

CENTURY 21[®]

Judge Fite Company



8614 MERRITT ROAD

ROWLETT, TX 75089



\$1,600,000



1 acres

DESCRIPTION

Discover an exceptional opportunity to own 4.65 acres of premium land in one of Rowlett's most desirable and fastest-growing development corridors. Strategically positioned just off Merritt Road and the President George Bush Turnpike, this property sits within the coveted Northshore Mixed-Use District, offering outstanding potential for future commercial, residential, or mixed-use development. Fully equipped with all major utilities—including water, electricity, sewer, and storm drainage—this site provides a rare combination of immediate functionality and long-term development flexibility. Currently income-producing, the property includes a 4-bedroom, 2-bath residence of 2,145 sq ft of living space, along with additional revenue streams from storage units and land leases. This makes it an ideal buy-and-hold investment with solid cash flow while planning future development. Whether you're a developer, investor, or visionary buyer, this property offers unmatched potential in a high-growth area surrounded by new infrastructure, expanding industrial and retail projects, and master-planned residential communities.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21114585

YEAR BUILT:

COUNTY: Dallas

TRACT OR SUBDIVIION: NA

LIST DATE: 11/17/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 4.65

LOT SIZE (SQFT): 202,554

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- CityLot

UTILITIES

UTILITIES:

- CableAvailable
- ElectricityAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Sandeep Singh 

PHONE: 562.262.1222

BROKERED BY: Signature Real Estate Group

century21judgefite.com

each office is independently owned and operated