

\$5,995,000 - 3273 Rochelle Road, Rockwall

MLS® #20511403

\$5,995,000

0 Bedroom, 0.00 Bathroom,
Land on 93.72 Acres

H K Newell, Rockwall, TX

Incredible opportunity for approximately 93.72 AG exempt acres just south of SH 276 in Rockwall on Rochelle Rd with adjacent, **ADDITIONAL ACERAGE AVAILABLE**. Not yet zoned or annexed. Outside city limits. Water and electric on site. Stunning acreage including a beautiful pond! Prime location in a rapidly growing area just south of the high end neighborhoods of Terracina and the Discovery Lakes subdivision that is currently being built. SH 276 is currently being widened to a 6-lane divided urban facility with lots of development. This is one of the few large tracts of undeveloped land remaining in the area with tons of development potential. Minutes from fabulous shopping and dining, Lake Ray Hubbard, recreation, medical, Costco, the upcoming H-E-B, etc. Located in the exemplary Rockwall ISD 25 minutes from downtown Dallas and two miles from I-30. There is a 4 bedroom SF home on the property. The value is in the land. A portion of the property lies within the FEMA defined flood zone. The seller will consider subdividing the land.



Essential Information

MLS® #	20511403
Price	\$5,995,000
Bathrooms	0.00
Acres	93.72

Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	3273 Rochelle Road
Subdivision	H K Newell
City	Rockwall
County	Rockwall
State	TX
Zip Code	75032-9128

Amenities

Utilities	Cable Available, Co-op Water, Electricity Connected, Individual Water Meter, Overhead Utilities, Septic
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Exterior

Lot Description	Acreage, Few Trees, Interior Lot, Irregular Lot, Level, Sloped, Tank/Pond, Water/Lake View
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School Information

District	Rockwall ISD
Elementary	Sharon Shannon
Middle	Cain
High	Heath

Additional Information

Zoning	No Zoning - outside of city limits
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Listing Details

Listing Agent	Daniel Cirulis
Listing Office	Coldwell Banker Apex, REALTORS

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