

212 Old Wagon Rd, Royse City, TX

10.30 Acres for Sale
Outside of City Limits
All Utilities On-Site w/ No Flood
Just Off FM 548
Between SH-276 & SH-205

Main Contacts

Chris Hargrave

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Property Overview

This 10.30-acre tract in Royse City, Texas, is ideally positioned just outside city limits. The property includes two structures, a pond, and all utilities on-site, making it suitable for a variety of uses. It is free from flood zones, ensuring secure development opportunities. Located off Farm to Market Road 548, between State Highway 205 and State Highway 276, the site benefits from over 5,000 daily vehicles, making it a strategic investment within a growing community. Contact Chris Hargrave and Cody Rollins for more information.



Royse City, TX Retail Map



3.4 Miles from SH-276



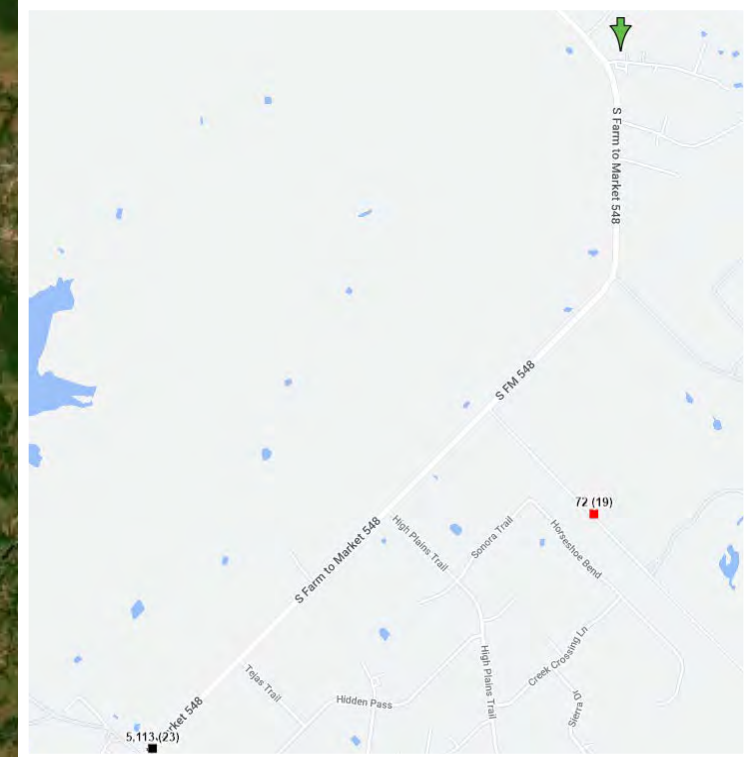
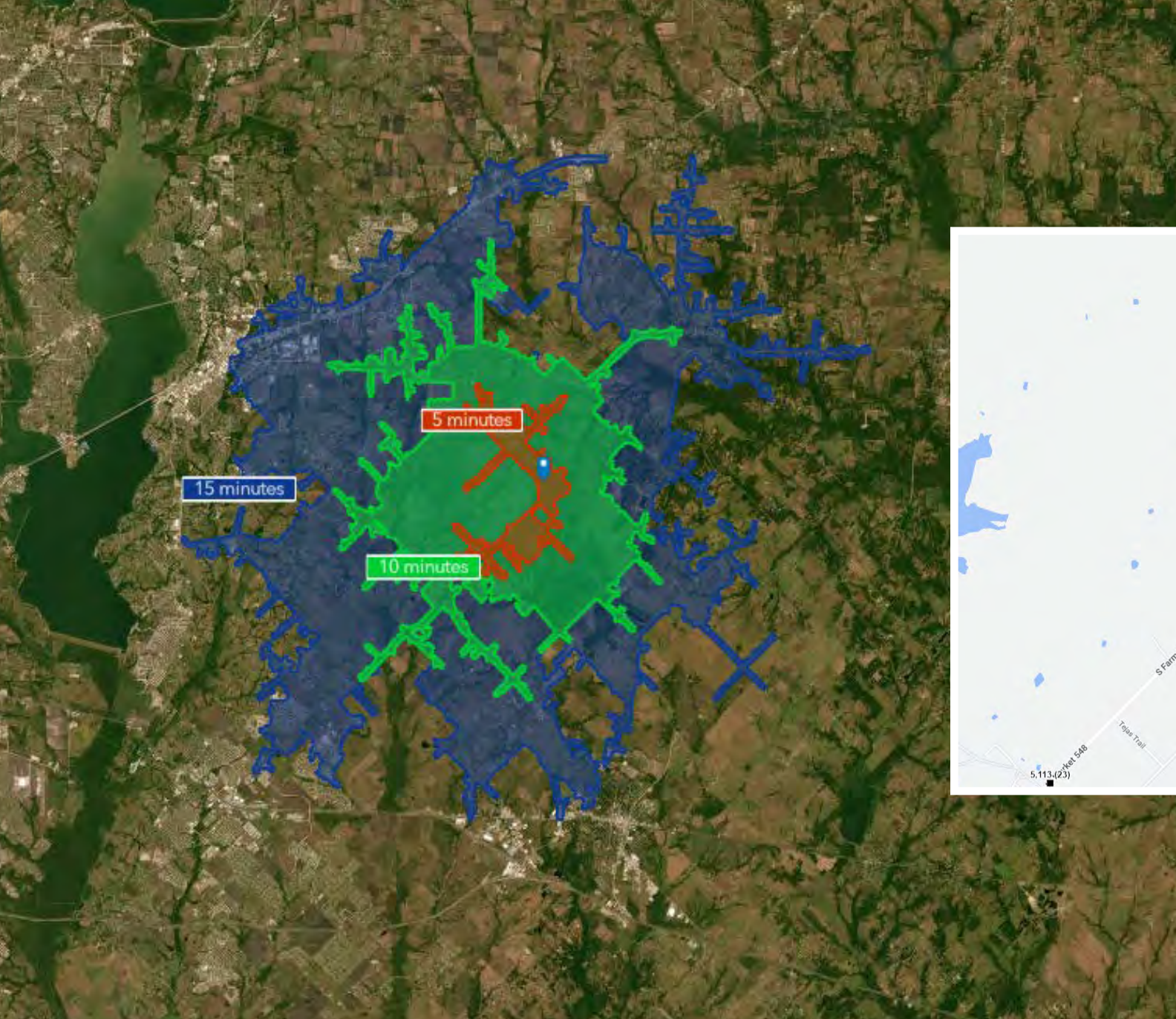
4.1 Miles from SH-205



8.8 Miles from I-30



10 Miles from SH-34



Market Profile

212 Old Wagon Rd, Royse City, Texas, 75189
Drive time: 5, 10, 15 minute radii

Latitude: 32.86278
Longitude: -96.31086

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	593	4,264	30,908
2020 Total Population	940	7,656	47,719
2020 Group Quarters	0	7	103
2024 Total Population	1,038	9,428	62,065
2024 Group Quarters	0	7	99
2029 Total Population	1,518	12,020	75,954
2024-2029 Annual Rate	7.90%	4.98%	4.12%
2024 Total Daytime Population	624	6,402	41,902
Workers	102	1,450	10,910
Residents	522	4,952	30,992
Household Summary			
2010 Households	238	1,382	9,952
2010 Average Household Size	2.49	3.09	3.10
2020 Total Households	358	2,353	15,443
2020 Average Household Size	2.63	3.25	3.08
2024 Households	388	2,931	20,337
2024 Average Household Size	2.68	3.21	3.05
2029 Households	570	3,761	25,038
2029 Average Household Size	2.66	3.19	3.03
2024-2029 Annual Rate	8.00%	5.11%	4.25%
2010 Families	198	1,166	8,236
2010 Average Family Size	2.74	3.36	3.41
2024 Families	330	2,549	16,343
2024 Average Family Size	2.92	3.50	3.43
2029 Families	483	3,255	20,027
2029 Average Family Size	2.92	3.49	3.42
2024-2029 Annual Rate	7.92%	5.01%	4.15%
Housing Unit Summary			
2000 Housing Units	107	787	4,605
Owner Occupied Housing Units	92.5%	88.1%	78.3%
Renter Occupied Housing Units	7.5%	6.2%	16.5%
Vacant Housing Units	0.0%	5.7%	5.2%
2010 Housing Units	249	1,480	10,559
Owner Occupied Housing Units	87.6%	85.3%	79.7%
Renter Occupied Housing Units	8.0%	8.0%	14.6%
Vacant Housing Units	4.4%	6.6%	5.7%
2020 Housing Units	358	2,486	16,224
Owner Occupied Housing Units	93.6%	89.6%	77.8%
Renter Occupied Housing Units	6.4%	5.1%	17.4%
Vacant Housing Units	3.4%	4.7%	4.9%
2024 Housing Units	388	3,050	21,360
Owner Occupied Housing Units	94.1%	92.3%	79.6%
Renter Occupied Housing Units	5.9%	3.8%	15.6%
Vacant Housing Units	0.0%	3.9%	4.8%
2029 Housing Units	567	3,865	26,230
Owner Occupied Housing Units	96.3%	93.0%	80.4%
Renter Occupied Housing Units	4.4%	4.2%	15.1%
Vacant Housing Units	0.0%	2.7%	4.5%



62,065

2024 Population
15 Minutes



\$140,854

2024 Average HH Income
15 Minutes



20,337

2024 Households
15 Minutes



31,495

2024 Employees
15 Minutes

Property Summary

Location	212 Old Wagon Rd Royse City, TX 75189
Zoning	Outside City Limits
Acres	10.30 Acres
Grading	Raw Land
Flood Zone	None
Utilities	Available
Traffic Counts	5,113 VPD



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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.

<u>M&D Real Estate LP</u>	<u>9009323</u>	<u>Danny@mdregroup.com</u>	<u>(972) 772-6025</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Danny Perez</u>	<u>0656355</u>	<u>Danny@mdregroup.com</u>	<u>(972) 772-6025</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Danny Perez</u>	<u>0656355</u>	<u>Danny@mdregroup.com</u>	<u>(972) 772-6025</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Christopher Hargrave</u>	<u>0794595</u>	<u>chris.hargrave@mdregroup.com</u>	<u>(972)765-2432</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date



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11-2-2015



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Date