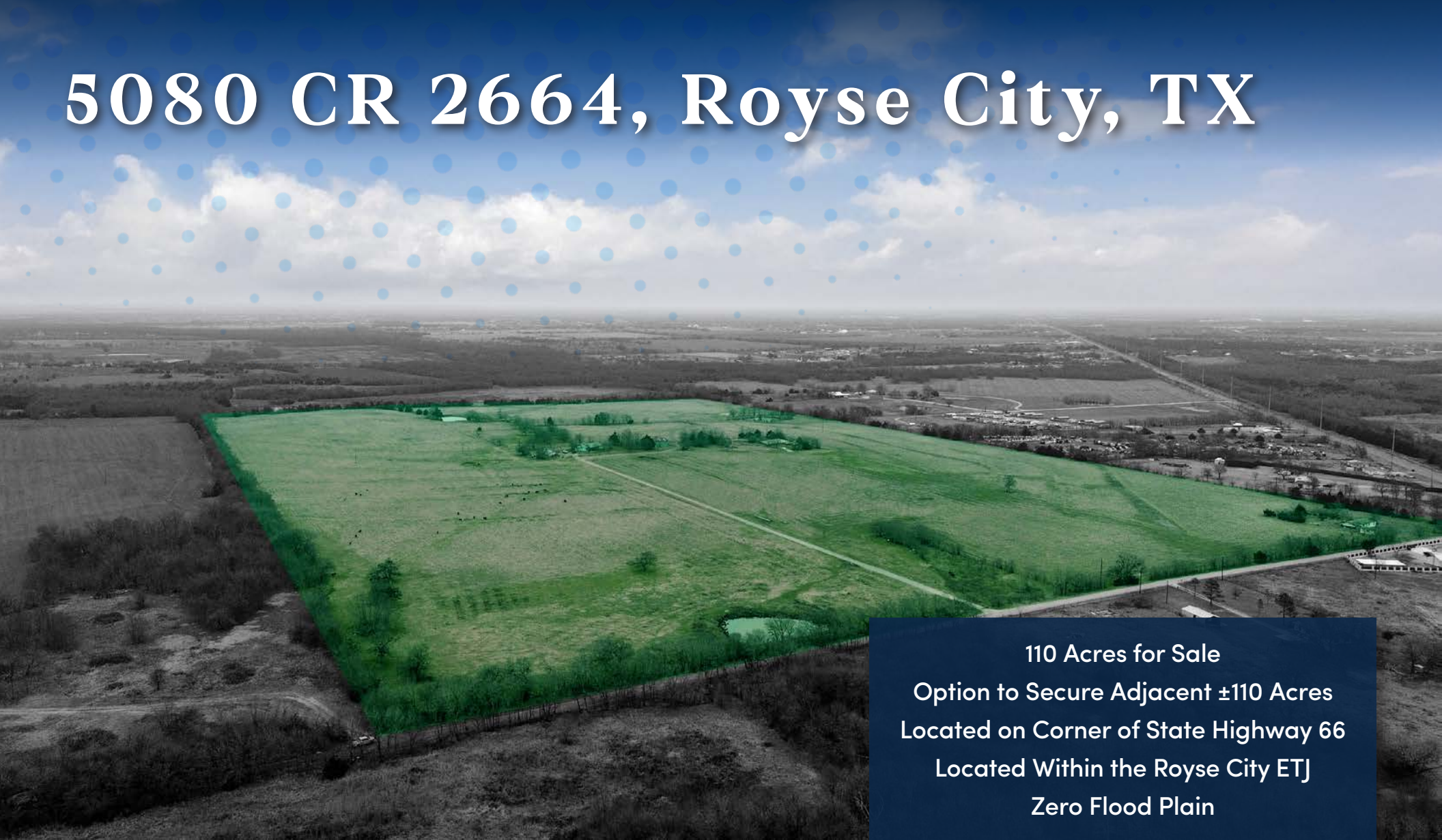


5080 CR 2664, Royse City, TX



110 Acres for Sale
Option to Secure Adjacent $\pm$ 110 Acres
Located on Corner of State Highway 66
Located Within the Royse City ETJ
Zero Flood Plain

Main Contact

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Executive Summary

SITE OVERVIEW

Acreage	±110 Acres
Adjacent Opportunity	±220.24 Total Contiguous Acres for Sale
Location	Corner of State Highway 66 & CR 2664
Jurisdiction	Royse City ETJ
Topography	Level
Floodplain	None
Restrictions	No known restrictions
Utilities	Electricity available; water/sewer via extension
Access	Direct frontage on CR 2664; proximity to SH-66 & I-30

SCALABLE EAST DFW DEVELOPMENT OPPORTUNITY

WHY THIS SITE

Large-scale, flood-free acreage in Royse City's eastward growth path with ETJ flexibility, SH-66 frontage, and scalability to 220 acres—supporting multiple development strategies and early value capture.

MARKET FUNDAMENTALS

- Emerging East DFW growth node along I-30/SH-66 corridor
- 15-minute population projected at 61,670 by 2030
- 2025 median household income exceeds \$100,000
- Expanding daytime population and white-collar employment base
- Continued residential absorption and infrastructure investment

TARGET BUYER PROFILES

Production & Regional Homebuilders

Large, contiguous, ETJ-controlled acreage suitable for master-planned or large-lot residential development with flexible phasing.

Lot Developers & Land Investors

Clean site conditions and assemblage potential support entitlement, infrastructure installation, phased takedowns, and multiple exit strategies.

Commercial & Pad Users

Hard-corner visibility and frontage along SH-66 support retail, service, QSR, medical, or mixed-use pad development.

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Development Potential

SCALABLE SITE STRATEGY

Each concept supports multiple development strategies while maximizing access, flexibility, phased execution, and minimizing upfront risk.

HIGH-VISIBILITY, MIXED-USE FRAMEWORK

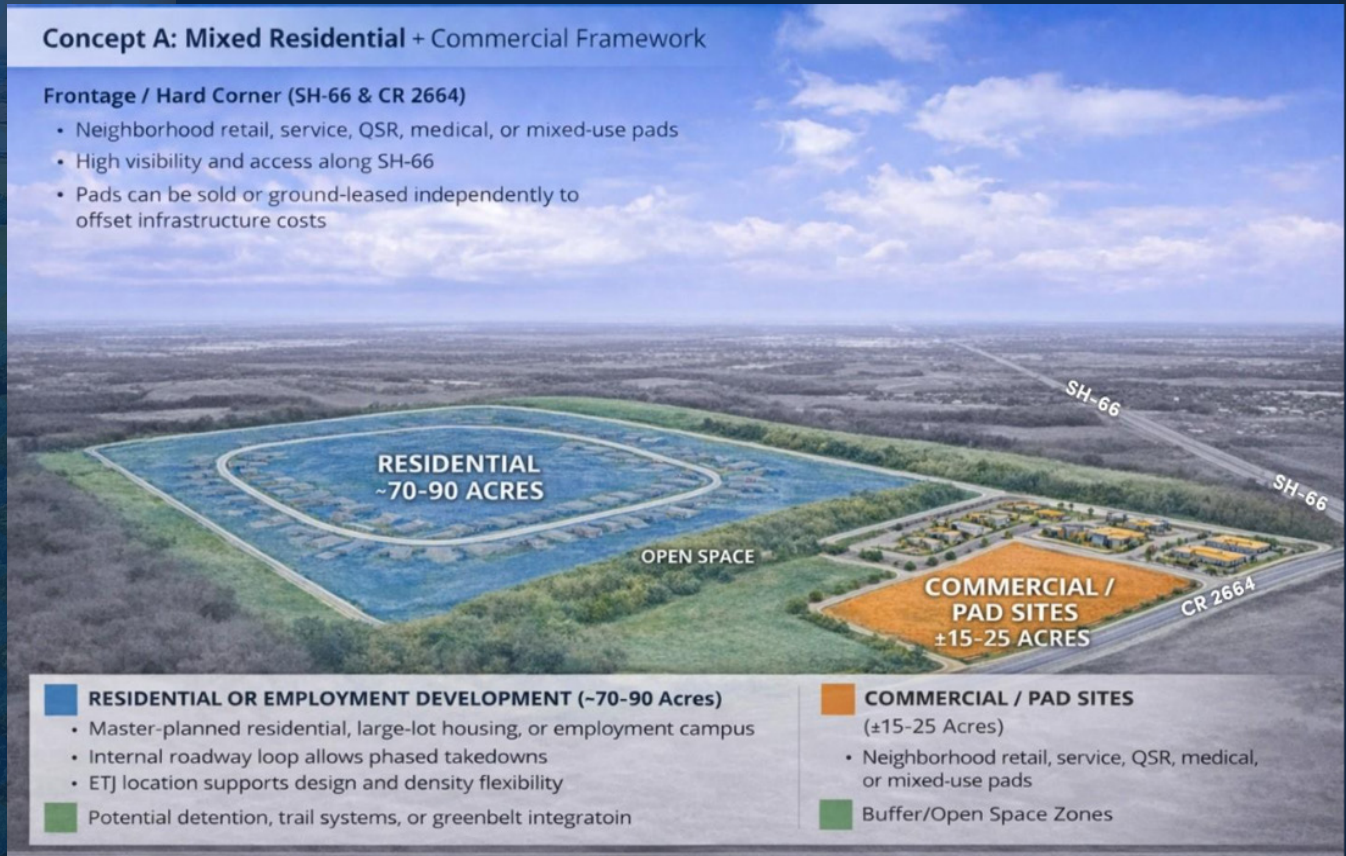
This concept leverages strong frontage and a large, level interior tract to support phased residential development alongside early commercial value. The layout is designed to maximize access, flexibility, and long-term optionality while minimizing upfront infrastructure exposure.

CONCEPT A: MIXED RESIDENTIAL + COMMERCIAL FRAMEWORK

Concept A: Mixed Residential + Commercial Framework

Frontage / Hard Corner (SH-66 & CR 2664)

- Neighborhood retail, service, QSR, medical, or mixed-use pads
- High visibility and access along SH-66
- Pads can be sold or ground-leased independently to offset infrastructure costs



Illustrative Only | Non-Binding | Subject to Zoning, Engineering & Municipal Approvals

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Concept A: Mixed Residential + Commercial Framework

FRONTAGE / HARD CORNER (SH-66 & CR 2664)

Commercial / Pad Sites (±15–25 Acres)

- Neighborhood retail, service, QSR, medical, or mixed-use pads
- High visibility and access along SH-66
- Pads can be sold or ground-leased independently to offset infrastructure costs

INTERIOR TRACT

Residential Development (±70–90 Acres)

- Master-planned residential or large-lot housing
- Internal roadway loop allows phased takedowns
- ETJ location supports design and density flexibility

BUFFER / OPEN SPACE ZONES

Perimeter Buffers & Open Space Amenities

- Natural buffers along perimeter enhance value and marketability
- Potential detention, trail systems, or greenbelt integration



Development Potential

SCALABLE SITE STRATEGY

Each concept supports multiple development strategies while maximizing access, flexibility, phased execution, and minimizing upfront risk.

PHASED, MARKET-DRIVEN DEVELOPMENT

This concept reduces upfront risk by aligning infrastructure and lot delivery with market absorption. Early improvements create access and momentum, while interior and expansion areas remain flexible for future density, timing, and exit strategy adjustments.

CONCEPT B: PHASED RESIDENTIAL / LOT DEVELOPMENT

Concept B: Phased Residential / Lot Development



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Concept B: Phased Residential / Lot Development

PHASE I | FRONT / INFRASTRUCTURE ANCHOR

Access & Initial Improvements

- Entry roadway, utilities, and initial frontage infrastructure
- Small pad or amenity parcel creates early value capture

PHASE II | INTERIOR TRACT

Residential Lot Development (±35–45 Acres)

- Scalable lot development aligned with market absorption
- Flexible lot sizing to accommodate builder demand

PHASE III | REAR / EXPANSION AREA

Future Growth & Optionality (±30–40 Acres)

- Optional density adjustments or future re-platting



Property Overview

M&D CRE is offering this 110-acre tract for sale, strategically located within the Royse City ETJ in Hunt County—on the corner of State Highway 66.

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Property Summary

M&D CRE is pleased to present 110 acres of raw, level land for sale, strategically located in Hunt County within the Royse City ETJ. This prime tract offers a rare opportunity to capitalize on the area's regional growth, with the added flexibility of being located outside city limits.

Situated on the corner of State Highway 66, the property features approximately $\pm 1,774$ feet of frontage along County Road 2664, providing regional access and connectivity to major thoroughfares. With no floodplain and no known restrictions, the site is well-suited for commercial or mixed-use development.

An adjacent 110.24-acre tract is also available, offering the option to assemble a combined ± 220.24 -acre footprint. With demand fueled by residential growth and infrastructure investment throughout the Royse City area, this property presents a compelling opportunity for developers and investors seeking long-term value in a high-growth corridor.

For more information, please contact Cody Rollins or Chris Hargrave.

Size	110 Acres
Zoning	Within Royse City ETJ
Utilities	Electricity Available
Topography	Level
Grading	Raw Land
Access	Direct Access
Flood Plain	None
Restrictions	No Known Restrictions





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Highlights

110 Acres

Option to Secure ±220.24 Acres

Within Royse City ETJ

Electricity Available

Ample Frontage on CR 2664

Located on Corner of SH-66



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Location Overview

The property is located in Hunt County within the Royse City ETJ, offering access to a rapidly growing regional market and the benefit of development flexibility outside city limits.

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Commercial Hub With Growing 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.

\$118,900

Median HH
Income

(Royse City CDC)

10,525

Royse City
Labor Force

(Royse City CDC)

61,670

2030
Projected Total
Population
(15-Min)

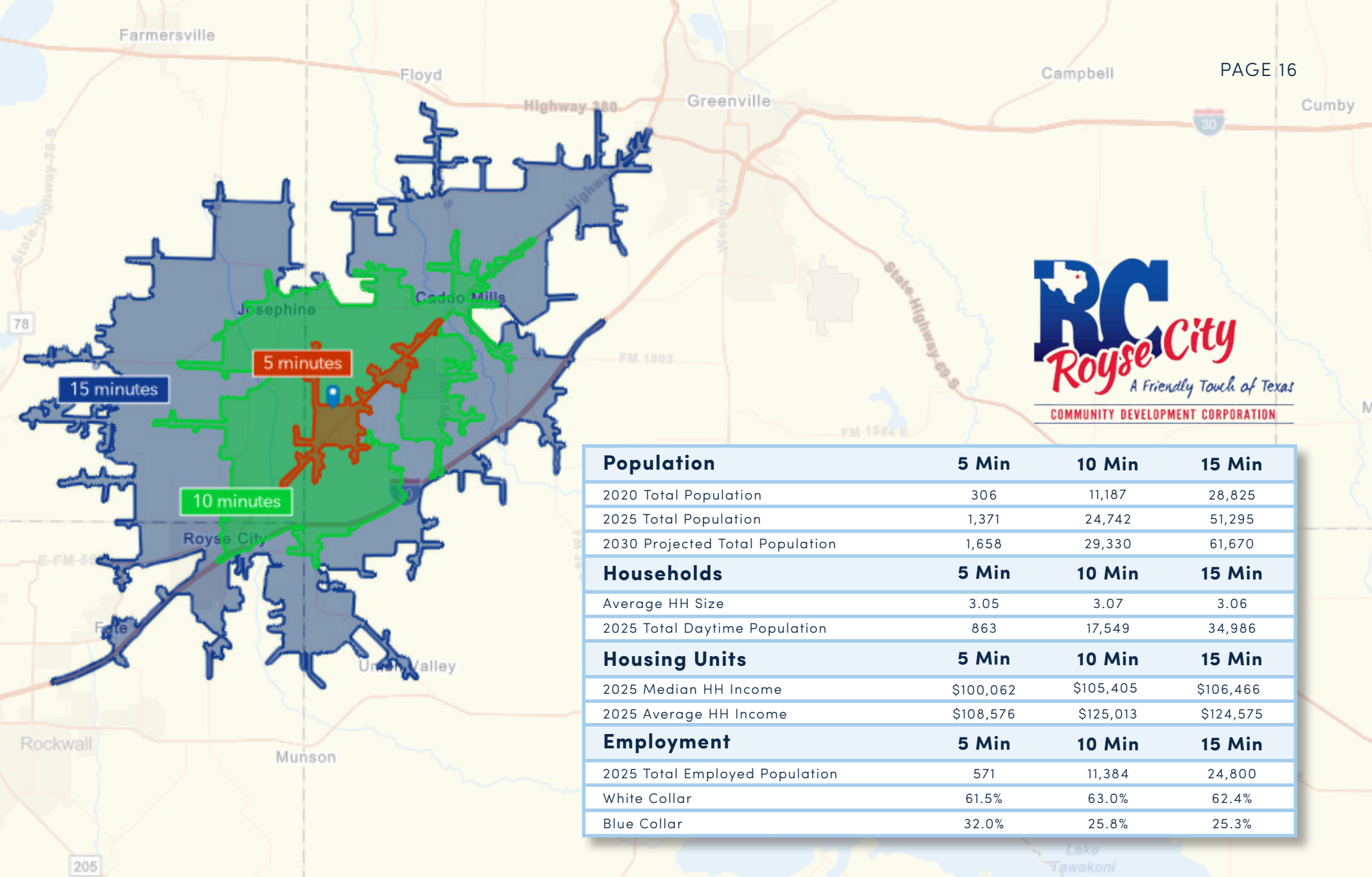
34,986

2025 Total
Daytime
Population
(15-Min)



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