

CENTURY 21

Judge Fite Company



505 COUNTY LINE ROAD

ROCKWALL, TX 75032



\$2,799,000



6,750 sqft

DESCRIPTION

This 4.67-acre property in the City of Rockwall features an existing 6,750-square-foot building and is zoned Commercial (C), a designation designed for high-intensity retail and service development. The zoning supports a diverse array of professional and retail uses, including executive offices, medical clinics, general retail stores, and personal services like hair salons or dry cleaners. By-right allowances extend to health clubs, gyms, and indoor commercial recreation, while restaurants and financial institutions are permitted with specific conditions. Under the current code, all business operations and storage must be conducted within a completely enclosed building. Development standards for this site include a maximum building height of 60 feet, a maximum lot coverage of 60 percent, and a floor area ratio (FAR) of 2:1. The property requires a minimum landscaping area of 20 percent of the total site, with at least half of that landscaping positioned in front of or alongside buildings with street frontage. Specific Use Permits (SUP) may allow for expanded operations such as outdoor commercial amusement, theaters, daycare facilities, or motels. This site offers significant flexibility for investors looking to capitalize on Rockwall's growth with a high-quality office park, shopping center, or mixed-use facility. If you have additional questions, you are encouraged to contact the City of Rockwall with specific inquiries.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 21248380
YEAR BUILT: 2001
COUNTY: Rockwall
TRACT OR SUBDIVIION: W W Ford
LIST DATE: 04/23/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 6,750
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 4.67
LOT SIZE (SQFT): 203,638

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Other

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Concrete

LOT DESCRIPTION:

- Acreage
- CornerLot

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Other

UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- Other
- PhoneAvailable
- SewerAvailable
- WaterAvailable

LISTED BY: Justin Holland 

PHONE: 972.771.5106

BROKERED BY: Legacy & Co. Real Estate LLC

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated