

MULTIFAMILY LAND FOR SALE

I-30 & CIRCLE DR | ROYSE CITY ETJ



ANITA SCOTT
ELEMENTARY SCHOOL
785 Students

Texas Health
Resources
OWNED



ROYSE CITY HIGH SCHOOL
2,726 Students

STONEBROOK
LEARNING DAY CARE

CIRCLE DRIVE

TRACT B
22.94 AC

SITE

TRACT A
34.0 AC

ELM GROVE ROAD

PROPOSED OUTER LOOP

"LOOP 9"

weitzman®

PROPERTY SUMMARY

SIZE

Tract A - 34 Acres | (Royse City ETJ)
Tract B - 22.94 Acres | (Royse City City Limits "AG")

SCHOOL DISTRICT

Royse City ISD

UTILITIES

Royse City CCN for Water & Sewer
Water on-site | Sewer nearby

TRAFFIC COUNTS

IH-30: 66,863 VPD (2025)
Erby Campbell Blvd: 1,883 VPD (2025)

NOTES:

- Seller to provide sewer easement
- Water on north side of Circle Dr
- Tracts available combined or separately
- Delivery conditions negotiable



MARKET OVERVIEW

REGIONAL GROWTH

- Royse City's population has more than **doubled in the past decade**, now exceeding **22,000 residents**, making it one of the fastest-growing cities along the I-30 corridor.
- The area's **median household income exceeds \$105,000**, reflecting strong purchasing power and demand for retail, housing, and services.
- A **young median age of 32 years** attracts families and professionals seeking affordability and community, supporting sustained growth in both residential and commercial sectors.
- Large-scale master-planned communities such as **Waterscape, Creekshaw, and Verandah** continue to deliver thousands of new homes, driving long-term demand for supporting retail and amenities.

CONNECTIVITY & INFRASTRUCTURE

- Direct access to **I-30**, providing immediate routes to Rockwall, Garland, Dallas, Greenville, and the broader DFW metroplex.
- **Traffic counts exceed 85,000 VPD** along I-30 in Royse City, with TXDOT investing in widening and interchange upgrades to enhance mobility.
- Strategically positioned in the **I-30 growth corridor**, Royse City benefits from proximity to Lake Ray Hubbard, Rockwall's retail hub, and Greenville's major employment centers.
- **Less than an hour** from DFW International Airport and Dallas Love Field, Royse City offers strong regional connectivity for both residents and businesses.

RETAIL & RESIDENTIAL MOMENTUM

- Retail activity is anchored by **Walmart Supercenter, Buc-ee's, and a growing roster of national QSRs** along I-30, with additional grocery and service retail anticipated.
- **Explosive residential growth** across Rockwall, Hunt, and Collin counties is rapidly expanding the trade area and fueling demand for neighborhood-serving retail, healthcare, and dining.
- Royse City offers a blend of **small-town character and rapid suburban growth**, emphasizing strong schools, parks, and infrastructure investment that enhance quality of life and attract long-term residents.



OBLIQUE AERIAL

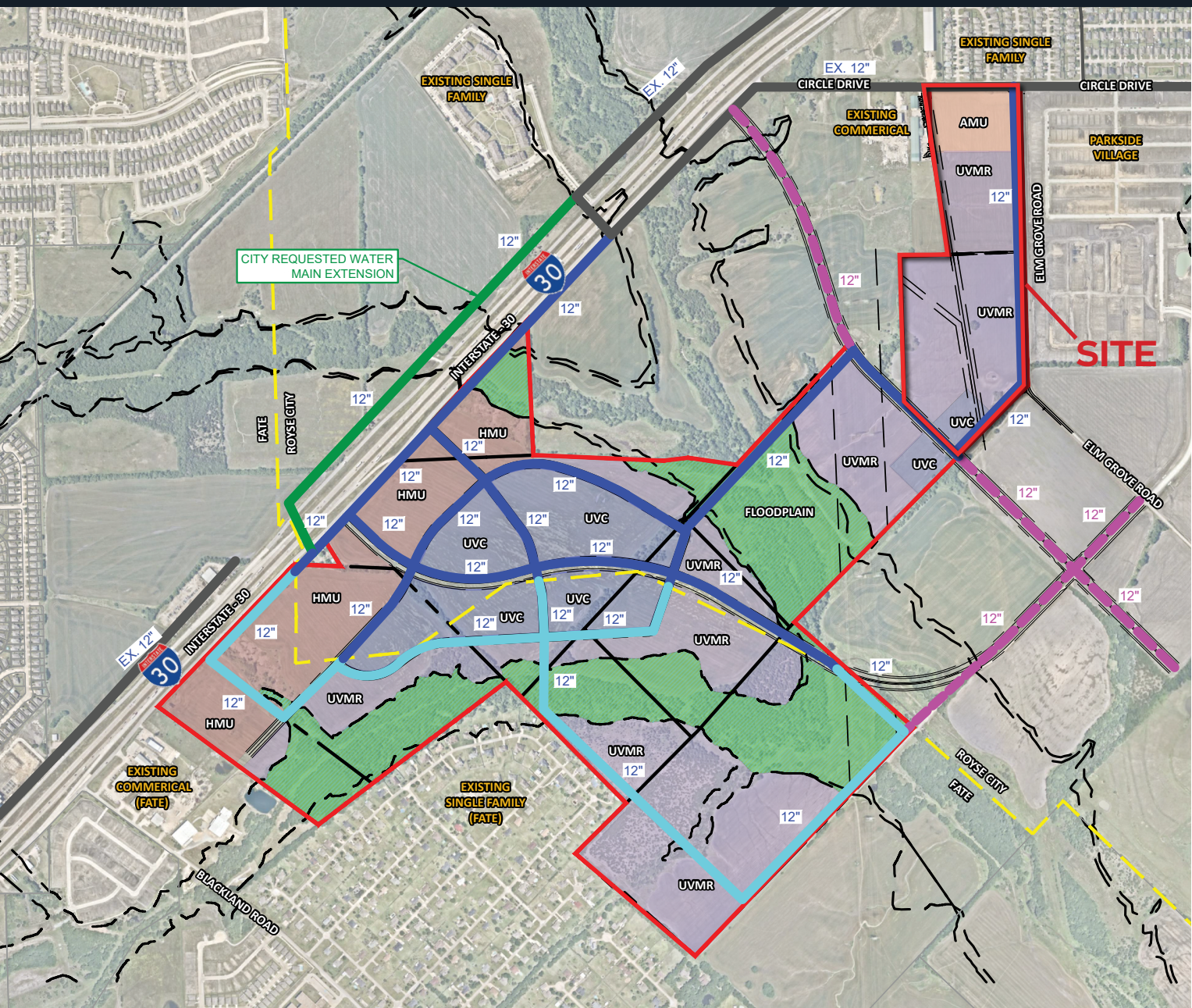


OBLIQUE AERIAL





WATER PROXIMITY MAP



LEGEND

- ARTERIAL MIXED USE
- URBAN VILLAGE MIXED RESIDENTIAL
- URBAN VILLAGE CORE
- HIGHWAY MIXED USE
- FEMA FLOOD PLAIN
- SEFZIK PROPERTY TRACT
- ROYSE CITY ETJ-FATE ETJ BOUNDARY
- EXISTING WATER MAIN
- PROPOSED WATER MAIN (ROYSE CITY)
- PROPOSED WATER MAIN (WITHIN CITY OF FATE & FATE ETJ)
- FUTURE WATER MAIN BY OTHERS
- CITY REQUESTED WATER MAIN EXTENSION

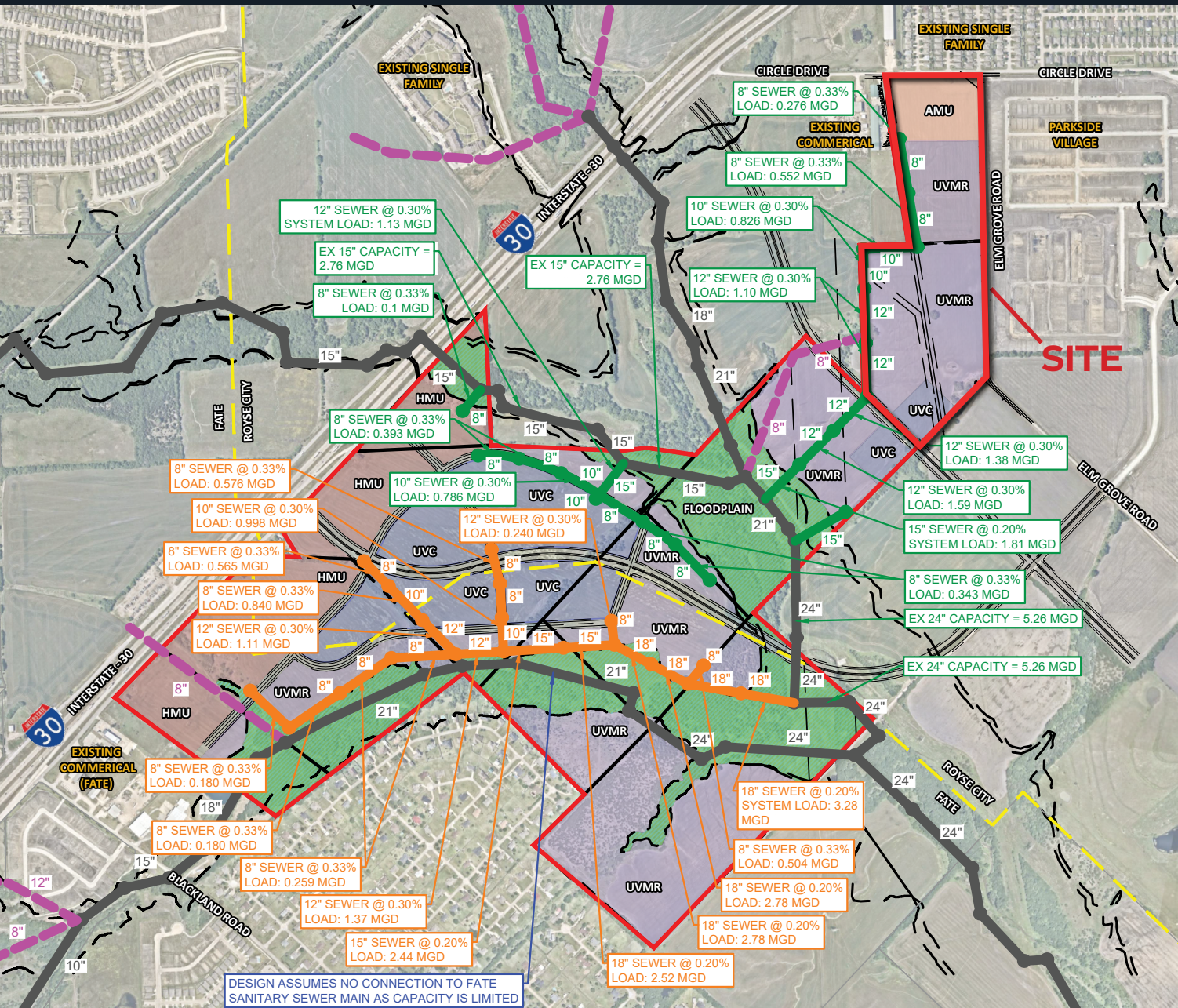
NOTE

IT IS ASSUMED THAT WATER MAINS SHOWN LOCATED IN CITY OF FATE/FATE ETJ ARE SERVED BY AND CONNECTED TO THE ROYSE CITY WATER SYSTEM. NO COORDINATION WITH CITY OF FATE HAS BEEN CONDUCTED.


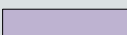


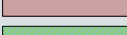


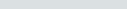

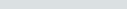



VICINITY MAP
N.T.S.

SEWER PROXIMITY MAP

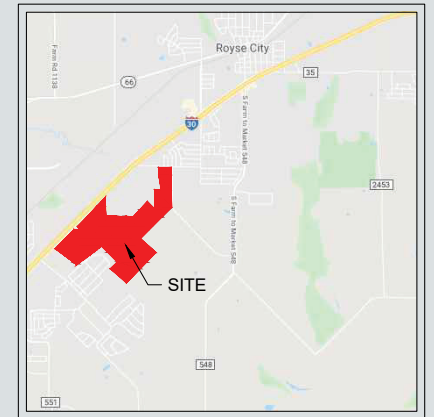


LEGEND

- | | |
|---|---|
|  | ARTERIAL MIXED USE |
|  | URBAN VILLAGE
MIXED RESIDENTIAL |
|  | URBAN VILLAGE
CORE |
|  | HIGHWAY MIXED USE |
|  | FEMA FLOOD PLAIN |
|  | SEFZIK PROPERTY TRACT |
|  | ROYSE CITY ETJ-FATE ETJ BOUNDARY |
|  | EXISTING SANITARY SEWER |
|  | FUTURE SANITARY SEWER
PER CURRENT MASTER PLAN |
|  | PROPOSED SANITARY SEWER
(ROYSE CITY) |
|  | PROPOSED SANITARY SEWER
(WITHIN CITY OF FATE/FATE ETJ) |

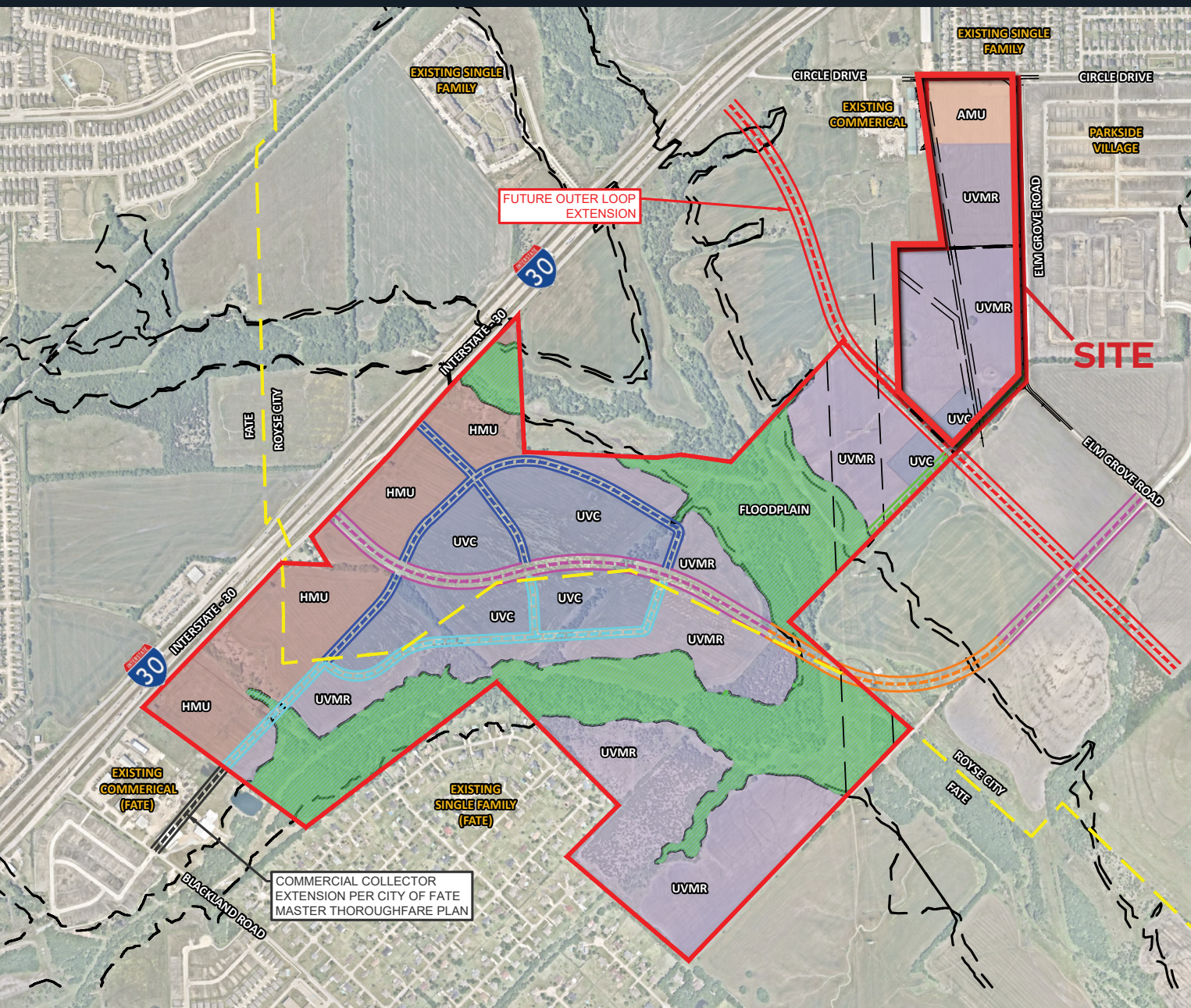
NOTE

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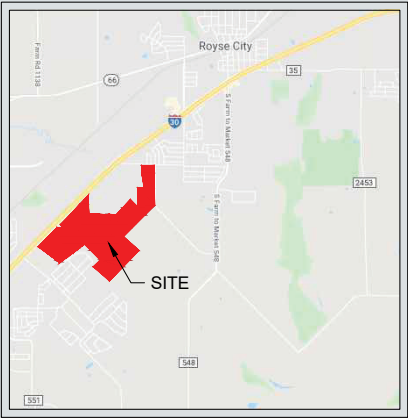
VICINITY MAP
N.T.S.

THOROUGHFARE PLAN



LEGEND

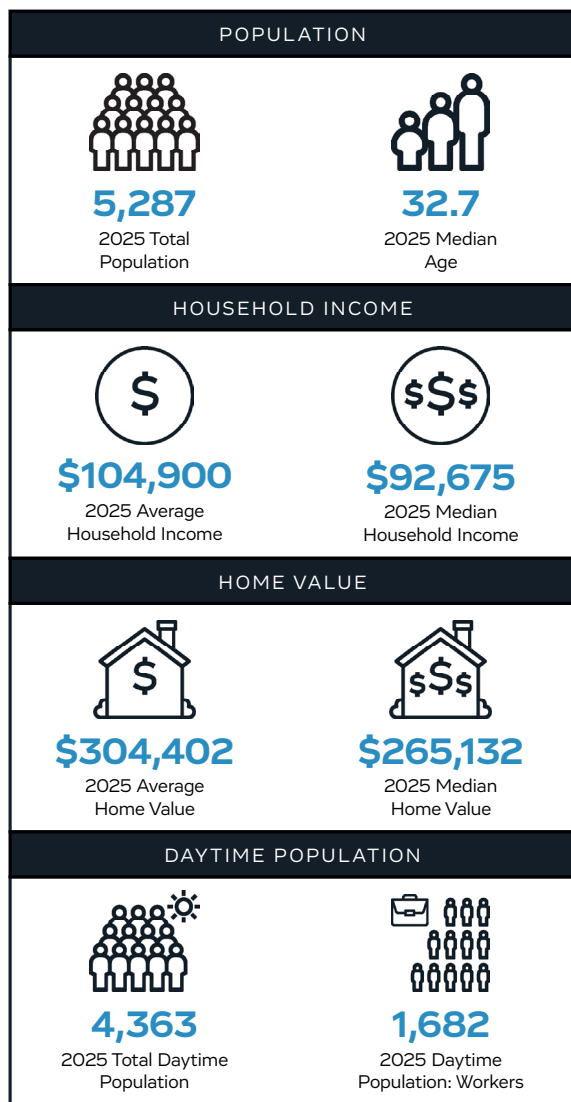
- ARTERIAL MIXED USE
- URBAN VILLAGE MIXED RESIDENTIAL
- URBAN VILLAGE CORE
- HIGHWAY MIXED USE
- FEMA FLOOD PLAIN
- SEFZIK PROPERTY TRACT
- ROYSE CITY ETJ-FATE ETJ BOUNDARY
- OUTER LOOP EXTENSION - BY OTHERS (B STREET)
- URBAN VILLAGE AVENUE (B STREET)
- URBAN VILLAGE AVENUE (FLOODPLAIN CONNECTION ROADWAY)
- URBAN VILLAGE STREET (ROYSE CITY - B STREET)
- URBAN VILLAGE STREET (CITY OF FATE/FATE ETJ - B STREET)
- URBAN VILLAGE STREET (BY DEVELOPER)
- COMMERCIAL COLLECTOR PER CITY OF FATE MASTER THOROUGHFARE PLAN



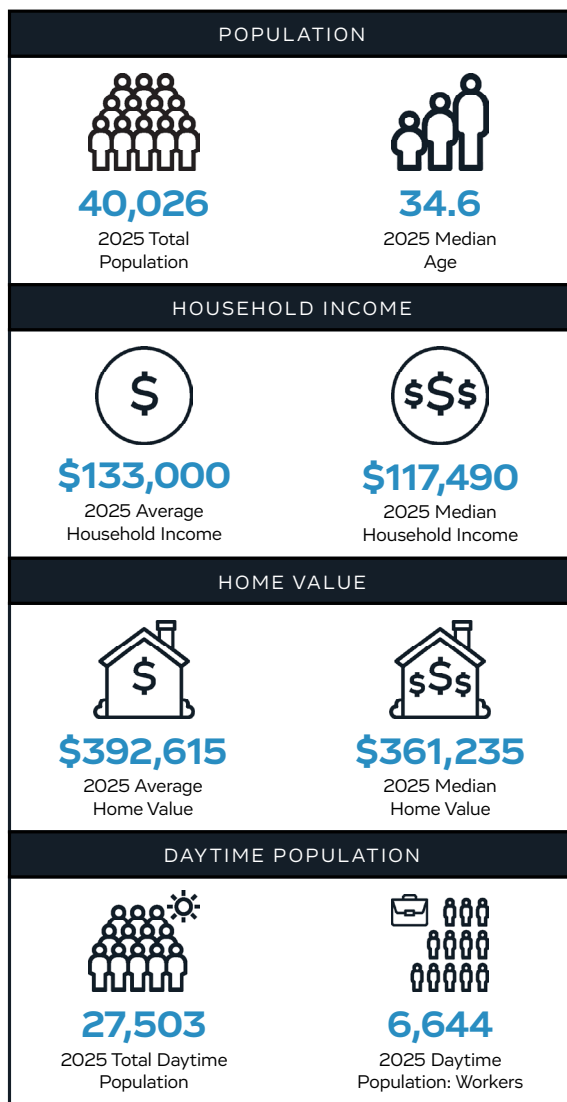
VICINITY MAP
N.T.S.

DEMOGRAPHICS

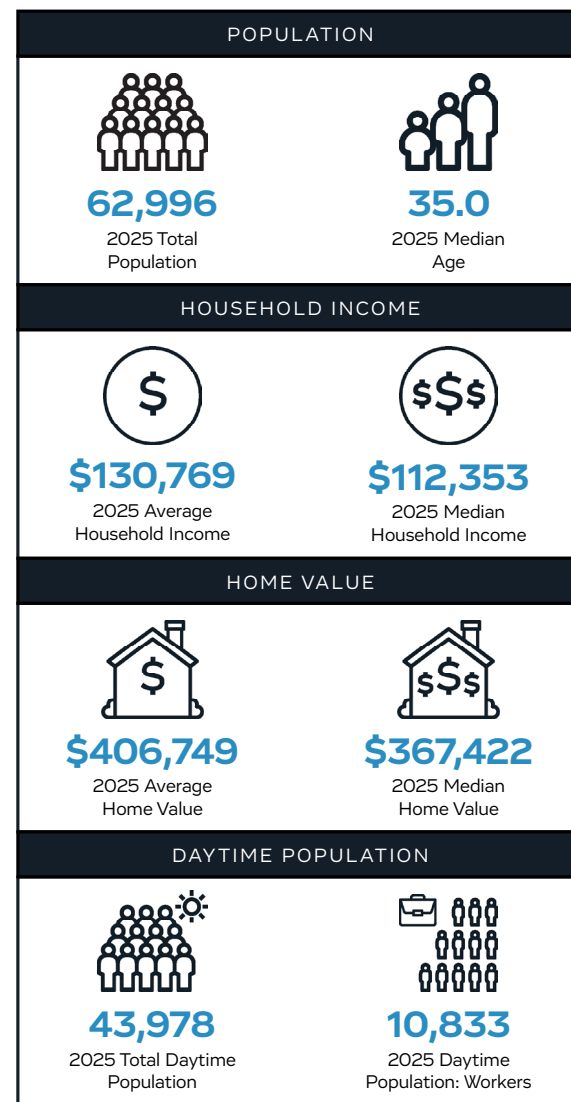
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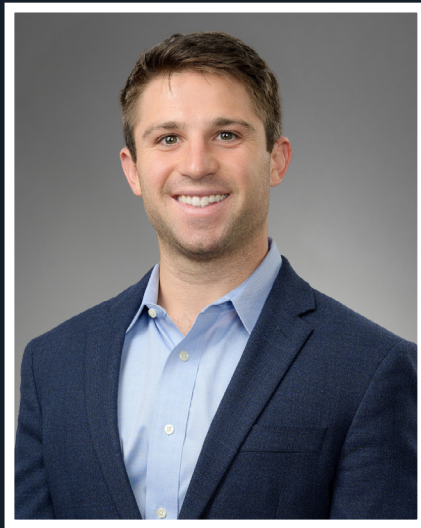


3 MILE



5 MILE





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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. **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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Date