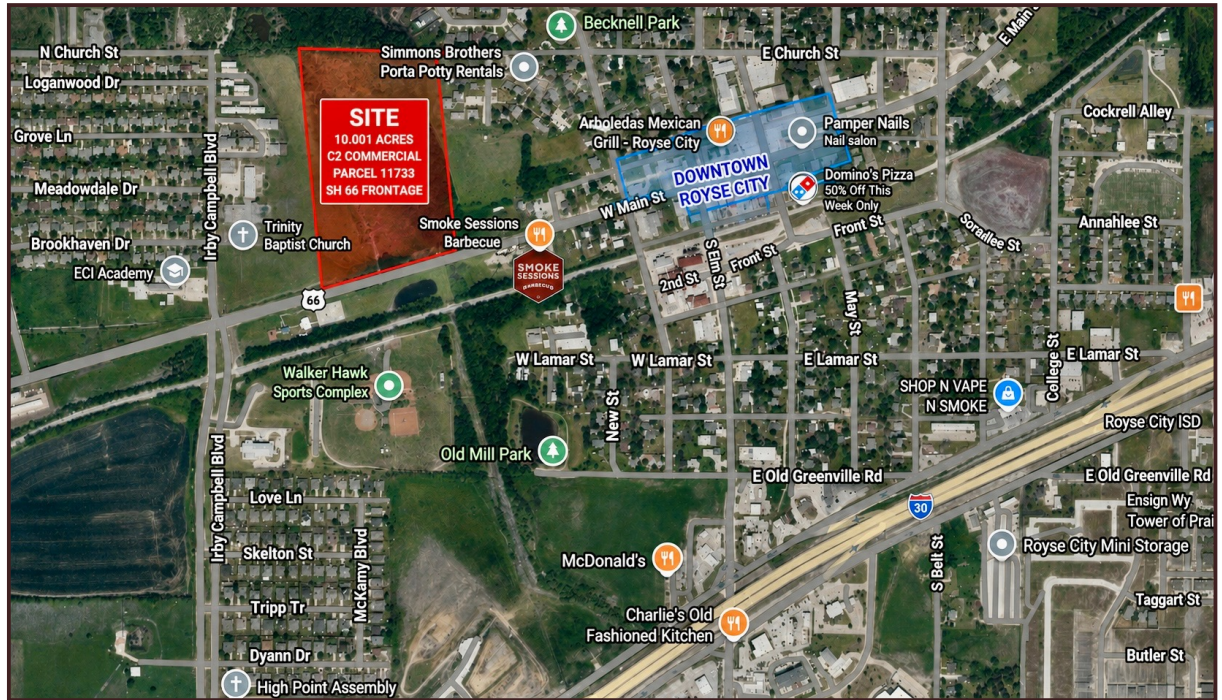


10 ACRES C2 COMMERCIAL LAND IN ROYSE CITY FOR SALE

Downtown Roysce City, Texas 75189



Property Highlights:

Commercial development opportunity on State Highway 66 in the heart of Roysce City's growth corridor. This 10.001 acre tract is zoned C2 General Commercial and offers outstanding visibility along SH 66, directly across from Walker Hawk Splash Park, Roysce City City Hall, and the TxDOT maintenance facility.

- Frontage on State Highway 66
- Located across from Walker Hawk Splash Park
- Minutes from the Historic Downtown Roysce City
- Strong surrounding residential growth
- Convenient access to I 30 and FM 548
- Ideal for retail, restaurant, medical, office, and service commercial uses

Total Land Size:

10.001 Acres

Pricing:

Call Broker

Traffic Counts:

Main St/Hwy 66: 13,644 VPD(TXDOT 2024)

Demographics:

	1 miles	3 miles	5 miles
2025 Population	4,003	23,893	64,073
2030 Pop. Projection	4,845	29,507	79,873
Total Housing Units	1,212	6,979	18,413
Daytime Population	3,483	17,535	42,236
Avg. HH Income	\$121,620	\$121,495	\$131,243
Median Home Value	\$363,626	\$350,147	\$363,626

For more information, please contact Bethany Williams:

469-534-2350 • bwilliams@ridgepre.com

10 ACRES C2 COMMERCIAL LAND IN ROYSE CITY

FOR SALE

Downtown Royse City, Texas 75189



This commercial development opportunity is on State Highway 66 in the heart of Royse City's growth corridor. Zoned C2 General Commercial, it offers close proximity to downtown businesses, schools and expanding residential neighborhoods.

- Potential uses include Restaurant, Mixed Use, Neighborhood Retail.

For more information, please contact Bethany Williams

469-534-2350 • bwilliams@ridgepcre.com

10 ACRES C2 COMMERCIAL LAND IN ROYSE CITY

FOR SALE

Downtown Royse City, Texas 75189



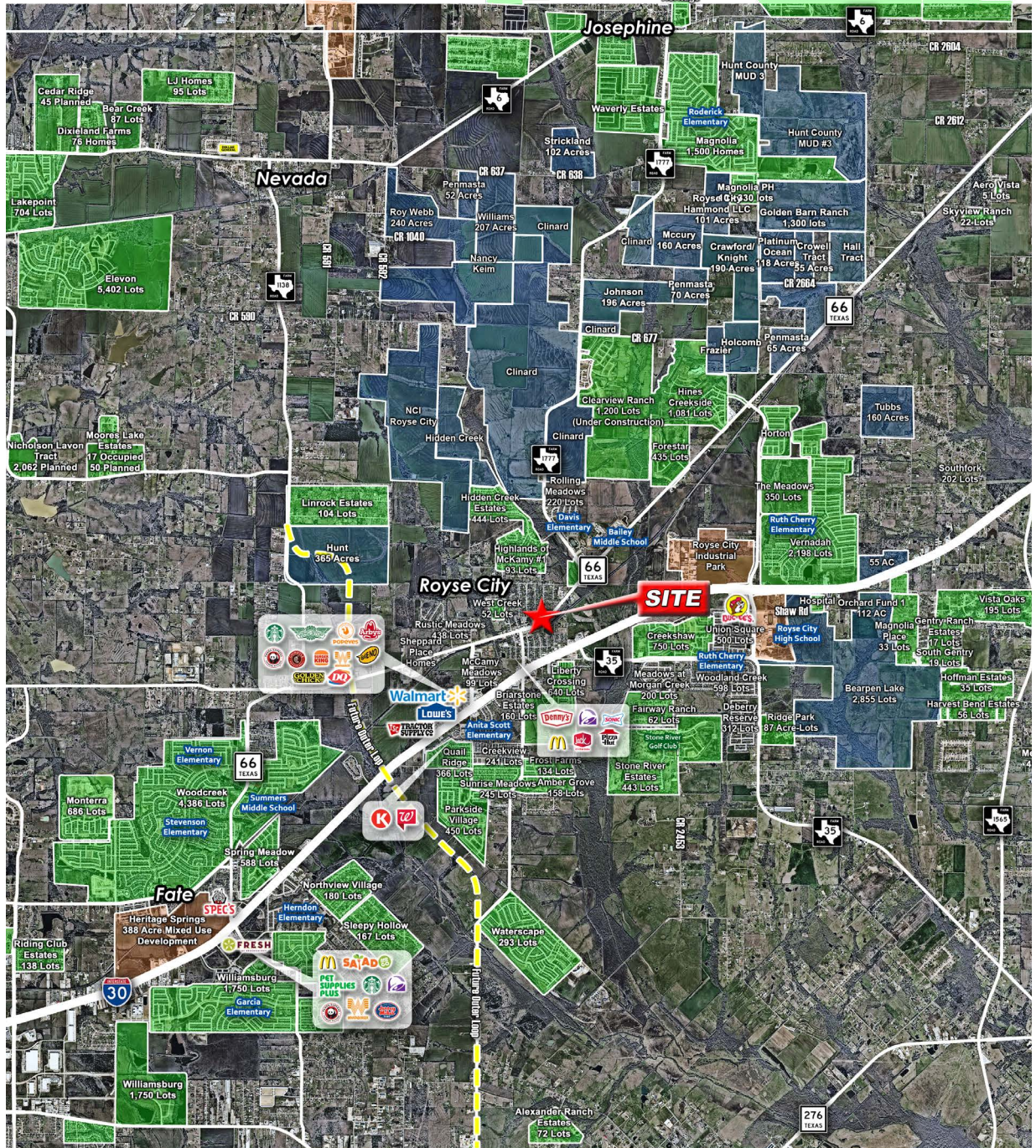
According to FEMA, a portion of the subject property is situated in a flood zone. Please ask broker for more information.

For more information, please contact Bethany Williams

469-534-2350 • bwilliams@ridgepcr.com

10 ACRES C2 COMMERCIAL LAND IN ROYSE CITY FOR SALE

Downtown Royse City, Texas 75189



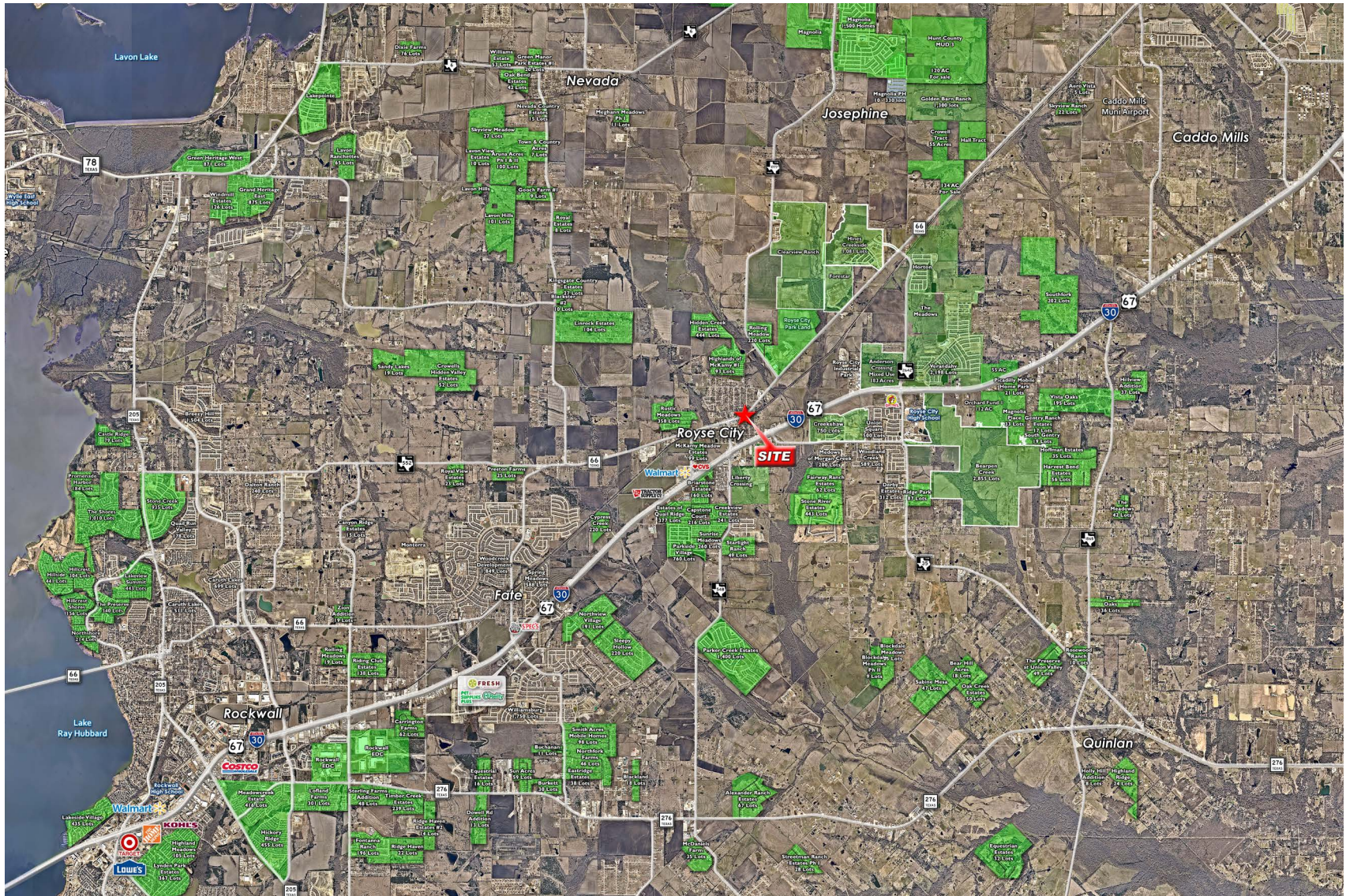
For more information, please contact Bethany Williams:

469-534-2350 • bwilliams@ridgepcr.com

10 ACRES C2 COMMERCIAL LAND IN ROYSE CITY

FOR SALE

Downtown Roysse City, Texas 75189



For more information, please contact Bethany Williams

469-534-2350 • bwilliams@ridgepcr.com



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date