

SEQ I-30 & FM 548

Royse City, TX



PROPERTY OVERVIEW

3.67 Acres SEQ of Interstate 30 and FM 548 with 325' of frontage along FM 548. TxDOT has signed off on a \$77 Billion plan which includes widening Interstate 30 at the site from four lanes to six lanes in the next 10 years. Excellent location in fast growing retail and residential market. The location benefits from good co-tenancy and good traffic generators including Fellowship Church with 725 members, Holiday Inn & Suites with 83 rooms, numerous retailers and restaurants and just minutes from the new Buc-ee's which opened in 2019. Ideal site for retail center, restaurant or hospitality development.

PROPERTY HIGHLIGHTS

- SEQ Interstate 30 & FM 548 & Pullen Rd.
- 3.67 Acres
- Located in fast growing retail & residential market

MD & D COMMERCIAL GROUP
FOR SALE
\$1,598,652

I-30 Frontage Rd.

Royse City, TX



M&D COMMERCIAL GROUP



TOTAL POPULATION

1 Mile: 1,296

3 Mile: 8,862

5 Mile: 20,196



TOTAL HOUSEHOLDS

1 Mile: 417

3 Mile: 2,846

5 Mile: 6,527



AVERAGE HH INCOME

1 Mile: \$78,621

3 Mile: \$76,989

5 Mile: \$77,067



5 YEAR GROWTH

1 Mile: 17.41%

3 Mile: 16.90%

5 Mile: 16.43%

3.67 ACRES

**TxDOT WIDENING
IH-30 TO 6 LANES**
10 YEAR PLAN



SONIC

Denny's

Guaranty

GOLDEN CHICK

Fuzzy's

ExxonMobil

Charlie's

TACO BELL

AMERICAN NATIONAL BANK
OF TEXAS



30 50,355 VPD





Royse City High School
1,655 Students



MICA PRYOR

VICE PRESIDENT

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