



6468 STATE HIGHWAY 205

MCLENDON CHISHOLM, TX 75032



\$1,100,000



0 sqft

DESCRIPTION

Pleased to offer a prime development opportunity located in Rockwall, Texas. This two-parcel property totals 1.82 acres and provides multiple acquisition and development options to accommodate a wide range of commercial uses. Prospective users can take advantage of flexible opportunities, including ground lease, build-to-suit for single-tenant occupancy, or outright purchase. Additionally, pre-leasing is available for a proposed 20,000 SF retail building—an ideal opportunity for national retailers, service providers, or other commercial users seeking to expand their commercial footprint. The site is fully served with all utilities on-site and zoned in a General Business District, allowing for a broad spectrum of commercial development. With direct frontage on State Highway 205, the property sees over 20,000 vehicles per day, offering excellent exposure. Its level topography further streamlines development, reducing site preparation time and associated costs. Located within the rapidly growing Rockwall County, the site is less than five miles from both Interstate 30 and State Highway 276, providing easy access to the greater Dallas–Fort Worth metroplex within a rapidly growing community.

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: Active

MLS: 20978642

YEAR BUILT:

COUNTY: Rockwall

TRACT OR SUBDIVISION: W Ford Surv Abs #80

LIST DATE: 06/26/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.82

LOT SIZE (SQFT): 79,279

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Cleared
- Level

UTILITIES

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Ross Miller 

BROKERED BY: M&D CRE, LLC