



801 E INTERSTATE 30
ROCKWALL, TX 75087



\$2,600,000



5,507 sqft

DESCRIPTION

Pleased to present a high-visibility retail or mixed-use redevelopment opportunity located at 801 E Interstate 30 in Rockwall, Texas. Situated on approximately ±1.15 acres along the Interstate 30 frontage road, the property benefits from regional exposure with traffic counts exceeding 102,000 vehicles per day, positioning the site within one of Rockwall's most active commercial corridors. Surrounded by national retailers including Home Depot, Kohl's, Walmart, and major regional shopping destinations, the location offers strong consumer draw and established retail synergy. The property is improved with a 5,507-square-foot former veterinary clinic featuring existing utilities, parking, and multiple access points, including an easement connecting the frontage to Ralph Hall Pkwy, allowing for potential adaptive reuse or redevelopment. With I-30 and direct frontage visibility, convenient access, and proximity to dense residential growth and Lake Ray Hubbard, the site is ideally suited for restaurant, QSR, retail, medical, or office users. Rockwall's continued population growth and expanding regional healthcare network further support demand for medical and professional office uses, while the combination of high traffic exposure, established retail surroundings, and redevelopment flexibility within an IH-30 Overlay District "C" zoning designation allowing multiple buildings up to 60 feet in height presents a compelling opportunity for investors, developers, and owner-users seeking a premier frontage location in a proven trade area.

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Active
MLS: 21196786
YEAR BUILT: 1991
COUNTY: Rockwall
TRACT OR SUBDIVIION: BERNICE BLOCK A LOT 1
LIST DATE: 03/05/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 5,507
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.15
LOT SIZE (SQFT): 50,094

INTERIOR FEATURES

FLOOR COVERINGS:

- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Concrete
- DirectAccess
- Driveway
- OnSite
- Open
- Outside
- ParkingLot

ROOF TYPE:

- Shingle

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

LISTED BY: Kevin Weable 

BROKERED BY: M&D CRE, LLC

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated