

**7.144 Acres Data Dr - SE of Capital Blvd and Data Dr**  
**Rockwall, TX 75032 | Rockwall County | Rockwall County Market**

1

Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>7.14 Ac.</b>
Lot Size:	<b>7.14 Ac.</b>	Max Contig Ac.:	<b>7.14 Ac.</b>
Lot Size SF:	<b>311,193 SF</b>	Lease Rate:	--
Divisible:	<b>No</b>	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		



**Listing Contact**

Rockwall Economic Development Corporation  
Matt Wavering  
(972) 772-0025  
mwavering@rockwalledc.com

**Listing Notes**

This shovel ready site is located within the Rockwall Technology Park. Located only 23 miles east of downtown Dallas, the Rockwall Technology Park is a 400-acre, premier business address designated for corporate business development, expansion and relocation. The Rockwall Technology Park offers the benefits of shovel-ready sites, fast-track permitting, economic assistance and other competitive incentives that bring exponential growth to the companies that seek to make Rockwall their home. Incentives available for qualified projects.

**8.035 Acres Discovery Blvd & Corporate Crossing - SW of Discovery Blvd and Corporate Crossing**  
**Rockwall, TX 75032 | Rockwall County | Rockwall County Market**

2

Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>8.04 Ac.</b>
Lot Size:	<b>8.04 Ac.</b>	Max Contig Ac.:	<b>8.04 Ac.</b>
Lot Size SF:	<b>350,005 SF</b>	Lease Rate:	--
Divisible:	--	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		



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**5.27 Acres Discovery Blvd - NW of Discovery Blvd and Innovation Dr****3****Rockwall, TX 75032 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>5.27 Ac.</b>
Lot Size:	<b>5.27 Ac.</b>	Max Contig Ac.:	<b>5.27 Ac.</b>
Lot Size SF:	<b>229,474 SF</b>	Lease Rate:	--
Divisible:	--	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		

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**5.403 Acres Discovery Blvd - NE of Discovery Blvd and Innovation Dr****4****Rockwall, TX 75032 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>5.40 Ac.</b>
Lot Size:	<b>5.40 Ac.</b>	Max Contig Ac.:	<b>5.40 Ac.</b>
Lot Size SF:	<b>235,355 SF</b>	Lease Rate:	--
Divisible:	--	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		

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**10.65 Acres Discovery Blvd & Corporate Crossing - SE of Discovery Blvd and Corporate Crossing**  
**Rockwall, TX 75032 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>10.65 Ac.</b>
Lot Size:	<b>10.65 Ac.</b>	Max Contig Ac.:	<b>10.65 Ac.</b>
Lot Size SF:	<b>463,783 SF</b>	Lease Rate:	--
Divisible:	--	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>Light Industrial</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		



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**1.869 Acres on Industrial Blvd - SE of Justin Rd and Industrial Blvd****7****Rockwall, TX 75087 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ofc-General</b>	Min Div Ac.:	<b>1.87 Ac.</b>
Lot Size:	<b>1.87 Ac.</b>	Max Contig Ac.:	<b>1.87 Ac.</b>
Lot Size SF:	<b>81,414 SF</b>	Lease Rate:	--
Divisible:	<b>No</b>	Lease Rate/Ac:	--
Frontage:	<b>300</b>	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		

**Listing Contact**

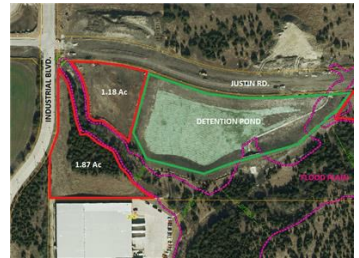
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**Listing Notes**

1.869 acres of developable land at the southeast corner of Justin Rd & Industrial Blvd. Irregular lot has 300' of frontage on Industrial Blvd with an adjacent creek nearby regional detention pond. Zoning is Light Industrial and requires masonry construction (no metal buildings). A small office building or flex warehouse would be ideal. Economic development Incentives available for qualified applicants.

**1.177 Acres on Justin Rd - SE of Justin Rd and Industrial Blvd****8****Rockwall, TX 75087 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ofc-General</b>	Min Div Ac.:	<b>1.18 Ac.</b>
Lot Size:	<b>1.18 Ac.</b>	Max Contig Ac.:	<b>1.18 Ac.</b>
Lot Size SF:	<b>51,270 SF</b>	Lease Rate:	--
Divisible:	<b>No</b>	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>Light Industrial</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		

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**Listing Notes**

1.177 acres of developable land at the southeast corner of Justin Rd & Industrial Blvd. Irregular lot has 350' of frontage on Justin Rd with an adjacent creek and regional detention pond. Zoning is Light Industrial and requires masonry construction (no metal buildings). A small office building or flex warehouse would be ideal. Economic development Incentives available for qualified applicants.

**9.77 Acres Observation Trl - SE of Observation Trl and Innovation Dr****9****Rockwall, TX 75032 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>9.77 Ac.</b>
Lot Size:	<b>9.77 Ac.</b>	Max Contig Ac.:	<b>9.77 Ac.</b>
Lot Size SF:	<b>425,581 SF</b>	Lease Rate:	--
Divisible:	--	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		

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**3.63 Acres Observation Trl - NW of Observation Trl and Science Pl****10****Rockwall, TX 75032 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>3.63 Ac.</b>
Lot Size:	<b>3.63 Ac.</b>	Max Contig Ac.:	<b>3.63 Ac.</b>
Lot Size SF:	<b>158,297 SF</b>	Lease Rate:	--
Divisible:	<b>No</b>	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		

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**90.14 Acres Springer Rd - NE of Springer Rd and Data Dr****11****Rockwall, TX 75032 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>90.14 Ac.</b>
Lot Size:	<b>90.14 Ac.</b>	Max Contig Ac.:	<b>90.14 Ac.</b>
Lot Size SF:	<b>3,926,324 SF</b>	Lease Rate:	--
Divisible:	<b>Yes</b>	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:	<b>No</b>		

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**Listing Notes**

Phase III of the Rockwall Technology Park adds roughly 90 acres to the east side of the park. Infrastructure, including the extension of Discovery Blvd and Springer Ln, is projected for completion in the summer of 2018. Tracts as large as 40 acres will be available and shovel-ready. Located only 23 miles east of downtown Dallas, the Rockwall Technology Park is a 400-acre, premier business address designated for corporate business development, expansion and relocation. The Rockwall Technology Park offers the benefits of shovel-ready sites, fast-track permitting, and economic assistance.

**8.405 Acres Retail Land - NW of State Highway 276 and Corporate Crossing****12****Rockwall, TX 75087 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ret-General</b>	Min Div Ac.:	<b>8.41 Ac.</b>
Lot Size:	<b>8.41 Ac.</b>	Max Contig Ac.:	<b>8.41 Ac.</b>
Lot Size SF:	<b>366,122 SF</b>	Lease Rate:	--
Divisible:	--	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>PD-073</b>	Sale Price/Ac:	--
Rail:			

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**Listing Notes**

This retail corner is part of the Rockwall Technology Park, and is located at the northwest corner of State Highway 276 and Corporate Crossing (FM 549). This lot has been rezoned from light industrial to PD-73 which provides for permitted uses within the Commercial District zoning. Adjacent lots to the north (8.04 acres) and west (7.13 acres) could potentially be rezoned and added to create up to 23.568 acres for a retail development.

**7.7 Acres State Highway 276 - NW of State Highway 276 and Innovation Dr****13****Rockwall, TX 75032 | Rockwall County | Rockwall County Market**

Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>7.70 Ac.</b>
Lot Size:	<b>7.70 Ac.</b>	Max Contig Ac.:	<b>7.70 Ac.</b>
Lot Size SF:	<b>335,238 SF</b>	Lease Rate:	--
Divisible:	<b>Yes</b>	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:			

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Property Type:	<b>Lnd / Ind-Mfg</b>	Min Div Ac.:	<b>3.50 Ac.</b>
Lot Size:	<b>7.13 Ac.</b>	Max Contig Ac.:	<b>7.13 Ac.</b>
Lot Size SF:	<b>310,496 SF</b>	Lease Rate:	--
Divisible:	--	Lease Rate/Ac:	--
Frontage:	--	Price:	<b>Negotiable</b>
Depth:	--	Price/SF:	--
Zoning:	<b>LI</b>	Sale Price/Ac:	--
Rail:			



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