

CENTURY 21[®]

Judge Fite Company



5800 ROWLETT ROAD

ROWLETT, TX 75089



\$1,500,000



85,073 sqft

DESCRIPTION

Position your business for success at 5800 Rowlett Road in the heart of Rowlett, one of the fastest-growing communities in the DFW metroplex. This 1.95-acre commercial tract offers exceptional visibility, strong surrounding retail synergy, and flexible development potential. Zoned C-2 Commercial, this property allows for a wide range of commercial uses including retail, professional office, medical office, daycare, restaurant, personal services, and neighborhood-serving businesses. The C-2 designation within the City of Rowlett is intended to accommodate general commercial development, making it ideal for freestanding retail, multi-tenant strip centers, medical or dental clinics, childcare facilities, and service-oriented establishments. Developers also have the opportunity to construct a standalone building or a small neighborhood retail center (subject to site plan approval and city requirements). Strategically located near Highway 66 with traffic counts exceeding 32,000 vehicles per day, the site benefits from excellent accessibility and high daily exposure. Monument signage along Rowlett Road enhances visibility and branding opportunities. Cross-access throughout the shopping center further improves traffic flow and customer convenience. Whether you are an investor looking to develop a high-demand commercial asset or a business owner seeking a prime location in a growing submarket, this 1.95-acre C-2 zoned tract offers flexibility, visibility, and long-term upside in a well-established retail environment. An outstanding opportunity to secure a premium commercial site in Rowlett's expanding retail corridor.

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: Active

MLS: 21188641

YEAR BUILT:

COUNTY: Dallas

TRACT OR SUBDIVIION: Community Bank Rowlett Add

LIST DATE: 02/25/2026

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800.451.8055

AREA:

SQUARE FEET: 85,073

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.95

LOT SIZE (SQFT): 84,942

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Al Hamza Ibrahim 

PHONE: 469.626.2515

BROKERED BY: RE/MAX Dallas Suburbs

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