



# ROYSE CITY CENTER

## Retail Space For Lease

Erby Campbell & I-30, Royse City, Texas

### PROPERTY OVERVIEW

- Walmart Supercenter anchored retail area
- Excellent freeway visibility in high-traffic corridor
- Strategically located between the I-30 off-ramp and on-ramp at the intersection
- Located at the busiest intersection in Royse City
- New development being planned behind Royse City Center in line with Walmart
- Great ingress/egress to Walmart and other retailers
- City averages 5% annual population growth that is expected to grow 32% from 2019-2024
- Royse City averaged 248 single family housing permits from 2014-2019. 1,280 housing permits were issued in 2021 alone.

### MAJOR AREA RETAILERS



### INFORMATION

**Available:** 1,400-2,817 SF

**NNN:** \$9.00/SF

Call for Pricing

### TRAFFIC COUNTS

I-30	70,669 VPD
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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,620	32,733	45,739
Households	2,529	10,997	15,300
Average HH Income	\$103,885	\$113,688	\$113,528
Median Age	34.2	35.2	35.7

For More Information  
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This site is located at the front door of the on & off-ramps to I-30 going Westbound. Westbound traffic in Royse City is funneled to this location due to the ramp locations.



Owned by a developer; recently approved a development agreement with the city; expected to be big box retail, with site plan submittals coming soon. Tenants unknown at this time.

- Starbucks
- Wendy's
- Texas Health Resources
- CBD American Shaman
- Nail Spa

OMI

Estates of Quail Ridge  
370 lots

Royce City Medical Lodge

Anita Scott Elementary

Erby Campbell Blvd

Briarstone Estates  
164 lots

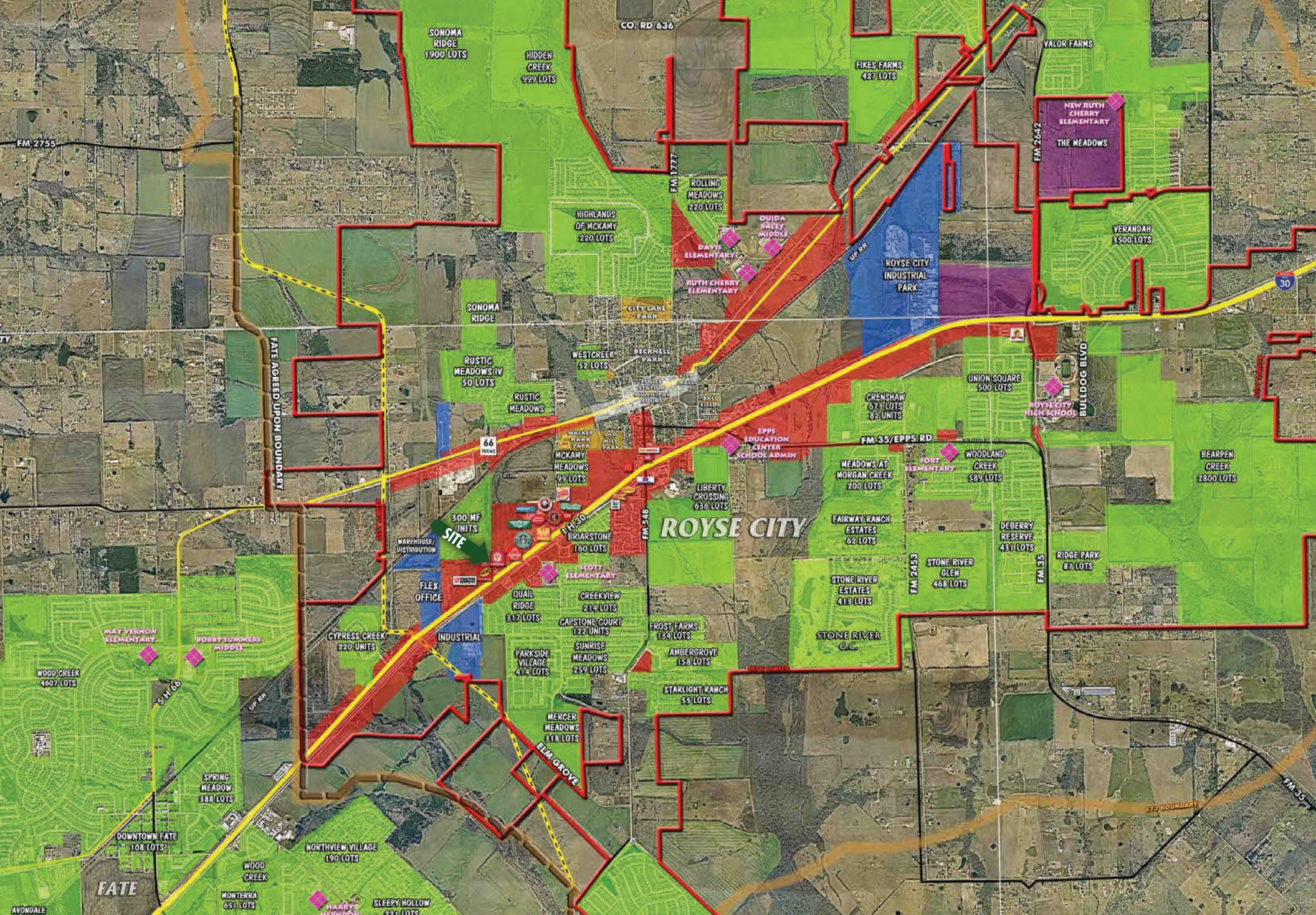
Creekview Estates  
241 lots

70,669 VPD

Mckamy Meadows  
98 lots

5,406 VPD

South Farm to Market 548



FATE AGREED UPON BOUNDARY

300 MF UNITS  
SITE

ROYSE CITY







# Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**Before** working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

\_\_\_\_\_  
Buyer, Seller, Landlord or Tenant

\_\_\_\_\_  
Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)