# ±2.5-Acre Light Industrial Land Opportunity with Private I-30 Access

## STRATEGIC FLAG-LOT TRACT IN EXPANDING CORRIDOR FOR SALE



- ±2.50-Acres | ± 1,680 SF Mobile Home with Immediate I-30 Proximity & Reach
- Private Gated Flag-Lot Ingress/Egress
- Utilities Present On-Site
- Metal Building with Covered Open Bay
- Flexible Light Industrial Alignment
- Rapidly Expanding Submarket & Commercial Developments

## 6158 W I-30, Royse City, TX 75189


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# Property Overview

**STRATEGIC | PRIVATE | LIGHT INDUSTRIAL**

This ±2.5-acre site at 6158 W I-30 in Royse City offers a rare combination of private deeded access, on-site utilities, and immediate proximity to a rapidly expanding corridor, making it an ideal opportunity for light industrial or flex space development.

For Info:
Shane Hendrix | 214.460.8926

# Property Overview

## ±2.5-Acre Light Industrial Land Opportunity with Private I-30 Access

M&D CRE is pleased to present 6158 W I-30 in Royse City, a ±2.5-acre land opportunity with ±1,680 SF Mobile Home positioned along a rapidly expanding commercial corridor. The property is strategically located near light industrial, warehouse, and flex space development. While a residential structure and metal covered parking currently exist on the parcel, the primary value is in the land and metal building. Utilities are present on-site, and the tract is fully cleared of multiple flood zones and zoned agricultural. The site features a gated "flag lot" configuration with a deeded driveway easement directly off the I-30 Frontage Road, offering developers a unique blend of privacy, secure equipment storage, and immediate access to a major logistics artery. This adjacent stretch of Interstate 30 boasts excellent visibility with ±58,841 VPD, plus an additional ±1,420 VPD on the frontage road.

The surrounding market is experiencing dense residential and economic growth, driven by the expanding I-30 commercial corridor. Within a 15-minute drive, the population exceeds ±74,186 with a strong average household income of $140,176. Buyer and buyer's agent to independently verify all information, including current zoning, permitted uses, utility capacities, access easements, and property boundaries prior to purchase.

For more information, please contact **Shane Hendrix** at **214.460.8926** or **shane.hendrix@mdcregroup.com.**

### POTENTIAL USERS

- Contractor & Trade Service Yard
- Commercial Fleet, Boat & RV Storage
- Owner-User Live/Work Facility
- Ag-Business, Nursery, or Kennel
- Small-Bay Flex Developer

| | |
|---|---|
| Offering | For Sale |
| Size | ±2.5 Acres \| ± 1,680 SF Mobile Home |
| Parcel ID | 221710 |
| Utilities | Utilities On-site |
| Zoning | Currently Agricultural |
| Entrance | On W I-30 Frontage with Roadway |



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# 6158 W I-30 — ROYSE CITY









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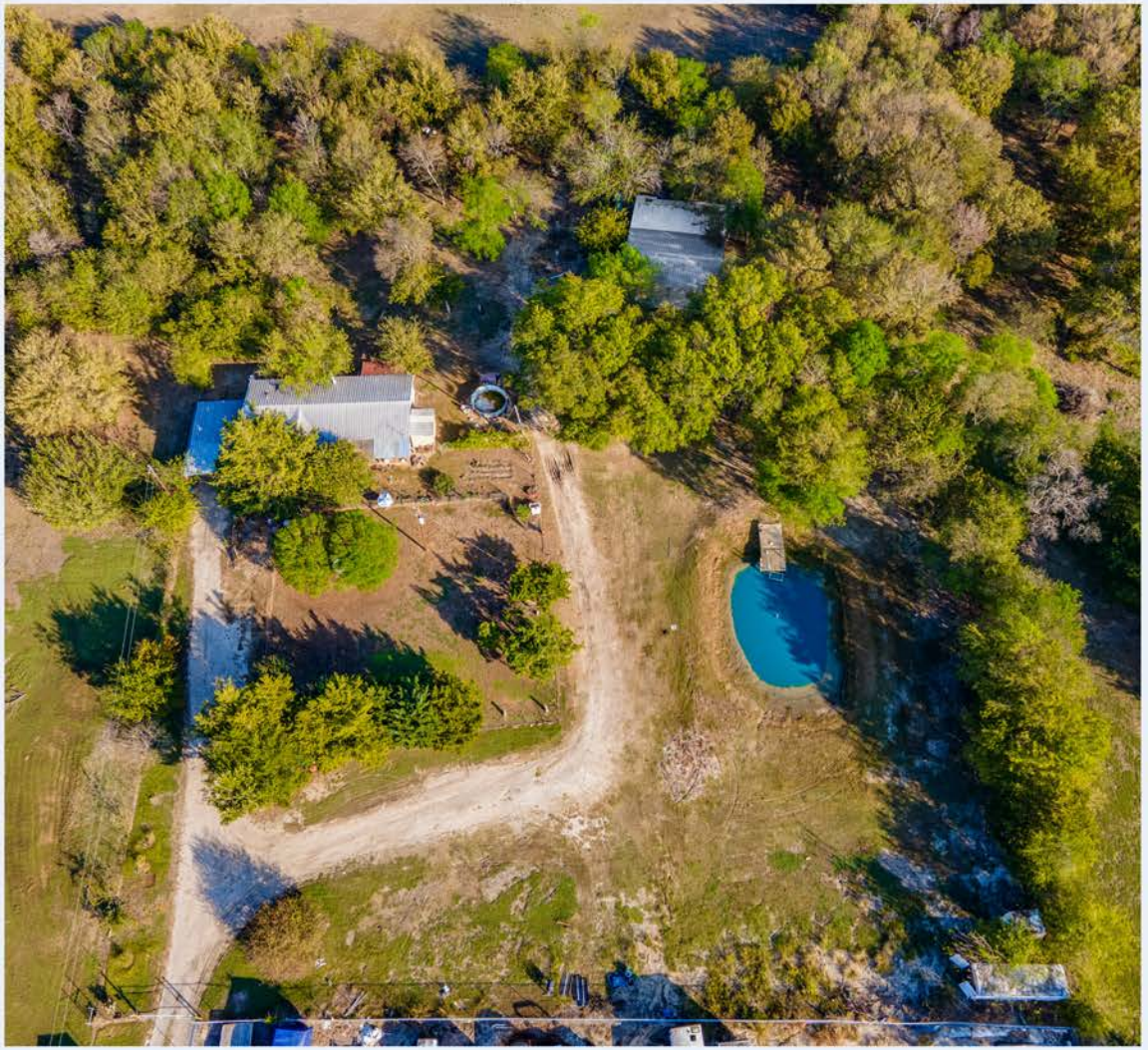


For Info:
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# 6158 W I-30 — ROYSE CITY







For Info:
Shane Hendrix | 214.460.8926



## Highlights

- ±2.50-Acre Tract | ±1,680 SF Mobile Home
- Immediate I-30 Proximity & Reach
- Private Gated Flag-Lot Ingress/Egress
- Utilities Present On-Site
- ±30'x40' Metal Building with Lean to ±10'-13' Covered Open Bay Heights
- Entrance Directly Located on Interstate 30 Frontage Road
- Natural Buffer & Security Site Conditions
- Flexible Light Industrial Alignment
- Rapidly Expanding Submarket & Commercial Developments
- Located in Hunt County; I-30 Corridor Overlay District

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# Location Overview

Strategically positioned along the booming I-30 corridor in the eastern DFW Metroplex, Royse City seamlessly pairs small-town Texas character with rapid residential expansion, an affluent and growing consumer base, and direct connectivity to major regional employment centers and transit arteries.

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# Royse City, TX: Where Connectivity Meets Rapid Expansion

## Royse City, TX Overview

Royse City sits along the high-growth I-30 corridor in the eastern DFW Metroplex, spanning Rockwall and Hunt counties. The community pairs small-town character with direct connectivity to regional employment hubs, healthcare networks, and transit arteries. Backed by local investment in schools, infrastructure, and economic development, Royse City offers employers access to a DFW regional workforce exceeding ±4 million people.

The immediate area around 6158 W I-30 is experiencing substantial residential and commercial expansion, marked by high homeownership, young demographics, and steady household formation. With household incomes outpacing national averages and downtown Dallas reached in ±36 minutes, the location provides an efficient base for commercial, light industrial, and flex users seeking long-term positioning and market access.

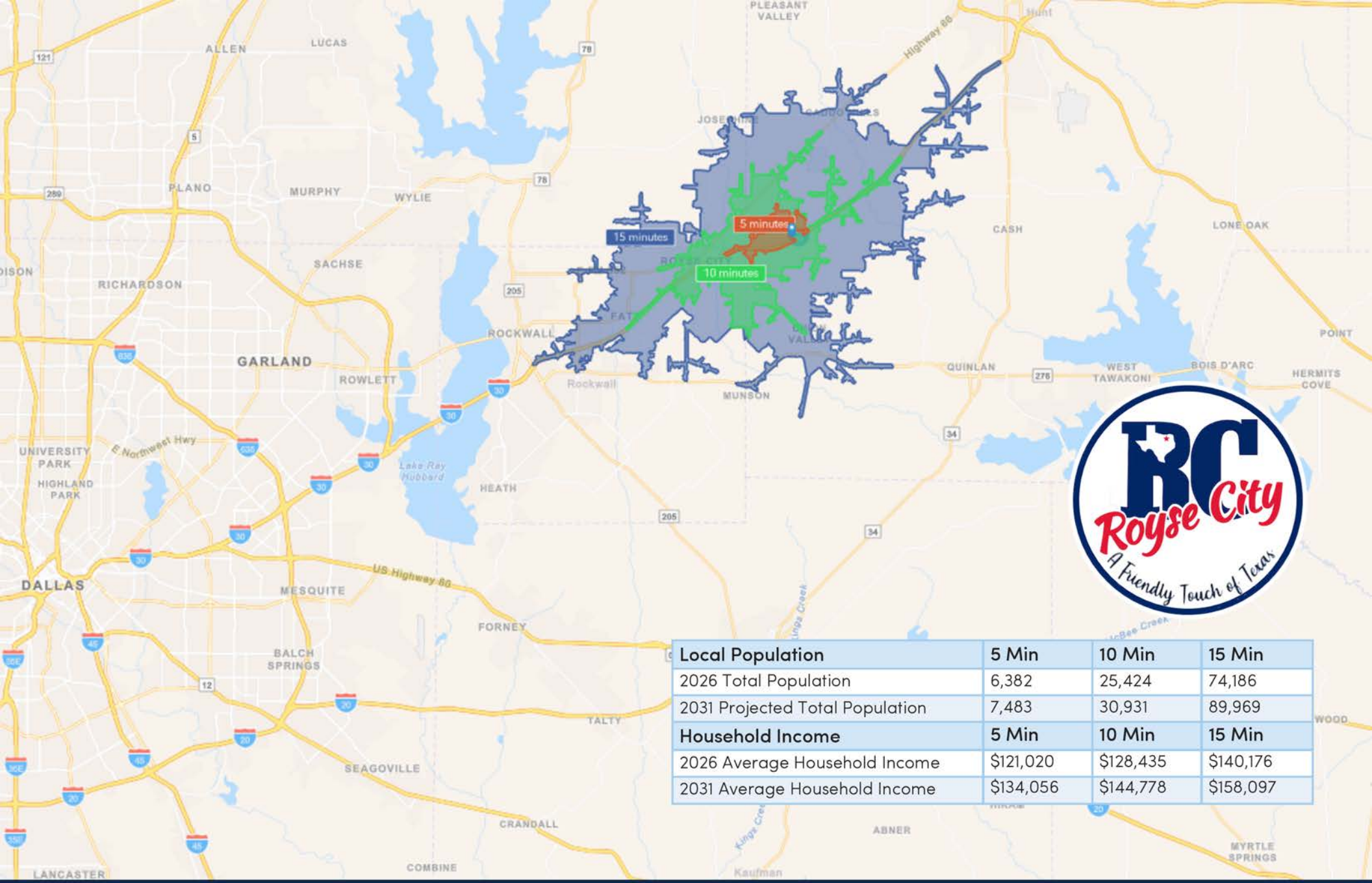
**14.29%**
Annual Pop. Growth
5 Min - Esri

**74,186**
2026 Population
15 Min - Esri

**$117,917**
Median HH Income
15 Min - Esri

**86.5%**
Owner-Occupied HHs
Lindale EDC

M&D CRE




| Local Population | 5 Min | 10 Min | 15 Min |
|---|---|---|---|
| 2026 Total Population | 6,382 | 25,424 | 74,186 |
| 2031 Projected Total Population | 7,483 | 30,931 | 89,969 |
| **Household Income** | **5 Min** | **10 Min** | **15 Min** |
| 2026 Average Household Income | $121,020 | $128,435 | $140,176 |
| 2031 Average Household Income | $134,056 | $144,778 | $158,097 |

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2-10-2025

# Information About Brokerage Services

Texas lawrequiresallrealestatelicenseholderstogivethefollowinginformaon about brokerageservicestoprospec vebuyers,tenants,sellersandlandlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATELICENSEHOLDERS:

- A BROKER is responsible for all brokerage acvies, 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'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material informaon about the property or transacon received by the broker;
- Answer the client's quesons and present any offer to or counter-offer from the client; and
- Treat all par es to a real estate transac on 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 wrienlisngto sellor propertymanagementagreement. Anowner'sagent mustperformthe broker's minimumdues above and mustinformthe owner ofanymaterialinformaonabout thepropertyor transaconknown bythe agent,including informaon 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

nego able.

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a wrien representaon agreement. A buyer's agent must perform the broker's minimum dues above and must inform the buyer of any material informaon about the property or transacon known by the agent, including informaon disclosed to the agent by the seller or seller's agent. An buyer's agent fees are not set by law and are fully negoable.

AS AGENT FOR BUYER/TENANT:

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the pares the broker must first obtain the wrien agreement of each party to the transacon. The wrien agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligaons as an intermediary. A broker who acts as an intermediary:

- Must treat all pares to the transacon imparally and fairly;
- May, with the pares' wrien 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 instrucons of each party to the transacon.
- Must not, unless specifically authorized in wring to do so by the party, disclose:
  - that the owner will accept a price less than the wrien asking price;
  - that the buyer/tenant will pay a price greater than the price submied in a wrien offer; and
  - any confidenal informaon or any other informaon that a party specifically instructs the broker in wring 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 transacon 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 ANDA BROKER SHOULDBEIN WRITING ANDCLEARLY ESTABLISH:

- The broker's dues and responsibilies to you, and your obligaons under the representaon 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 noce is being provided for informaon purposes. It does not create an obligaon for you to use the broker's services. Please acknowledge receipt of this noce below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials Date