



17.6 Acres in Major Growth Corridor

LOCATED IN ROYSE CITY WITHIN COLLIN COUNTY

17.6 Acres Deep, Elongated Tract
AG Exemption in Place
No HOA & No Known Restrictions
Within a Rapidly Growing Corridor

TBD County Road 979 | Royse City, TX 75189

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Property Overview

M&D CRE presents an opportunity to acquire approximately 17.6 acres of unimproved land in the Royse City area of Collin County. The property features a unique, deep tract configuration that extends well beyond its road frontage, creating a greater sense of separation, privacy, and flexibility across the site.

The land includes a blend of open pasture-style area and natural tree cover, making it well-suited for buyers seeking usable acreage with a more private rural feel. With AG exemption in place, no HOA, and no known restrictions indicated, the property may appeal to agricultural users, recreational buyers, rural estate seekers, or investors looking to secure land in a growing North Texas corridor.

For more information, contact **Will Greenstein** at **214.707.3793** or will.greenstein@mdcregroup.com

IDEAL FOR

- Land Investment Strategy
- Agricultural Use
- Recreational Use
- Rural Estate Ownership
- Long-Term Land Hold

Property Type	Unimproved Land
County	Collin
Area	Royse City, TX
Total Size	17.6 Acres
Parcel ID	R696600000501
HOA	None
Present Use	Pasture
Restrictions	None Known
Subdivision Option	No
Development/Zoning	Unzoned



Listed By:
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±26 Acres in Collin County | Royse City, TX

FEATURING A DEEP ±26 ACRE TRACT IN THE ROYSE CITY AREA OF COLLIN COUNTY



M&D CRE is pleased to present approximately 26 acres on TBD County Road 979 in the Royse City area of Collin County. This deep, elongated tract offers a mix of open land and natural tree cover, creating a setting with usable acreage, privacy, and long-term potential.

With substantial interior depth beyond the road frontage, the property may be suitable for agricultural, recreational, rural estate, or land investment use.

BOTTOM PARAGRAPH Whether you're seeking a recreational tract, rural estate setting, or long-term land investment, this Royse City-area property offers scale, flexibility, and a unique layout in Collin County.

FOR MORE INFORMATION, PLEASE CONTACT: Will Greenstein Will Greenstein will.
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±26 Acres Deep, Elongated Tract
Open Land + Natural Tree Cover
AG Exemption in Place
No HOA & No Known Restrictions

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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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Regulated by the Texas Real Estate Commission

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