

13.451AC Investment & Development Opportunity

For Sale

5879 Horizon Road, Rockwall, TX 75087



Property Information:

13.451 acres comprised of four contiguous parcels within the City of Rockwall, zoned PD-96, permitting a broad range of commercial flex uses including self-storage, office/warehouse, medical office, and other limited commercial uses subject to PD zoning regulations. The property may be acquired as a single assemblage or subdivided, offering flexibility for phased development, owner-user opportunities, investment strategies, or multi-tenant commercial projects within the permitted use framework.

Strategically positioned along Horizon Rd with strong visibility and convenient access to Interstate 30, the site is well-suited for storage-focused investment in a rapidly growing corridor. The surrounding area continues to experience strong residential expansion, supporting long-term demand for self-storage and other uses permitted under PD-96.

Traffic Counts:

Horizon Rd: 13,255 vpd
 FM 549: 6,221 vpd
 (CoStar 2025)
 Ridge Rd: 31,185 vpd
 Interstate 30: 125,793 vpd
 (TXDOT 2024)

Demographics:

	1 mile	3 miles	5 miles
2024 Population	20,892	37,549	68,691
2029 Proj. Pop.	28,468	51,268	112,815
Median Age	40.7	41.4	40.2
Avg. HH Income	\$143,137	\$136,010	\$130,406

For more information, please contact David English or Jillian Fifield

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Property Uses:

Mini-Warehouse
Warehouse
Flex Office / Warehouse
Office warehouse
Flex industrial suites
Contractor bays
Small business flex space
E-commerce fulfillment
Inventory storage
Distribution suites (light)
Commercial storage
Indoor equipment storage
Wholesale distribution
Business operations center
Commercial condo suites
Trade supply warehouse
General Office
Corporate office
Real estate office
Insurance office
Mortgage company
Accounting office
Law office
Engineering firm
Architecture firm
Surveying company
Property management office
Technology company
Administrative office
Staffing agency

Consulting firm
Marketing agency
Call center / support
Medical Office
Dentist
Orthodontist
Pediatrician
Family practice
physician
OBGYN
Eye doctor / optometrist
Dermatologist
Chiropractic clinic
Physical therapy
Occupational therapy
Speech therapy
Counseling office
Behavioral health office
Wellness clinic
Medical specialist office
Hearing clinic
Lab collection office
Imaging office
Med spa (non-surgical)
Service-Based Businesses
HVAC contractor
Plumbing contractor
Electrical contractor
Roofing company
Restoration company
Pest control company

Cleaning company
Telecom contractor
Security company
Pool service company
Locksmith
Sign company
Printing company
Janitorial supply company
Landscape company
(inside storage only)
Indoor Retail / Showroom
Cabinet showroom
Flooring showroom
Appliance showroom
Furniture showroom
Lighting showroom
Kitchen & bath showroom
Interior design studio
Building material showroom
Commercial supply showroom
Wholesale showroom
Trade showroom
Home improvement showroom
Small Business & Creative Users
Photography studio
Podcast studio
Content creation studio
Artisan workshop
Maker space
Online retail business
Boutique manufacturing

Light assembly
Product showroom
Design studio
Co-working suites
Startup incubator
Indoor Specialty
Uses Indoor training facility
Martial arts studio
Dance studio
Yoga / Pilates studio
Golf simulator
Indoor batting cages
Personal training facility
Sports performance training
Indoor recreation
Event inventory storage
Storage-Oriented Uses
Climate-controlled storage
Business storage
Record retention storage
Inventory storage
Document archive storage
Contractor storage units
Commercial mini-storage

DISCLAIMER
All uses are subject to verification by the City of Rockwall, applicable building codes, parking requirements, and permitting review. Certain uses may require additional approvals, permits, or compliance with supplemental development standards. Buyers and tenants should independently verify all intended uses with the City of Rockwall Planning & Zoning Department.

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RIDGE POINTE

commercial real estate

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jillian Fifield	840845	jfifield@ridgepcr.com	214-454-7384
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date