

5293 CR 2515, Royse City, TX



22.833 Acres for Sale
Zoned Agriculture
Includes 1,618 SF Residence
All Utilities Present
Just Off Interstate 30

Main Contact

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REALTOR®

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Property Overview

M&D Commercial is offering the option to acquire this 22.833 acre site located within Royse City, TX.

Listed By:
Lauren Milster | 214.862.0638



Property Overview

M&D Commercial is pleased to offer an prime opportunity to acquire a 22.833-acre tract strategically positioned within the rapidly growing market of Royse City, Texas. Currently zoned Agricultural, the site offers significant potential for future commercial or residential development.

Improvements on the property include a 1,618-square-foot residence, a 45' x 20' metal garage with electrical service, two additional equipment barns, and a two-car carport. Full utility infrastructure is in place, including city water, electric service, and a septic system—supporting immediate or phased development potential.

Located just 0.20 miles from Interstate 30, the site benefits from convenient highway access and visibility. A portion of the property lies within the Hunt County I-30 Corridor Overlay District, further enhancing its attractiveness for commercial use. The area continues to experience robust economic and population growth, making this a prime opportunity for developers and investors seeking to hold for long-term investment or position themselves for future development.

There are no known easements or restrictions on the property. Please note: Ranch equipment is excluded from the sale. For additional details, please contact Lauren Milster.

Size	22.833 Acres
Zoning	Agriculture
Utilities	Septic, Water, Electric
Easements	None
Restrictions	No Known Restrictions
Flood Plain	None



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Highlights

22.833 Acres

Multiple Structures On-Site

All Utilities Present

Prime Frontage

No Flood Zone

No Known Restrictions

Just Off Interstate 30



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Location Overview

The property is located within the thriving community of Royse City, TX within Rockwall County.

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Commercial Hub With Room for Development

Royse City, TX Overview

Royse City, Texas, is an emerging commercial hub located just east of the Dallas-Fort Worth metroplex, offering prime opportunities for business expansion and investment. With its rapid population growth and strategic location along major highways like Interstate 30, the city provides excellent access to the broader DFW market, making it an attractive option for companies looking to tap into both suburban and urban customer bases. Royse City's growing infrastructure, competitive commercial real estate options, and proximity to key distribution routes create a favorable environment for retail, industrial, and office developments. The city's expanding residential base and family-oriented community further drive demand for services, retail, and entertainment, positioning Royse City as a high-potential area for businesses looking to capitalize on the region's growth.

\$117,109

Median HH
Income
(Royse City CDC)

9,890

Royse City
Labor Force
(Royse City CDC)

117,858

Population
Expected
by 2029
(15-Min)

88,874

2024 Total
Daytime
Population
(15-Min)



Verandah
Single-Family

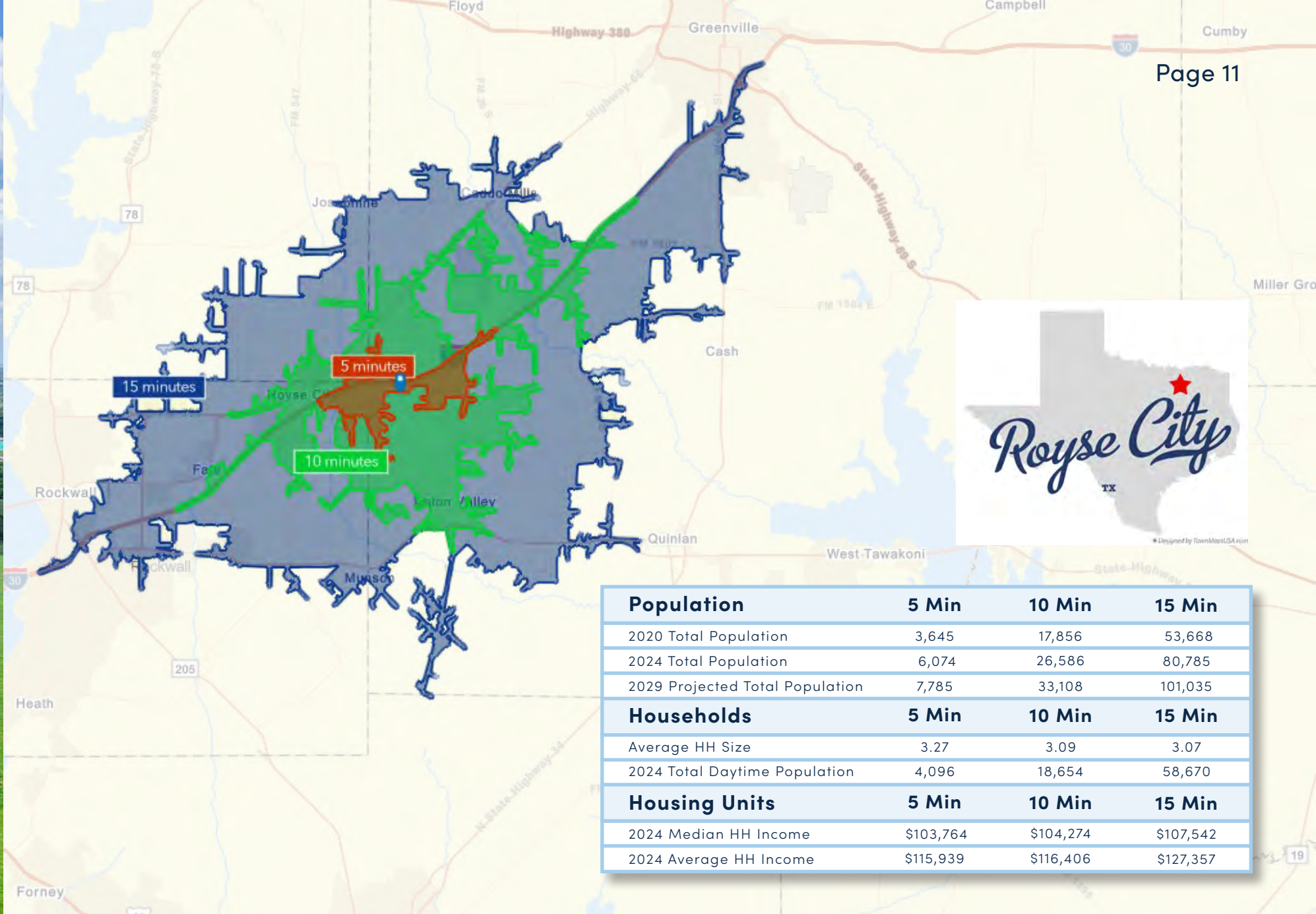
Budget Rv's of Texas

Interstate 30

New
Construction

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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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov