

801 E I-30, Rockwall, TX



1.15 AC I-30 Frontage Location
102K VPD Regional Exposure
National Anchors Surround Property
High-Income Consumer Base
5507 SF Mixed-Use Opportunity

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Property Overview

M&D CRE is pleased to present a ±1.15-acre high-visibility retail or mixed-use opportunity directly on Interstate 30 in affluent Rockwall, Texas, with exposure to 102,000+ vehicles per day in this dominant retail corridor.

Listed By:
Jon Stafford | 336.601.5680



Property Overview

M&D CRE is pleased to present a high-visibility retail or mixed-use redevelopment opportunity located at 801 E Interstate 30 in Rockwall, Texas. Situated on approximately ± 1.15 acres along the Interstate 30 frontage road, the property benefits from regional exposure with traffic counts exceeding 102,000 vehicles per day, positioning the site within one of Rockwall's most active commercial corridors. Surrounded by national retailers including Home Depot, Kohl's, Walmart, and major regional shopping destinations, the location offers strong consumer draw and established retail synergy.

The property is improved with a 5,507-square-foot former veterinary clinic featuring existing utilities, parking, and multiple access points, including an easement connecting the frontage to Ralph Hall Pkwy, allowing for potential adaptive reuse or redevelopment. With I-30 and direct frontage visibility, convenient access, and proximity to dense residential growth and Lake Ray Hubbard, the site is ideally suited for restaurant, QSR, retail, medical, or office users.

Rockwall's continued population growth and expanding regional healthcare network further support demand for medical and professional office uses, while the combination of high traffic exposure, established retail surroundings, and redevelopment flexibility within an IH-30 Overlay District "C" zoning designation allowing multiple buildings up to 60 feet in height presents a compelling opportunity for investors, developers, and owner-users seeking a premier frontage location in a proven trade area.

Please contact **Jon Stafford** at **336.601.5680** for more information.

Acres	± 1.15
VPD	$\pm 102,000$
SF	5,507
Frontage	152'
Visibility	I-30 & Direct Frontage
Access	Direct Access
Use	QSR, Retail, Office, Medical, or Restaurant
Consumer	Affluent, High-Income Area



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Property Highlights

±1.15 AC | Prime I-30 Frontage Location

102,000+ VPD | High-Visibility Retail Corridor

Adjacent to Home Depot & Kohl's | National Retail Co-Tenancy

5,507 SF Existing Building | Adaptive Reuse or Redevelopment Opportunity

IH-30 Overlay Commercial Zoning | 60' Height & Multi-Building Allowed

Ideal for QSR, Restaurant, Retail, Medical & Office Users

- Frontage Road Access with Established Ingress/Egress
- Existing Utilities & On-Site Parking
- 30' easement connecting frontage to Ralph Hall Pkwy

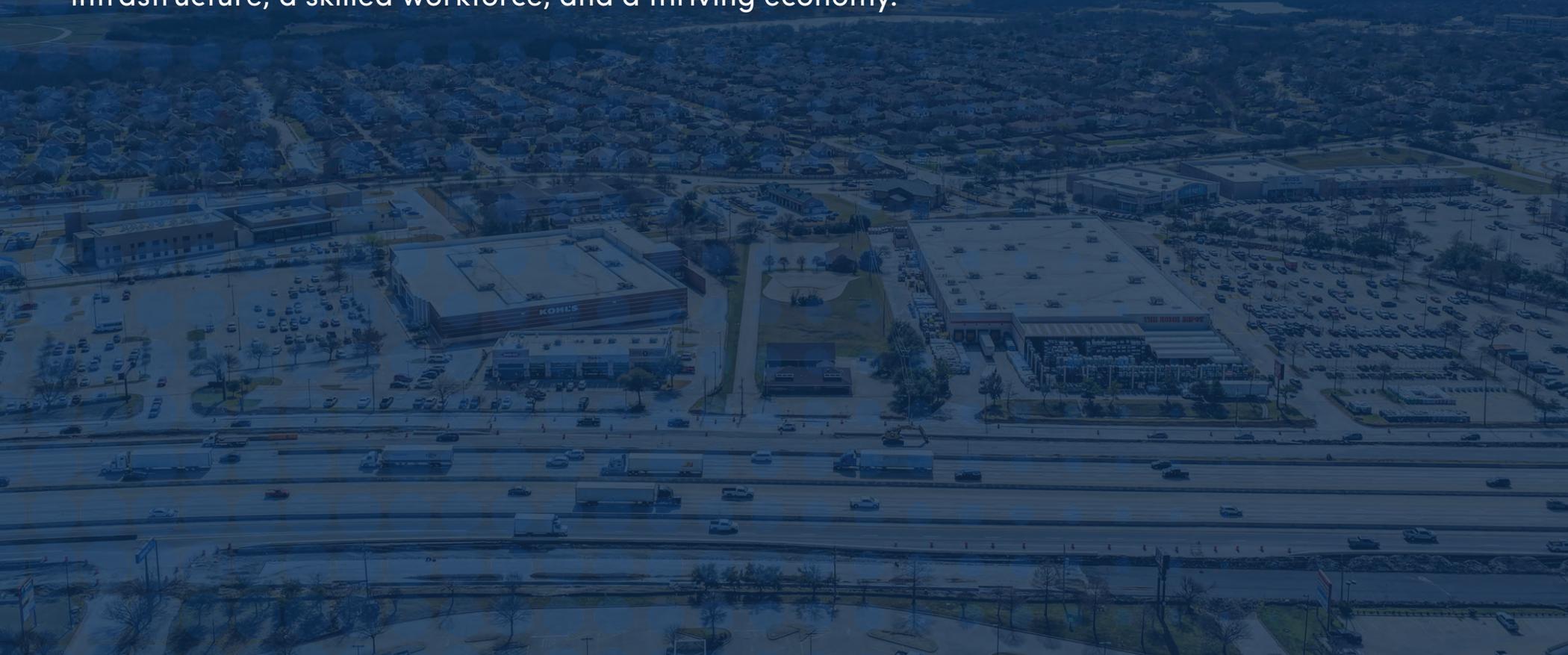


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Location Overview

Rockwall, TX, offers businesses a prime location near Dallas with strong infrastructure, a skilled workforce, and a thriving economy.



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Rockwall, TX: Where Growth Meets Opportunity

Rockwall, TX Overview

Rockwall, TX, is a rapidly growing city situated just 22 miles east of downtown Dallas, making it an ideal location for businesses seeking proximity to the Dallas/Fort Worth metroplex while enjoying a more suburban setting. Known for its strong community, Rockwall offers a welcoming environment for both businesses and residents. The city features a robust economy, a thriving local job market, and a diverse range of amenities. Home to the Rockwall Technology Park, the city provides businesses with premier office spaces and immediate access to critical infrastructure, including Interstate 30, along with a skilled and growing labor pool. The combination of a strategic location, exceptional infrastructure, and a strong local economy makes Rockwall an attractive destination for businesses looking to expand and thrive in the Dallas/Fort Worth area.

52,000

City Total
Population
(Rockwall EDC)

2.86M

Workers Within
45-Min
(Rockwall EDC)

73,088

Workers Within
15-Min
(STDB)

163,515

2029 Projected
Population
(STDB)







petco 

Office DEPOT
Office Max

**ON THE
BORDER** 

**THE
HOME
DEPOT**

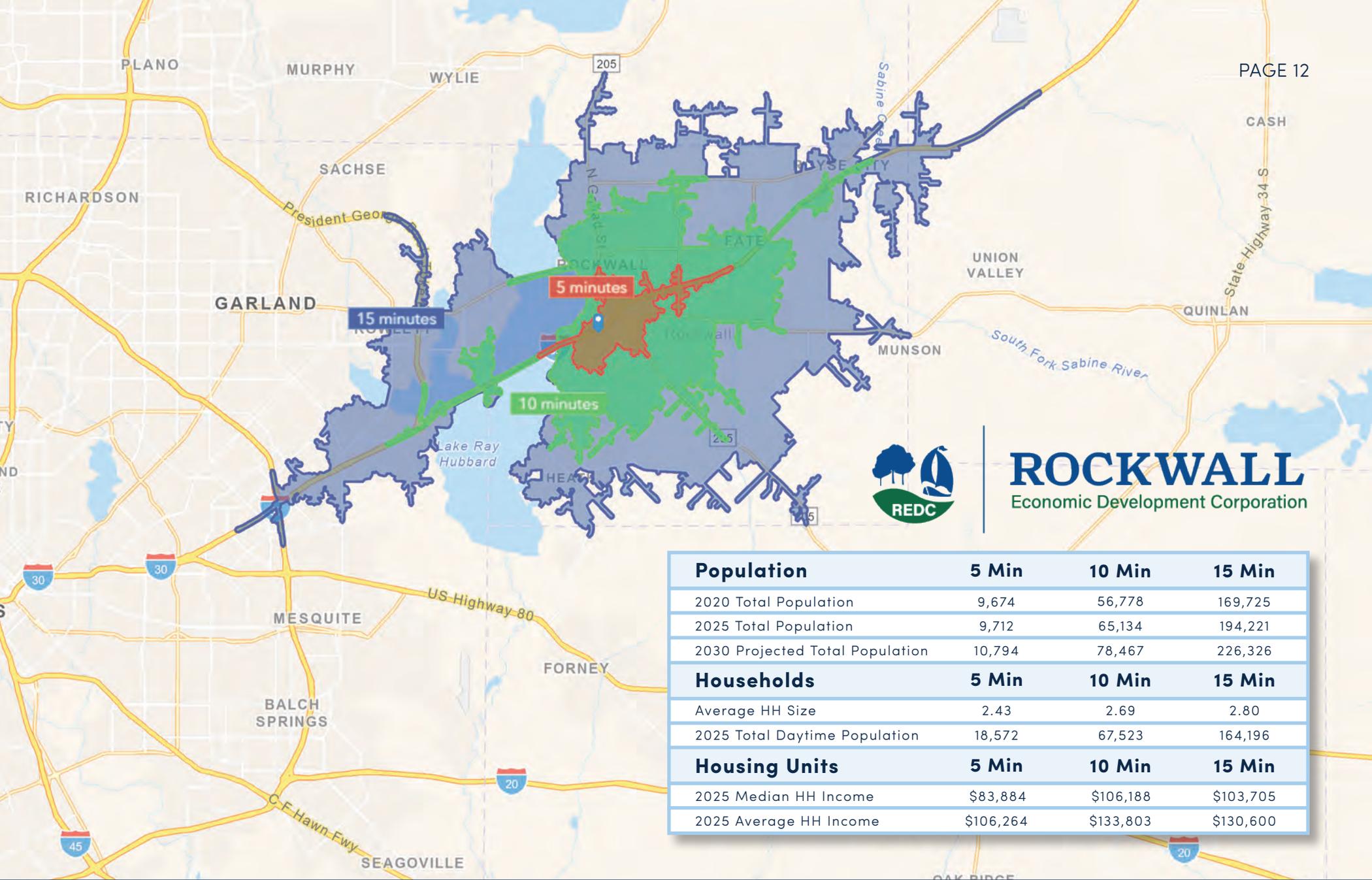
801 E I30

Walmart 

Jason's
DELI

KOHL'S

**MD
& CRE**



ROCKWALL

Economic Development Corporation

Population	5 Min	10 Min	15 Min
2020 Total Population	9,674	56,778	169,725
2025 Total Population	9,712	65,134	194,221
2030 Projected Total Population	10,794	78,467	226,326
Households	5 Min	10 Min	15 Min
Average HH Size	2.43	2.69	2.80
2025 Total Daytime Population	18,572	67,523	164,196
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$83,884	\$106,188	\$103,705
2025 Average HH Income	\$106,264	\$133,803	\$130,600



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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.

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Buyer/Tenant/Seller/Landlord Initials	Date		