

9.845 ACRES AVAILABLE

3290statehighway276.ebby.com

3290 State Highway 276

Rockwall, TX 75032

I like this original better



EBBY HALLIDAY
REAL ESTATE

Commercial

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*Pricing, terms and availability subject to change.
Information deemed reliable, but not guaranteed.*



EXECUTIVE SUMMARY

3290 State Highway 276

ABOUT THE PROPERTY

Almost 10 full acres of raw land, perfectly suited for commercial use along State Highway 276 corridor in The City of Rockwall, in Rockwall County. Property has current AG exemption, but surrounding Planned Development on either side of Highway 276 calls for Light Industrial and Commercial use. Property currently has a 1095 SF structure that has been fully renovated with new roof, new HVAC, new floors, updated bathrooms and kitchen, and fresh paint, perfectly suited for residential or office with 2 designated rooms and ensuite bathrooms, large living space or conference room, utility room and full kitchen. Second structure on the property is a 1200 SF workshop with concrete floor, electricity, 2 sliding doors and 2 roll up doors which would be perfectly suited for fleet of company vehicles, workshop, storage, boat or RV storage.

PROPERTY AT A GLANCE

Legal Property Description: ABS A0034, J H Bailey, Tract 10, 9.8453 Acres

Can you space this out a little ...?

Frontage Ft: 160

ZONING

The property is currently zoned Agricultural (AG), but it is situated within the SH-276 Overlay (SH-276 OV) District, and is scheduled for Employment/Technology land uses, which includes Light Industrial (LI) District zoning.

DIRECTIONS

Located on Highway 276, just east of Platinum Storage. Sunny Circle Dr is just to the east past this property.

....so there is not so much space here?



ROCKWALL, TEXAS

3290 State Highway 276

Eliminate this aerial -
Move the house, barn, kitchen, living room (4) pics up.
At the bottom, put the 2 bathroom pics (the ones you have on page 4)



SWITCH SO HOUSE IS 1st, and Barn is 2nd



SWAP OUT FOR THE OTHER HOUSE VIEW



This font bigger as the header

OPPORTUNITY ZONE - ROCKWALL COUNTY OUTER LOOP

The Rockwall County Outer Loop project will add a new location north-south roadway through the entire length of Rockwall County from FM 1138 to SH 205. This 10-acre tract on SH 276, sits right inside of the loop, where it intersects SH 276, making it a very lucrative growth opportunity due to its proximity to this major thoroughfare that will ultimately connect Texas Highway 380 to Interstate Highway 20.

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PURPOSE AND NEED

Emailed you text to consolidate these 2 paragraphs to 1, so it fits better.

Project Need

The proposed project is needed because Rockwall County lacks north-south connectivity and roadway capacity to meet local and regional mobility needs. This project will also accommodate projected vehicular traffic volume increases on the local roadway network resulting from anticipated development and population growth. A new roadway is needed because there is a lack of suitable, continuous north-south major arterials in the project vicinity.

Project Purpose

The proposed project aims to improve north-south connectivity and mobility locally and regionally. It will accommodate population and traffic volume growth by providing a new roadway connecting to existing highways and the planned Outer Loop in Collin and Kaufman counties.

Move "Highlights" to page 5, so er can keep all of the "outer loop" stuff together on one page
Replace with PROJECT DETAILS from page 6

HIGHLIGHTS

- Situated within the SH-276 Overlay (SH-276 OV) District in the City of Rockwall
- Under SH-276 OV, the property is scheduled for Employment/Technology land uses, which includes Light Industrial (LI) District zoning.
- Huge potential growth OPPORTUNITY ZONE: Site is within 2 miles of SH-276 intersection to Rockwall Outer Loop (TxDOT CSJ: 0918-25-027)
- Rockwall County Outer Loop will provide connectivity & mobility between SH-380 in Collin Co to I-20 in Kaufman Co.
- Rockwall is the #2 fastest growing county in the nation. Second only to Kaufman County, immediately south of here.
- The property is currently has an AG exemption

OUTER LOOP GREEN & YELLOW MAP

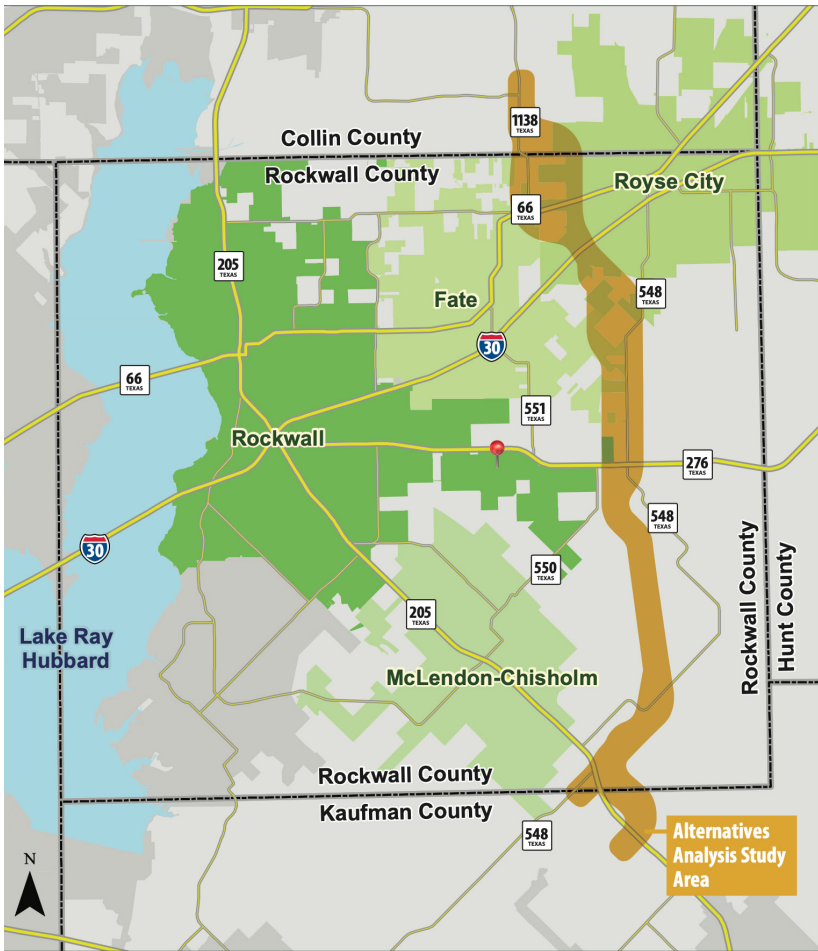


Replace with Aerial Pic from Page 3



ROCKWALL, TEXAS

3290 State Highway 276



PROJECT DETAIL

TxDOT CSJ: 0918-25-027

Project Length: 14.5 miles

Construction Start: Construction of the proposed project is occurring in phases, both in length and width.

This needs to go with the “Opportunity Zone” section



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