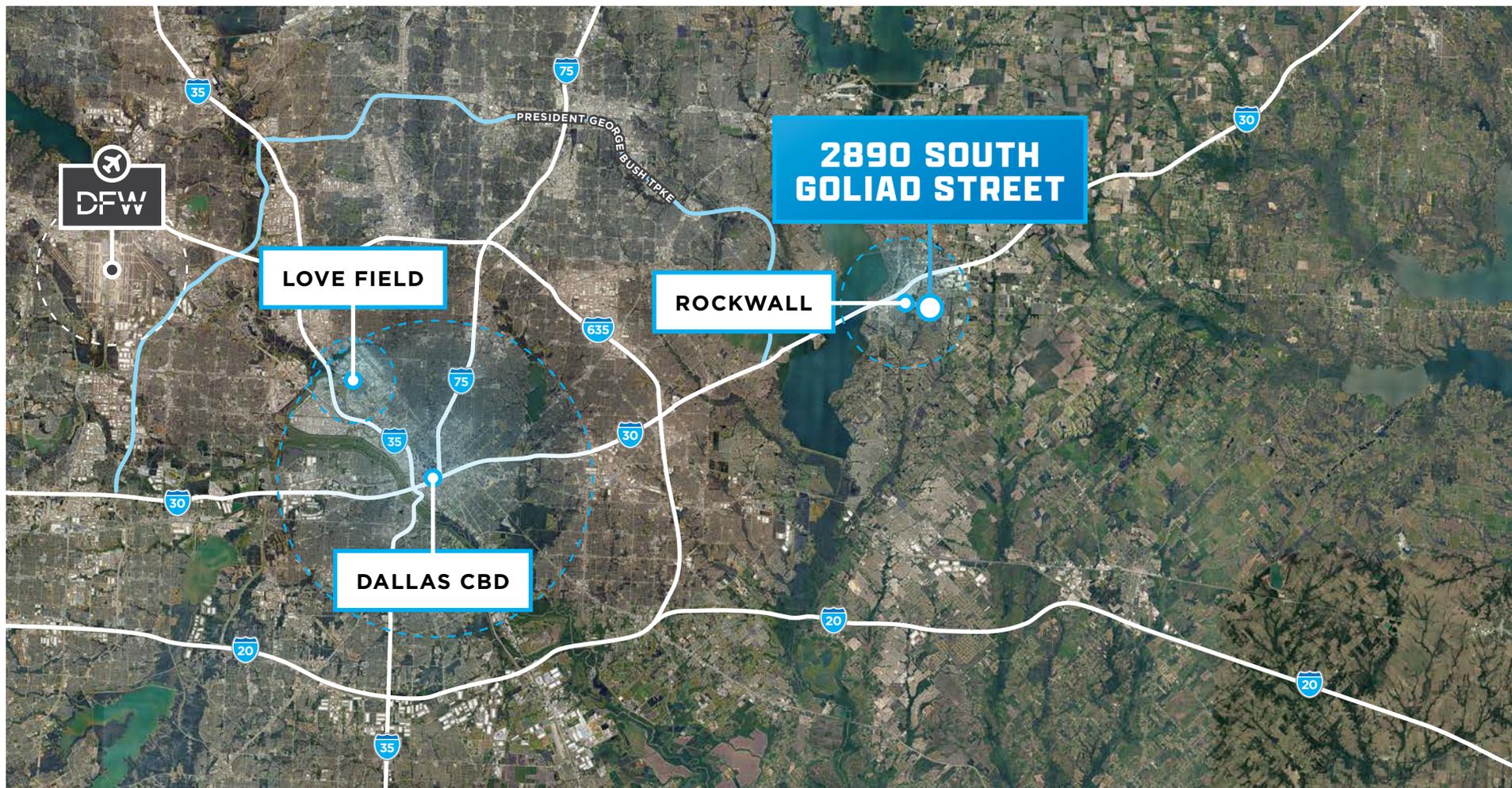
Rockwall, TX 75032

FOR SALE 33,801 SF | 11.79 ACRES

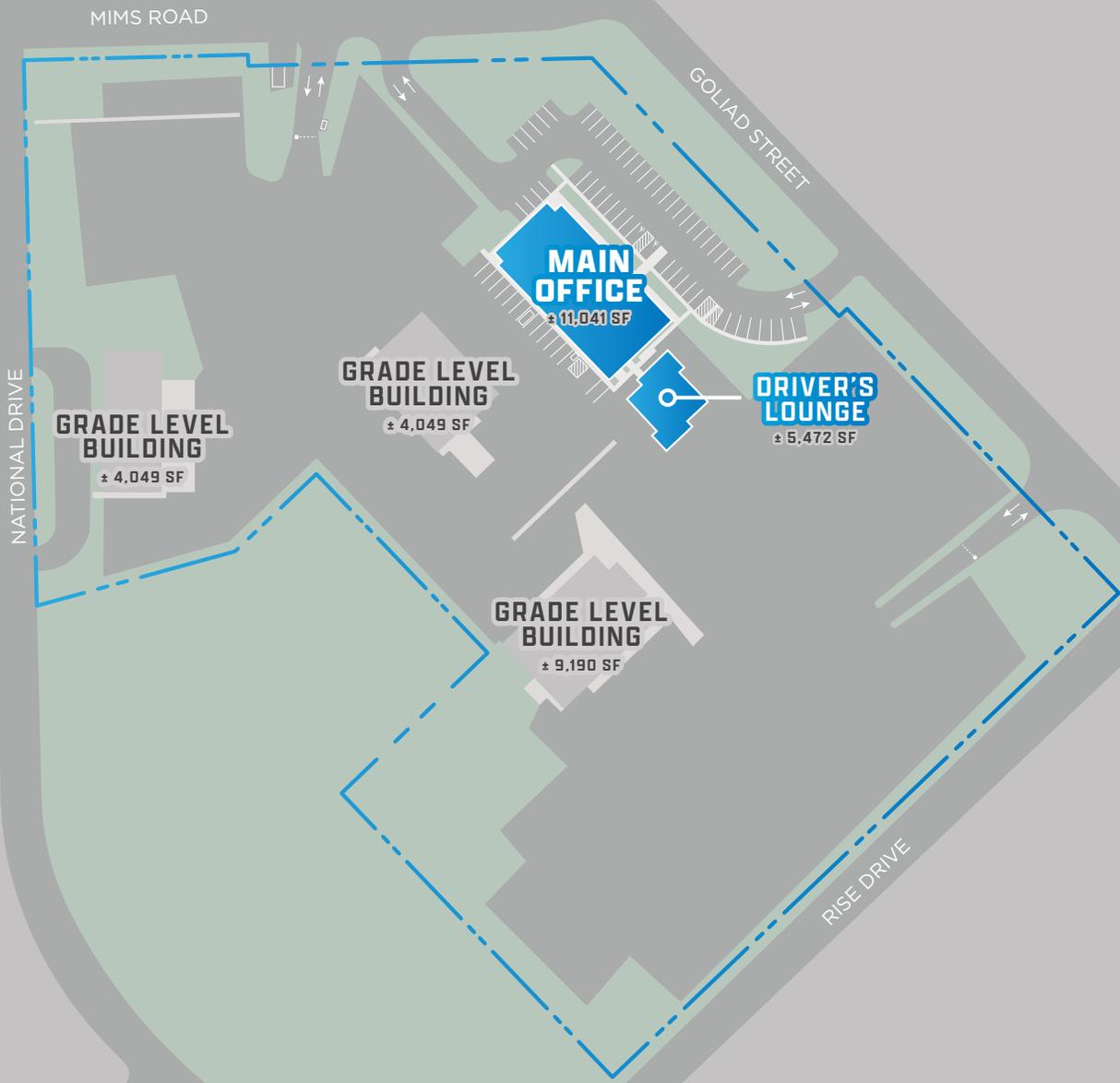
Confidential Offering Memorandum

EXECUTIVE SUMMARY

Located within one of the fastest growing counties in the U.S., the subject property is located within Rockwall's limited Heavy Commercial zoning district just over 1 mile from Interstate 30. The offering consists of approximately 33,801 SF across five (5) buildings built between 1984-2013 and is situated on an approximately 11.79 acre-site. The office finish is approximately 47% of total rentable SF which includes general office space and a Driver's Lounge area with showers, etc. The yard is currently used as a regional HQ for trailer truck parking and maintenance. The property offers an investor or owner-occupier the ability to acquire a functional site, zoned properly, in a supply constrained market.



SITE PLAN





2890 SOUTH GOLIAD STREET
ROCKWALL, TX 75032



**HEAVY
COMMERCIAL ZONING**



**INCLUDES THREE (3)
METAL BUILDINGS WITH
14'H X 12'W GRADE
LEVEL DOORS**



**±33,801 SF ACROSS
FIVE (5) BUILDINGS**

- Office Area - +/- 11,041 SF
- Driver's Lounge - +/- 5,472 SF
- Building 1 - +/- 4,049 SF
- Building 2 - +/- 4,049 SF
- Building 3 - +/- 9,190 SF



±11.79 AC

- Yard is primarily crushed rock / gravel



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