



813 E Lamar St, Royse City, TX

±0.963 Acres for Ground Lease
Build-to-Suit Option
Zoned C-1
Utilities Available to Site
Just Off of Interstate 30

Main Contact

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Table of **Contents**

Page 3 | Property Overview

Page 4 | Retail Map

Page 5 | Drive Times

Page 6 | Market Profile

Page 7 | Property Summary

Page 8 | Contacts



813 Lamar St, Royse City, TX

Property Overview

A 0.963-acre tract is available for ground lease in a prime location just off Interstate 30 and Downtown Royse City. This property offers excellent visibility and easy access, benefiting from high traffic volumes and is surrounded by several major retailers. Zoned C-1, the site provides versatile options for a range of uses, including the possibility for a build-to-suit retail development tailored to your specific requirements. All utilities are available on-site, offering convenience for businesses, storage solutions, or other projects. This location presents a strategic opportunity for those seeking a well-positioned site. For further details, please contact the Barry Luff.



Royse City, TX Retail Map



0.4 Miles from I-30



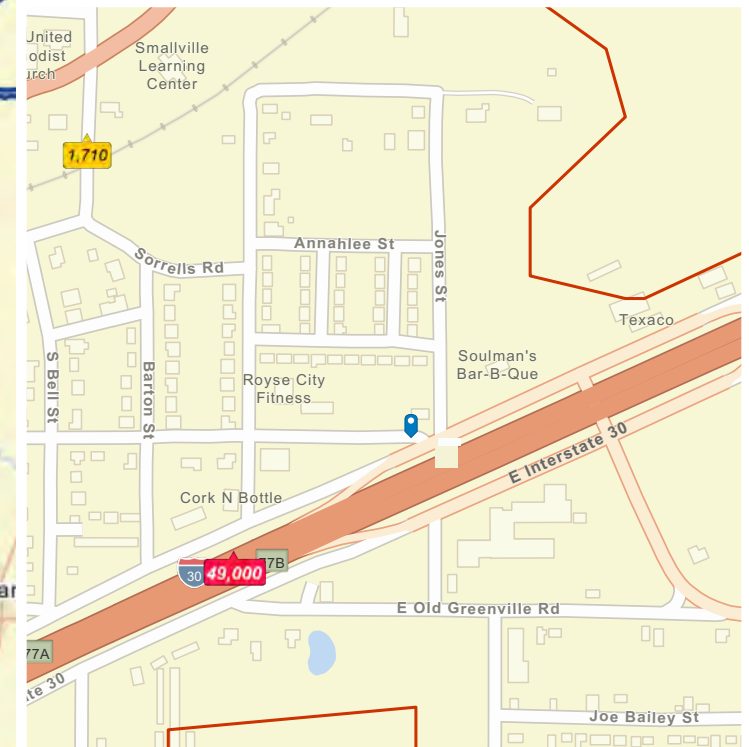
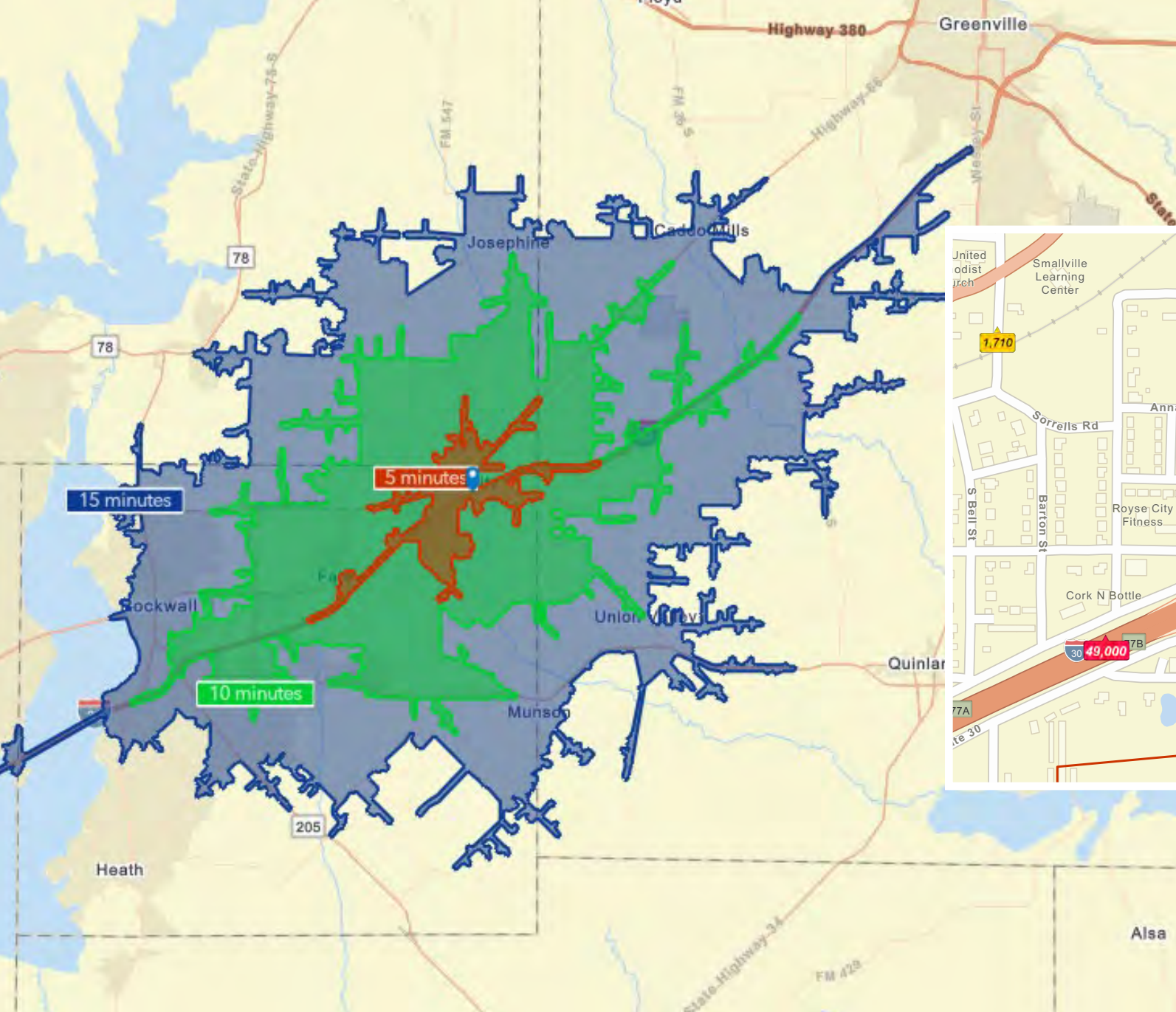
0.5 Miles from SH-66



0.5 Miles from FM-35



0.7 Miles to FM-548



Market Profile

Latitude: 32.97282
Longitude: -96.32461

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	7,480	22,728	61,293
2020 Total Population	9,612	39,481	91,782
2020 Group Quarters	0	127	470
2024 Total Population	11,771	60,600	122,647
2024 Group Quarters	0	121	453
2029 Total Population	14,083	77,443	148,586
2024-2029 Annual Rate	3.65%	5.03%	3.91%
2024 Total Daytime Population	8,803	43,353	104,687
Workers	3,062	12,312	43,087
Residents	5,741	31,041	61,600
Household Summary			
2010 Households	2,477	7,206	20,800
2010 Average Household Size	3.02	3.15	2.93
2020 Total Households	3,133	12,511	30,588
2020 Average Household Size	3.07	3.15	2.99
2024 Households	3,878	19,370	41,087
2024 Average Household Size	3.04	3.12	2.97
2029 Households	4,711	25,000	50,137
2029 Average Household Size	2.99	3.09	2.95
2024-2029 Annual Rate	3.97%	5.24%	4.06%
2010 Families	1,989	5,968	16,469
2010 Average Family Size	3.37	3.46	3.32
2024 Families	3,153	15,765	32,318
2024 Average Family Size	3.36	3.51	3.40
2029 Families	3,829	20,310	39,299
2029 Average Family Size	3.32	3.48	3.39
2024-2029 Annual Rate	3.96%	5.20%	3.99%
Housing Unit Summary			
2000 Housing Units	1,031	2,841	11,363
Owner Occupied Housing Units	67.0%	75.6%	73.4%
Renter Occupied Housing Units	25.7%	18.7%	20.7%
Vacant Housing Units	7.3%	5.7%	5.9%
2010 Housing Units	2,681	7,706	22,142
Owner Occupied Housing Units	75.2%	79.4%	75.5%
Renter Occupied Housing Units	17.2%	14.1%	18.4%
Vacant Housing Units	7.6%	6.5%	6.1%
2020 Housing Units	3,347	13,205	32,264
Owner Occupied Housing Units	73.4%	77.8%	75.5%
Renter Occupied Housing Units	20.2%	17.0%	19.3%
Vacant Housing Units	4.6%	4.9%	5.1%
2024 Housing Units	4,025	20,322	43,134
Owner Occupied Housing Units	80.6%	82.3%	79.3%
Renter Occupied Housing Units	15.8%	13.0%	16.0%
Vacant Housing Units	3.7%	4.7%	4.7%
2029 Housing Units	4,941	26,110	52,363
Owner Occupied Housing Units	82.2%	83.8%	80.6%
Renter Occupied Housing Units	13.1%	11.9%	15.2%
Vacant Housing Units	4.7%	4.3%	4.3%



122,647

2024 Population
15 Minutes



\$135,183

2024 Average HH Income
15 Minutes



41,087

2024 Households
15 Minutes



61,773

2024 Employees
15 Minutes

Property Summary

Location	813 Lamar St Royse City, TX 75189
Zoning	C-1
Size	±0.963 Acres
Topography	Level
Grading	Raw Land



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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.

11-2-2015



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.

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Buyer/Tenant/Seller/Landlord Initials

Date