

291 Rostan Ct, Royse City, TX



0.32 Acres for Sale
Zoned C2 General Commercial
Ideal for Light Industrial Use
Just Off State Highway 66

Main Contact

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Property Overview

M&D CRE offers a 0.32-acre Royse City site for sale near Highway 66 and I-30.

Listed By:
Barry Luff | 214.478.4959



Property Overview

M&D CRE is pleased to present a prime 0.32-acre development site in the growing city of Royse City, Texas. Strategically positioned just off State Highway 66 and only 1.5 miles from Interstate 30, this site offers exceptional accessibility to regional transportation corridors, making it ideal for light industrial or commercial use.

Zoned C2 General Commercial, this location supports a variety of industrial, manufacturing, or distribution applications, benefiting from Royse City's ongoing growth and increasing demand for modern industrial infrastructure.

This site represents a unique opportunity to secure new construction in a rapidly expanding North Texas market, offering long-term value and flexibility for investors seeking to capitalize on the area's strategic location and business-friendly environment. Contact Barry Luff for more information.

Acres	0.32 Acres
Utilities	All Available
Zoning	C2 General Commercial
Access	Direct Access
Frontage	100 Ft
Parcel ID	000000065342



Listed By:
Barry Luff | 214.478.4959





Listed By:
Barry Luff | 214.478.4959



Property Highlights

0.32 Acres

Utilities On-Site

Zoned C2 General Commercial

Within Industrial Park



Listed By:
Barry Luff | 214.478.4959



Location Overview

The property is located within the thriving community of Royse City, TX within Rockwall County.

Listed By:
Cody Rollins | 972.322.3388



Commercial Hub With Room for Development

Royse City, TX Overview

Royse City, Texas, is an emerging commercial hub located just east of the Dallas-Fort Worth metroplex, offering prime opportunities for business expansion and investment. With its rapid population growth and strategic location along major highways like Interstate 30, the city provides excellent access to the broader DFW market, making it an attractive option for companies looking to tap into both suburban and urban customer bases. Royse City's growing infrastructure, competitive commercial real estate options, and proximity to key distribution routes create a favorable environment for retail, industrial, and office developments. The city's expanding residential base and family-oriented community further drive demand for services, retail, and entertainment, positioning Royse City as a high-potential area for businesses looking to capitalize on the region's growth.

\$117,109

Median HH
Income
(Royse City CDC)

9,890

Royse City
Labor Force
(Royse City CDC)

117,858

Population
Expected
by 2029
(15-Min)

88,874

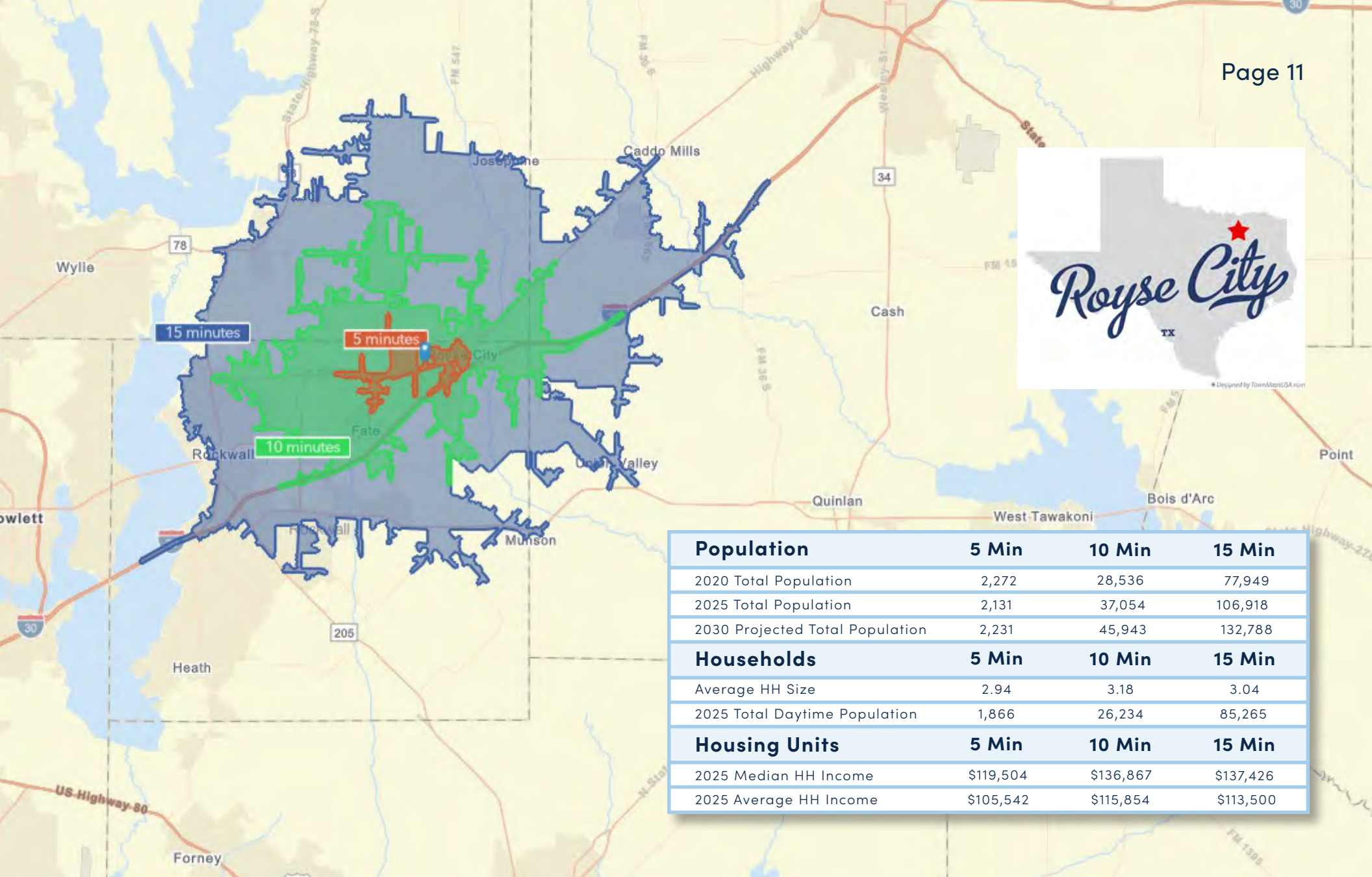
2024 Total
Daytime
Population
(15-Min)





Listed By:
Barry Luff | 214.478.4959





Population	5 Min	10 Min	15 Min
2020 Total Population	2,272	28,536	77,949
2025 Total Population	2,131	37,054	106,918
2030 Projected Total Population	2,231	45,943	132,788
Households	5 Min	10 Min	15 Min
Average HH Size	2.94	3.18	3.04
2025 Total Daytime Population	1,866	26,234	85,265
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$119,504	\$136,867	\$137,426
2025 Average HH Income	\$105,542	\$115,854	\$113,500

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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.

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.

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