

PHOTO IS VIRTUALLY ENHANCED

FOR SALE

505 COUNTY LINE RD, ROCKWALL



FUTURE DEVELOPEMENT OPPORTUNITY

6,750 SF Building | 4.67 AC

Justin Holland, Broker

214.717.0252

justin@legacyco.us

LEGACY & CO.
COMMERCIAL

505 COUNTY LINE RD, ROCKWALL

ABOUT



With approximately 4.67 acres and an existing building positioned near the front portion of the property, 505 County Line Road presents an opportunity to create a multi-building office, retail, service, recreation or specialty commercial campus.

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ZONING



- This **4.67-acre** property features an existing **6,750-square-foot building** with substantial additional development potential. The property is zoned Commercial (C), a general business district intended to accommodate a broad range of **office, retail, service and commercial development**.
- Commercial (C) zoning may accommodate professional and executive offices, medical offices and clinics, general retail, personal-service businesses, health clubs and gyms, indoor commercial recreation, restaurants, financial institutions and other compatible commercial uses. Mini-warehouse or self-storage development may also be permitted when all applicable conditions and development standards are satisfied.
- Business operations and storage generally must be conducted within completely enclosed buildings. Outside storage, contractor yards, truck terminals and similar high-truck-traffic operations are subject to separate zoning restrictions and should be independently evaluated.
- Development standards for this site include a maximum building height of 60 feet, a maximum lot coverage of 60 percent, and a floor area ratio (FAR) of 4:1. The property requires a minimum landscaping area of 20 percent of the total site, with at least half of that landscaping positioned in front of or alongside buildings with street frontage.
- Specific Use Permits (SUP) may allow for expanded operations such as outdoor commercial amusement, theaters, daycare facilities, or motels. This site offers significant flexibility for investors looking to capitalize on Rockwall's growth with a high quality office park, shopping center, or mixed use facility.
- If you have additional questions, you are encouraged to contact the City of Rockwall with specific inquiries.

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EXPANSION POTENTIAL



Preliminary site-capacity analysis indicates that the property may accommodate:

- The existing 6,750 SF building
- Approximately three to five additional commercial buildings
- An estimated 40,000 to 60,000 SF of additional building area for conventional office, retail, medical or service development
- Potentially greater enclosed building area for a qualifying low-parking-demand or mini-warehouse configuration
- The final building count and square footage will depend upon the proposed uses, parking requirements, building placement, fire access, setbacks, utilities, drainage and detention, landscaping, easements and City development review.



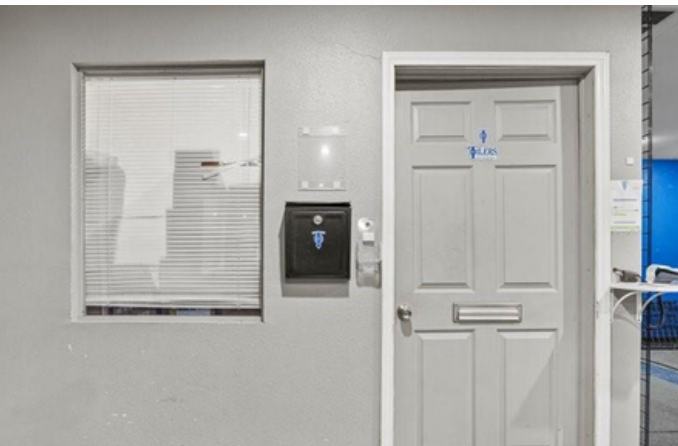
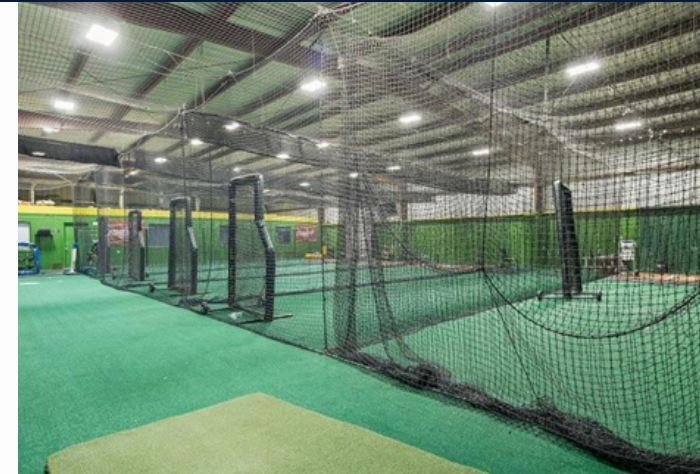
The above is a marketing visualization and is not intended to be exact representations, surveys, engineering drawings, or development plans.

LEGAL NOTICE & DISCLOSURE: *The estimated development capacity stated in this offering is conceptual and has not been approved by the City of Rockwall. No site plan, civil engineering plan, drainage study, traffic study, plat or building plan has been submitted or approved for the additional development described.*

Buyer shall independently verify the property's zoning, permitted uses, conditional uses, development standards, parking requirements, building capacity, access, utilities, drainage, detention, easements, fire-code requirements and all other development matters directly with the City of Rockwall and Buyer's engineers, architects, attorneys and other professional consultants. Seller and Broker make no representation or warranty that any particular use, building count, square footage or development plan will be approved.

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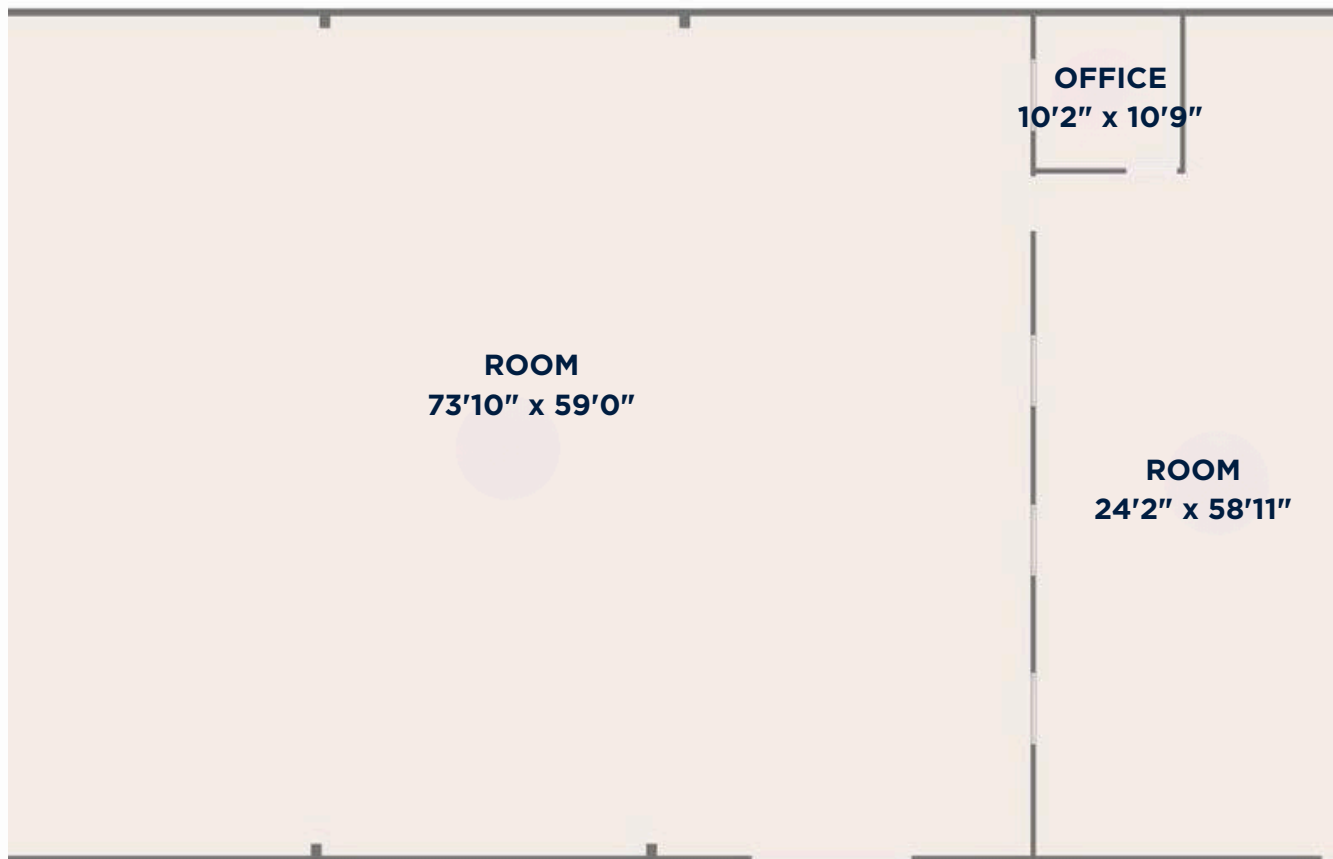
PROPERTY HIGHLIGHTS



LEGAL NOTICE & DISCLOSURE: The information contained herein has been compiled from sources Legacy & Co. Real Estate LLC deems dependable; however, the firm makes no express or implied representations, warranties, or guarantees regarding the accuracy, completeness, or reliability of the data provided. This offering is submitted subject to errors, omissions, modifications of price or terms, prior sale or lease, or withdrawal from the market without prior notification. In accordance with the Texas Real Estate License Act and Texas Occupations Code §1101.558, notice is hereby given that Legacy & Co. Real Estate LLC represents the Seller/Landlord in the marketing and disposition of this property. Prospective buyers, tenants, and interested parties are strongly encouraged to conduct an independent investigation and verify all material facts, including financial, environmental, and structural data, with their own legal and professional counsel.

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MAIN BUILDING



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