

415 Howard St, Royse City, TX



2,464 SF Historic Building for Sale
Zoned Commercial, Ideal for Office Use
Foundation Repairs Needed, Quote Available
Just Outside of Downtown Royse City

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415 Howard St, Royse City, TX

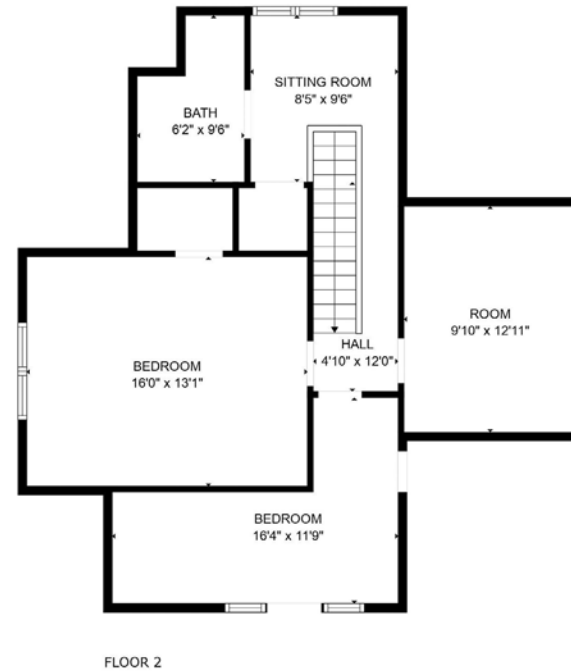
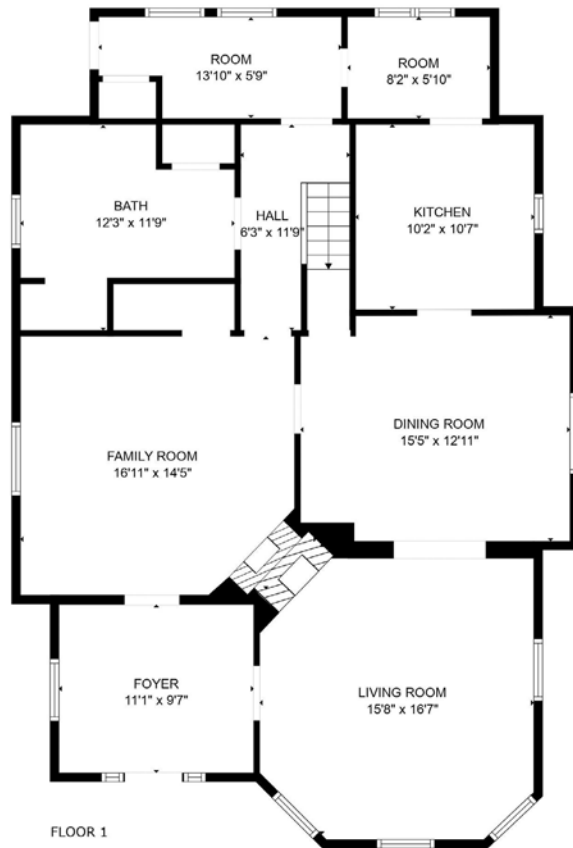
Property Overview

M&D Commercial Group is now offering this 2,464 square-foot historic home, built in 1900. Recently zoned for commercial use, this property is perfectly suited for office purposes. Situated on 0.267 acres, the site features two stories with a foyer, three spacious workstations, three private offices, full kitchen, laundry facilities, and two bathrooms. Strategically positioned between Interstate 30 and Downtown Royse City, this location offers prime convenience with high traffic counts within the surrounding area. This historical gem has had minor repairs over the years and is in need of foundation work. Seller has received a detailed engineering report and estimate. Contact the listing agents for more information.





Property Floor Plan



Royse City, TX Retail Map



The property is located just off I-30 with over 72,123 VPD.



0.2 Miles from I-30



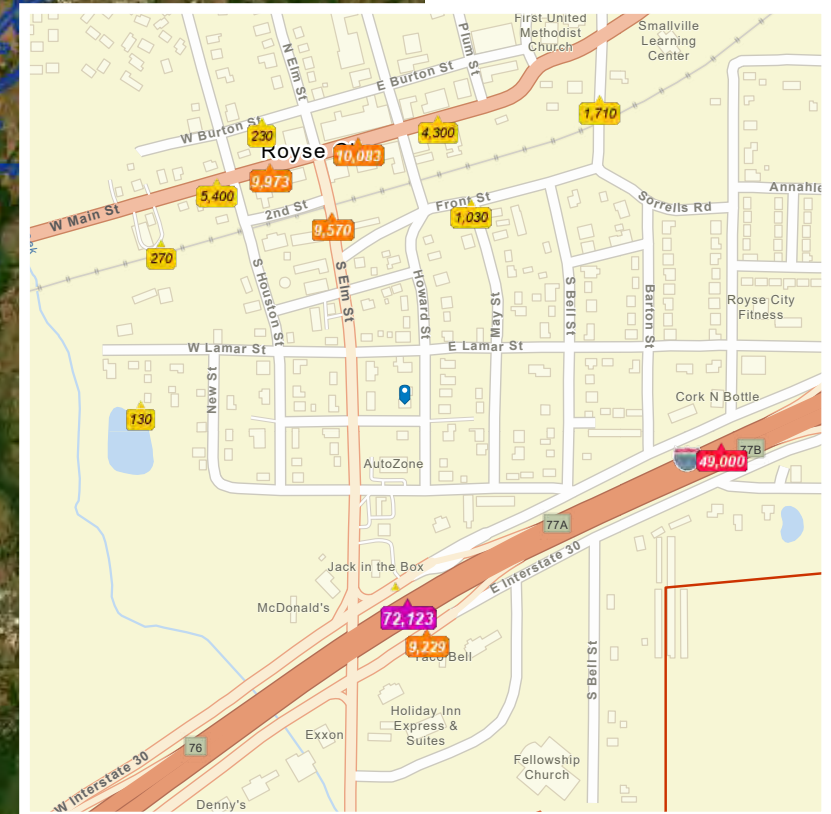
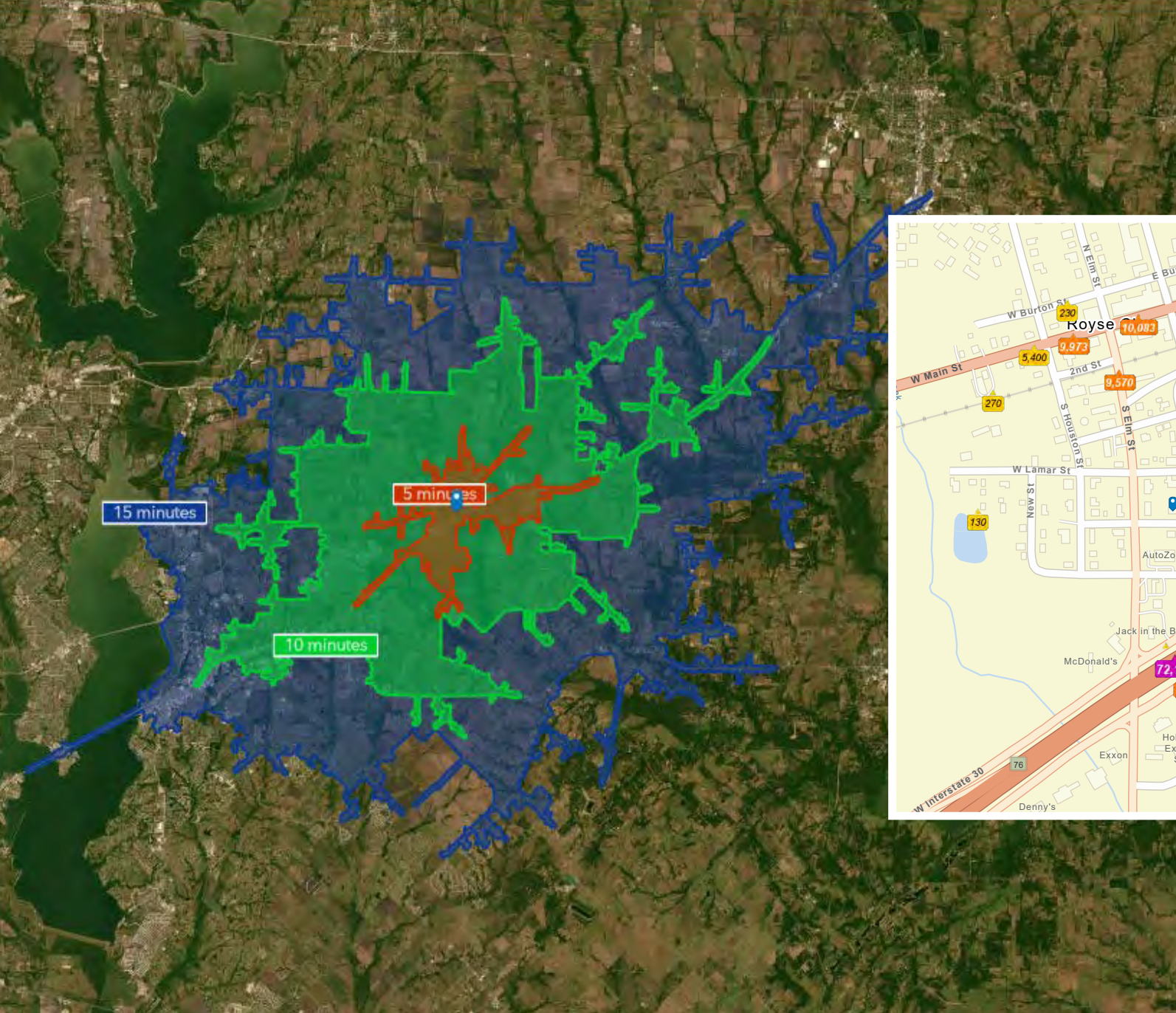
0.3 Miles from SH-66



5.2 Miles from SH-276



10 Miles from SH-205



Market Profile

415 Howard St, Royse City, Texas, 75189
Drive time: 5, 10, 15 minute radii

Latitude: 32.97214
Longitude: -96.33121

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	7,904	22,924	58,042
2020 Total Population	9,609	39,084	88,420
2020 Group Quarters	0	127	397
2023 Total Population	12,845	51,990	108,501
2023 Group Quarters	0	129	397
2028 Total Population	16,801	67,752	131,033
2023-2028 Annual Rate	5.52%	5.44%	3.85%
2023 Total Daytime Population	8,352	35,723	88,178
Workers	2,042	9,656	35,383
Residents	6,310	26,067	52,795
Household Summary			
2010 Households	2,607	7,301	19,384
2010 Average Household Size	3.03	3.13	2.98
2020 Total Households	3,115	12,241	29,149
2020 Average Household Size	3.08	3.18	3.02
2023 Households	4,229	16,444	35,964
2023 Average Household Size	3.04	3.15	3.01
2028 Households	5,601	21,652	43,688
2028 Average Household Size	3.00	3.12	2.99
2023-2028 Annual Rate	5.78%	5.66%	3.97%
2010 Families	2,101	6,044	15,557
2010 Average Family Size	3.38	3.44	3.34
2023 Families	3,367	13,329	28,318
2023 Average Family Size	3.42	3.51	3.42
2028 Families	4,473	17,591	34,569
2028 Average Family Size	3.37	3.47	3.39
2023-2028 Annual Rate	5.85%	5.71%	4.07%
Housing Unit Summary			
2000 Housing Units	1,093	3,017	10,295
Owner Occupied Housing Units	70.0%	77.1%	74.2%
Renter Occupied Housing Units	22.6%	17.4%	19.6%
Vacant Housing Units	7.4%	5.5%	6.2%
2010 Housing Units	2,818	7,794	20,632
Owner Occupied Housing Units	75.1%	79.7%	76.4%
Renter Occupied Housing Units	17.5%	14.0%	17.5%
Vacant Housing Units	7.5%	6.3%	6.0%
2020 Housing Units	3,357	12,860	30,789
Owner Occupied Housing Units	72.4%	80.5%	76.0%
Renter Occupied Housing Units	20.4%	14.7%	18.7%
Vacant Housing Units	5.0%	4.7%	5.1%
2023 Housing Units	4,430	17,158	37,595
Owner Occupied Housing Units	79.0%	85.7%	81.8%
Renter Occupied Housing Units	16.4%	10.2%	13.9%
Vacant Housing Units	4.5%	4.2%	4.3%
2028 Housing Units	5,860	22,546	45,520
Owner Occupied Housing Units	82.6%	86.7%	82.7%
Renter Occupied Housing Units	13.0%	9.3%	13.2%
Vacant Housing Units	4.4%	4.0%	4.0%



108,501

2023 Population
15 Minutes



\$138,323

2023 Average HH Income
15 Minutes



37,595

2023 Households
15 Minutes



56,447

2023 Employees
15 Minutes

Property Summary

Location	415 Howard St Royse City, TX 75189
Zoning	Commercial
Size	2,464 SF
Acres	0.267 Acres
Year Built	1900



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date