

FOR SALE

8737 CR 2580 Royse City, TX 75189



SIZE: 35-UNIT STORAGE FACILITY 6,000SF ON 3.42 ACRES
PRICE: CONTACT BROKER FOR PRICING
ZONING: ROYSE CITY ETJ (OUTSIDE CITY LIMITS)
HIGHLIGHTS: OPPORTUNITY TO OWN A QUALITY, CASH-FLOWING SELF-STORAGE FACILITY WITH ROOM TO GROW

- * UNITS RANGE FROM 10X10 TO 10X30
- * TWO STEEL BEAMS IN CONCRETE SLABS IN PLACE FOR SH 276 SIGNAGE.
- * APPROX. 500 FEET OF SH 276 FRONTAGE
- * EXCELLENT VISIBILITY AND ACCESSIBILITY OFF SH 276
- * APPROXIMATELY 126,975SF OF BUILDABLE LAND.
- *TRAFFIC COUNTS: CR 2580: 9,939 VPD (2019)
- * UNITS ARE PLUMBED WITH PIPE FOR ELECTRIC/JUST CONDUIT.

DEMOGRAPHICS

Variable	2 miles	5 miles	10 miles
2022 POPULATION	481	7,945	38,814
AVG. HH INCOME	131,456	121,901	117,708
Est. Growth '22-'27	2.3%	3.4%	3.6%

for more information, please contact: 972.961.8532
 Jeanie Gillock (m) 214.304.8774 jgillock@ridgepre.com

* The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

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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.

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.

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.

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.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeanie Gillock	672107	jgillock@ridgepcr.com	214-304-8774
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date