

±19 ACRES OF LAND

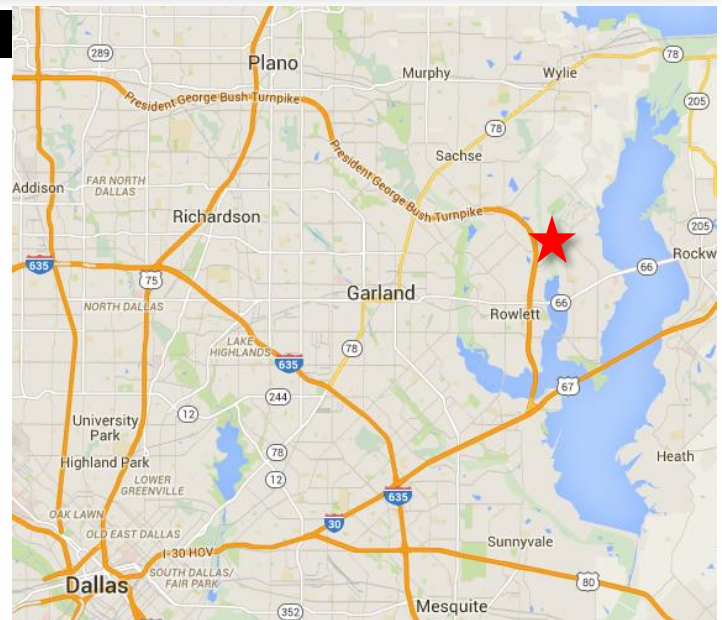
FOR SALE

7518 MERRITT ROAD • ROWLETT, TX 75089



PROPERTY DETAILS

- SIZE:** ±19.18 Acres (±835,480 SF)
- COUNTY:** Dallas
- FEATURES:**
- House on property: 2,058 SF, built in 1970, 1-story with 3 bedrooms/2 bathrooms
 - Garland ISD
 - 389' frontage along Merritt Road
 - Includes: house, barn, fenced area for horses, 3 stables, arena, hot walker, storage, pens, and pond
 - Utilities to site
- ZONING:** Commercial Center FB District
Allows: commercial, flex employment, mixed-use, shopfront, mixed residential
- SALE PRICE:** **\$2,924,182 (\$3.50/SF)**



For Detailed Information:

MIKE BRISTOL, Vice President
972.419.4091 Direct
mbristol@henrysmiller.com

AUSTIN
DALLAS-FORT WORTH
EL PASO
HOUSTON
SAN ANTONIO



HENRY S. MILLER BROKERAGE, LLC
Since 1914

14001 DALLAS PKWY, 11TH FLOOR • DALLAS, TEXAS 75240 • p 972.419.4000 • f 972.419.4099

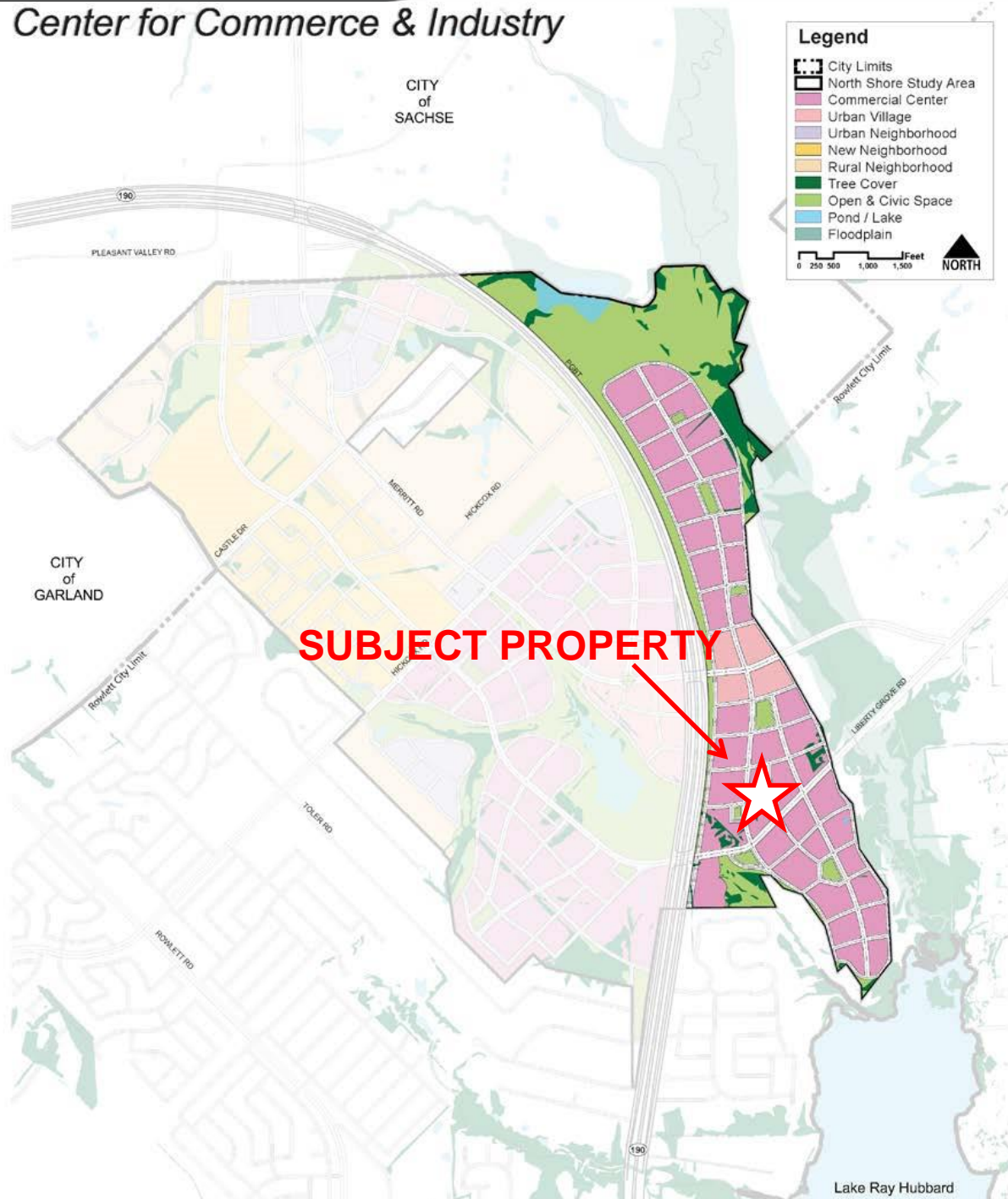
The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

±19 ACRES OF LAND

FOR SALE

7518 MERRITT ROAD • ROWLETT, TX 75089

Center for Commerce & Industry



SUBJECT PROPERTY

Commercial Center FB District follows the form-based zoning for the North Shore Center for Commerce and Industry, and allows uses of Commercial, Flex Employment, Mixed-Use, Shopfront and Mixed Residential. For more information on Realize Rowlett 2020 land use plan, go to www.rowlett.com.

For Detailed Information:

MIKE BRISTOL, Vice President
972.419.4091 Direct
mbristol@henrysmiller.com

AUSTIN

DALLAS-FORT WORTH

EL PASO

HOUSTON

SAN ANTONIO



HENRY S. MILLER BROKERAGE, LLC
Since 1914

14001 DALLAS PKWY, 11TH FLOOR • DALLAS, TEXAS 75240 • p 972.419.4000 • f 972.419.4099

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.