

Heavy Power, Grade-Level Loading, & Yard Functionality

**INCOME-PRODUCING INDUSTRIAL ASSET
WITH UPSIDE POTENTIAL**



**±38,375 SF Total on ±1.83 Acres
In-Place Income with Rental Upside
Heavy Power for Industrial Users
Grade-Level + Dock-High Loading
Multiple Shops w/ Functional Layout
Immediate Access to I-30 Corridor**

1121-1201 Industrial Drive, Royse City, TX

Shane Hendrix

Main Contact | First Vice President

214.460.8926 | shane.hendrix@mdcregroup.com

Kevin Weable, CCIM

Market Director

972.845.1663 | kevin@mdcregroup.com



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Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

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Property Overview

M&D CRE is proud to present a functional $\pm 38,375$ SF on ± 1.83 AC industrial compound featuring multiple shop buildings, heavy power, grade-level and dock-high loading, and immediate access to Interstate 30 in Royse City, TX.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

AN INDUSTRIAL ASSET OPPORTUNITY IN ROYSE CITY

M&D CRE is pleased to present a ±38,375 SF on ±1.83 AC multi-building industrial investment opportunity located in Royse City, Texas. The property consists of multiple shop buildings with heavy power, grade-level loading, one dock-high position, and an on-site office structure—designed to support a wide range of industrial operations.

The asset is currently occupied by a long-standing plastic manufacturing tenant operating at below-market rental rates, presenting a clear opportunity for future income growth upon lease renewal.

Strategically positioned just off Interstate 30 within Royse City's established Industrial District, the property offers convenient regional access and functional site circulation, making it well-suited for both investors and owner-users seeking scale and flexibility in a high-growth East Dallas submarket.

Contact **Shane Hendrix** at **214.460.8926** for more information.

SF	±38,375 SF
Site Size	±1.83 AC
Occupancy	Stabilized Tenant in Place
Power	Heavy Power Infrastructure
Loading	Grade-Level + Dock-High
Yard / Storage	Exterior Storage / Yard Capability
Asset Type	Multi-Building Industrial
Rental Positioning	Below-Market Lease



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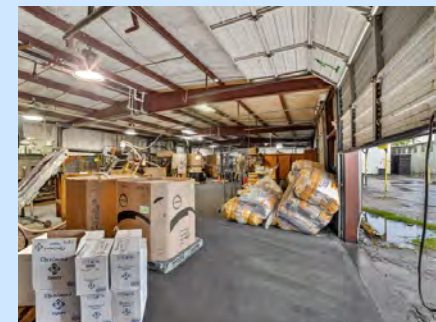
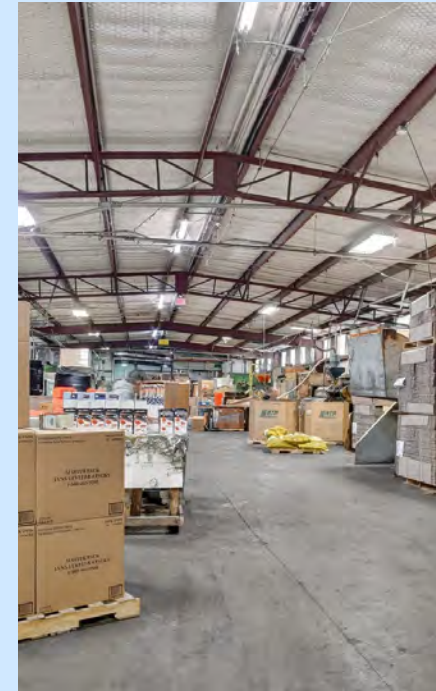
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1121-1200 Industrial — Highlights

CORE ASSET HIGHLIGHTS

[SHARED VALUE ACROSS ALL]

- ±38,375 SF | ±1.83 AC Multi-Building Industrial Asset
- Strategically Located in Royse City's I-30 Corridor
- High-Growth East DFW Industrial Submarket
- Flexible Configuration for Multiple Use Scenarios
- Functional Industrial Improvements in Place

INVESTOR HIGHLIGHTS

[INCOME | STABILITY | UPSIDE]

- Income-Producing Asset with Tenant in Place
- Mark-to-Market Potential at Lease Renewal
- Strong Labor Base Supporting Tenant Demand
- Scalable Investment with Long-Term Value Creation

OWNER-USER HIGHLIGHTS

[FUNCTION | OPERATIONS | EFFICIENCY]

- Heavy Power for Manufacturing & Fabrication Uses
- Functional Site
- Grade-Level Doors + Dock-High Loading
- Flexible Layout for Single or Multi-User Occupancy

REPOSITION/VALUE-ADD HIGHLIGHTS

[OPPORTUNITY | RECONFIGURATION | FUTURE USE]

- Opportunity to Re-Tenant or Optimize Layout
- Flexible Multi-Tenant or Single-User Strategy
- Reconfiguration Potential Across Multiple Buildings
- Positioned for Long-Term Industrial Demand Growth

Listed By:
Shane Hendrix | 214.460.8926



Location Overview

High-growth East DFW location along I-30—Royse City offers efficient access, a strong labor base, and expanding industrial demand drivers.

Listed By:
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Royse City | Rapid Growth Market with Expanding Industrial Demand

Royse City, TX Overview

Royse City, Texas is a rapidly expanding industrial submarket within the East Dallas–Fort Worth Metroplex, strategically positioned along the Interstate 30 corridor. The area is experiencing accelerated population growth driven by migration from Dallas and surrounding suburbs, supporting both a growing labor base and increasing demand for industrial, service, and commercial uses. The market is anchored by a strong working-class employment base, with above-average concentrations in manufacturing, construction, and logistics—providing a reliable workforce for industrial operations. Located approximately 35 miles east of Downtown Dallas and just minutes from Rockwall, Royse City offers efficient regional connectivity while maintaining lower land and occupancy costs than core DFW markets. As development continues to expand east along I-30, Royse City is emerging as a compelling destination for industrial users, investors, and owner-users seeking scalable operations, workforce accessibility, and long-term positioning within a high-growth corridor.

25,000+

Labor Force
Within 10 Min
(STDB)

~97%

Employment
Rate Across
Trade Area
(STBD)

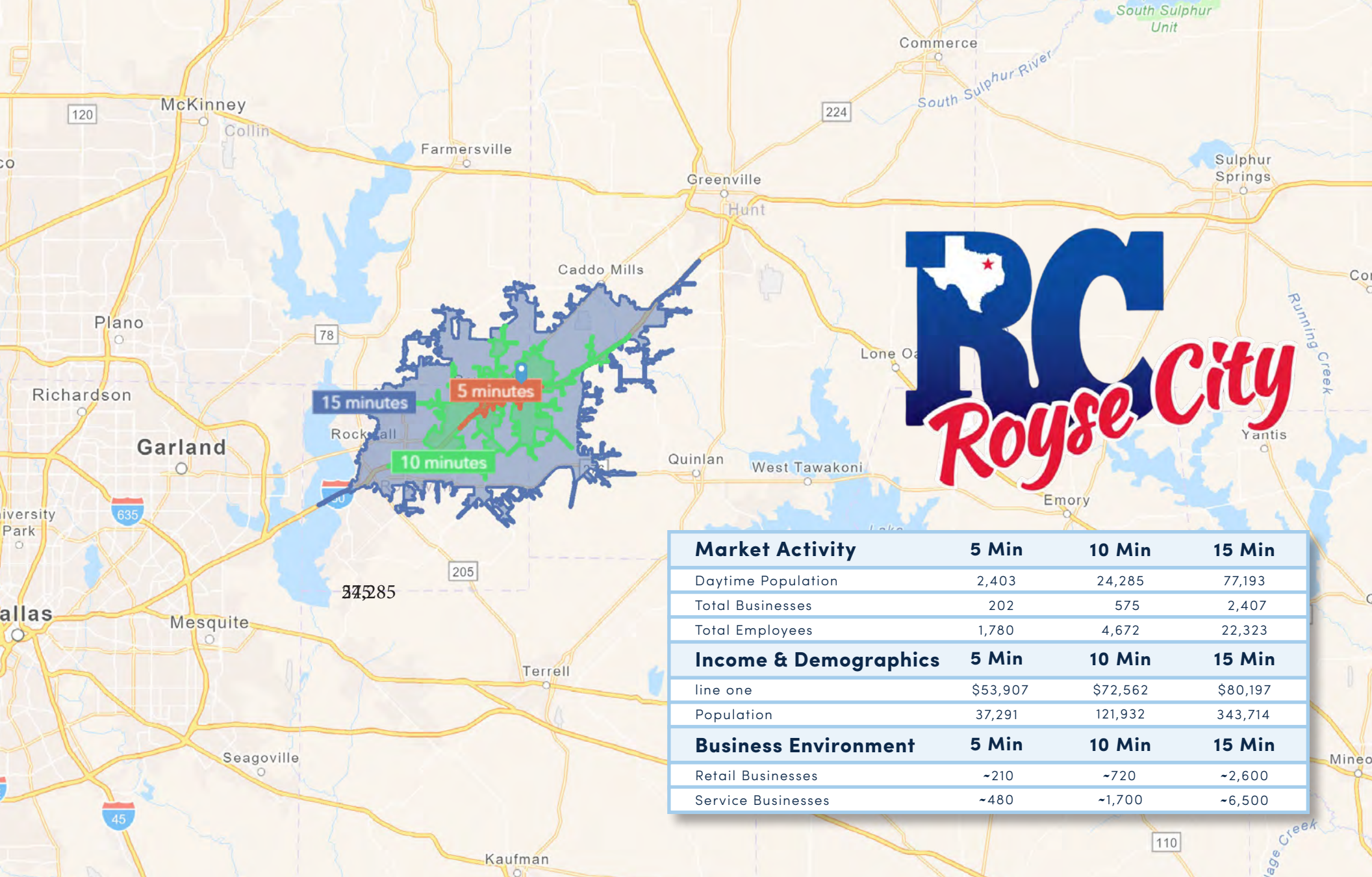
+47%

Pop. Growth
2020–2025
(10 Min—STDB)

15.5%

Manufacturing
Workforce
(STDB)





Market Activity	5 Min	10 Min	15 Min
Daytime Population	2,403	24,285	77,193
Total Businesses	202	575	2,407
Total Employees	1,780	4,672	22,323
Income & Demographics	5 Min	10 Min	15 Min
line one	\$53,907	\$72,562	\$80,197
Population	37,291	121,932	343,714
Business Environment	5 Min	10 Min	15 Min
Retail Businesses	~210	~720	~2,600
Service Businesses	~480	~1,700	~6,500

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Kevin Weable, CCIM

Market Director

kevin@mdcregroup.com

972.845.1663

Office Information

2701 Sunset Ridge Drive, Suite 109, Rockwall, TX 75032

info@mdcregroup.com

469.607.0471





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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			