Prairie View Estate Development Opportunity for Sale

ACREAGE FOR CUSTOM HOMES & SPACIOUS HOMESITES



- ±59.101 Acres of Land
- Estate-Lot Development Potential
- Adjacent to RCISD's Worthy Fate High School
- Multiple Existing Ponds
- Rockwall County Location

0 Hwy Prairie View Ln | Fate, TX 75189

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Potential uses, dimensions, access, utilities, jurisdictional status and development concepts are presented for informational purposes only and are subject to independent verification, engineering and applicable governmental approvals.

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Table of Contents

Pages 4-9 | Property Overview

Pages 10-13 | Location Overview

Page 14 | Contacts



Property Overview

ACREAGE | CHARACTER | POSSIBILITY

A ±59.101-acre tract combining open pasture, existing ponds and established trees, offering a distinctive setting for buyers exploring estate-lot residential development.

For Info:
Ross Miller | 469.352.8147

Property Overview

A NATURAL SETTING FOR A LARGE ESTATE-LOT DEVELOPMENT

M&D CRE is pleased to present 0 Hwy Prairie View Ln, a ±59.101-acre land opportunity in Rockwall County, Texas. Open pasture, existing ponds and established trees create a distinctive setting for buyers exploring an estate-lot community with custom homes and spacious homesites.

The broader western acreage narrows eastward near Donaldson Lane, allowing buyers to explore varied lot configurations and internal roadways. Ponds and wooded areas could enhance individual homesites or shared open space, while surrounding acreage residences complement the large-lot positioning.

The offering targets acreage-home developers, custom-home builders and land investors considering homesites of one acre or larger, subject to approvals. Buyers should verify boundaries, jurisdiction, access, utilities, drainage and floodplain conditions. The listing agreement notes ±1.7 acres of flood area; net developable acreage and lot yield remain unverified.

For more information, please contact **Ross Miller** at **469.352.8147** or **ross.miller@mdcregroup.com**.

IDEAL FOR

- Luxury Acreage-Home Developers
- Estate-Lot Community Developers
- Large-Lot Residential Developers
- Land Investors
- Private Estate Buyers
- Multigenerational Estate Buyers

Offering	For Sale
Total Land Area	±59.101 AC
Land Configuration	Three Small Parcels
Existing Landscape	Open pasture, ponds and established trees
County	Rockwall County
Parcel ID	11064
Legal Description	A0106 M Hodges, Tract 5



0 HWY PRAIRIE VIEW LN — FATE, TX







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Highlights

- ±59.101-acre tract in Rockwall County
- Predominantly open pasture with established tree cover
- Multiple ponds contributing to landscape character
- Broad western acreage and tapering eastern section
- Surrounding acreage residences
- Estate-lot residential development potential

For Info:
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Location Overview

The Fate–Royse City area in Rockwall County blends small-town character, expanding amenities and regional connectivity along Interstate 30 in eastern DFW.



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Ross Miller | 469.352.8147

Rockwall County, TX: Small-Town Character, Regional Connections

Rockwall County, TX Overview

The Fate–Royse City area combines small-town character with connections to the Dallas–Fort Worth metroplex. Interstate 30 provides a regional transportation corridor, while nearby Rockwall and Lake Ray Hubbard add shopping, dining and recreation options. Fate's location east of Dallas places the area within reach of metropolitan amenities while retaining a distinct community identity.

Residential growth is accompanied by commercial investment and expanding local amenities. Fate's downtown features locally owned shops, restaurants and community gathering spaces, while mixed-use development in Fate reflects continued investment along the I-30 corridor. Together, these communities offer an evolving blend of residential neighborhoods, local businesses and regional connectivity.

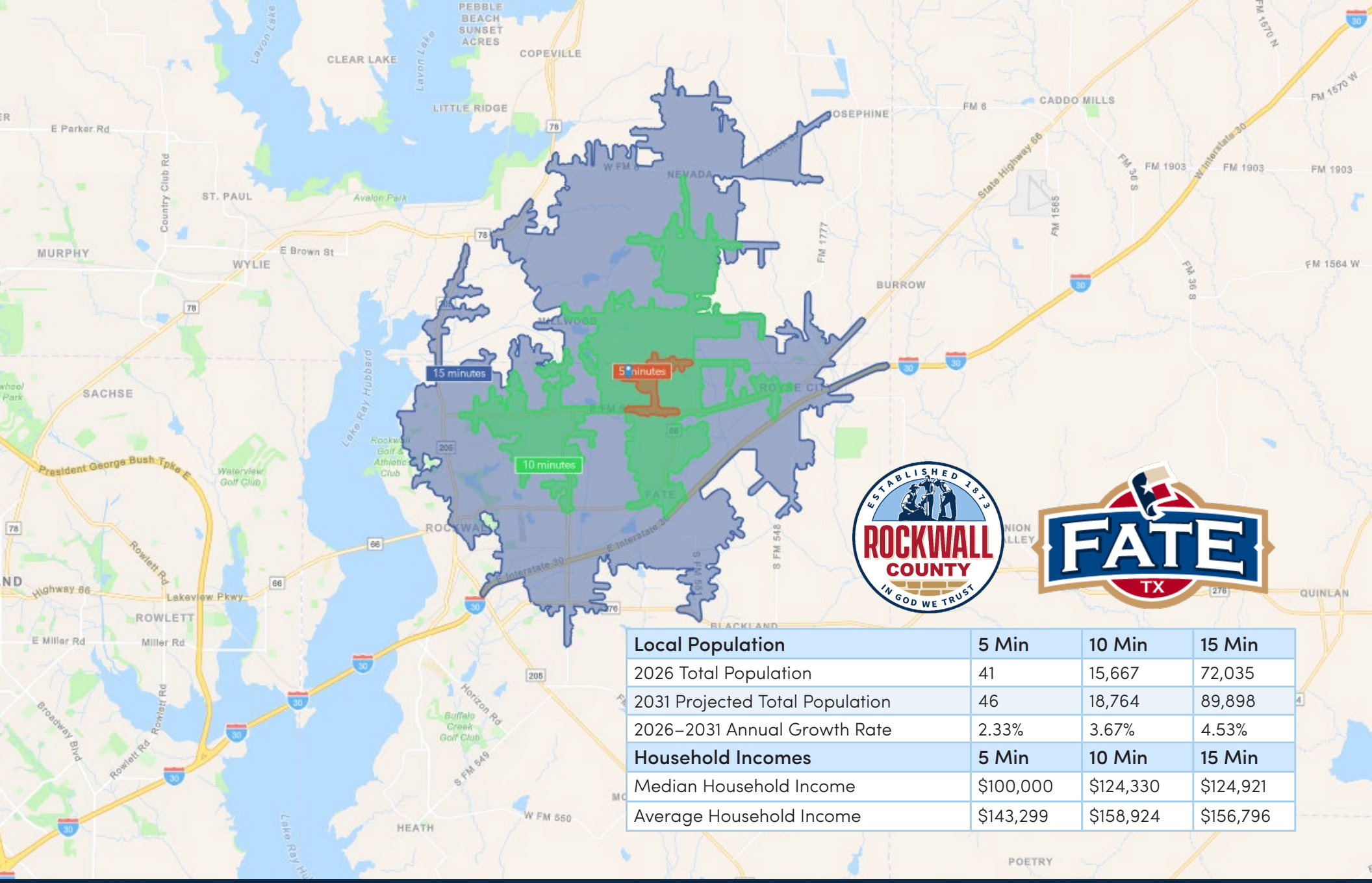
72,035
2026 Population
15 MIN—ESRI

$124,921
2026 Median HH Income
15 MIN—ESRI

24.8%
Projected Pop Growth '26–'31
15 MIN—ESRI

29,510
2031 Projected Househol
15 MIN—ESRI

MD CRE



Local Population	5 Min	10 Min	15 Min
2026 Total Population	41	15,667	72,035
2031 Projected Total Population	46	18,764	89,898
2026–2031 Annual Growth Rate	2.33%	3.67%	4.53%
Household Incomes	**5 Min**	**10 Min**	**15 Min**
Median Household Income	$100,000	$124,330	$124,921
Average Household Income	$143,299	$158,924	$156,796

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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.

EQUAL HOUSING OPPORTUNITY

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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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date