

CENTURY 21[®]

Judge Fite Company



621 POETRY ROAD
ROYSE CITY, TX 75228



\$1,400,000



7,500 sqft

DESCRIPTION

Great Investment Opportunity! Newly constructed self-storage facility built in 2026, offering a turnkey, income-producing asset ready for immediate lease-up. This one-story, 7,500 SF property features 69 storage units plus an on-site office (3 storage unit buildings, 1 barn), designed for operational efficiency and tenant convenience. Constructed with a durable slab foundation, metal walls, and a metal roof for low maintenance and long-term performance. The property is equipped with an exterior security camera system, which can convey with the sale, providing added value and peace of mind. Strategically located just off Highway 276 near Southern Junction, the property offers excellent accessibility and visibility. Positioned approximately 17 minutes from H-E-B in Rockwall and only 13 minutes from Interstate 30, this location is ideal for capturing demand from surrounding residential and commercial growth. Agent must be present for showings. Don't miss the opportunity to own a brand-new, move-in-ready storage facility in a rapidly expanding area.

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800.451.8055

PROPERTY TYPE: Commercial - Warehouse

MLS STATUS: Active

MLS: 21211517

YEAR BUILT: 2026

COUNTY: Rockwall

TRACT OR SUBDIVIION: none

LIST DATE: 03/21/2026

AREA:

SQUARE FEET: 7,500

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.27

LOT SIZE (SQFT): 98,881

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Gravel

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

ADDITIONAL PROPERTY DETAILS

LISTED BY: Manny Mendez 

PHONE: 214.355.6816

SECURITY FEATURES:

- Other

BROKERED BY: HomeSmart

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each office is independently owned and operated