



REAL ESTATE ADVISORS

[www.avidrea.com](http://www.avidrea.com)

214.379.1040

**5.49 Gross AC /  
1.54 Net AC  
with FM 2642  
Frontage**

**5901 FM 2642  
Royse City, TX 75189**

**CONTACT BROKER FOR MORE INFORMATION:**

**James Seidel**

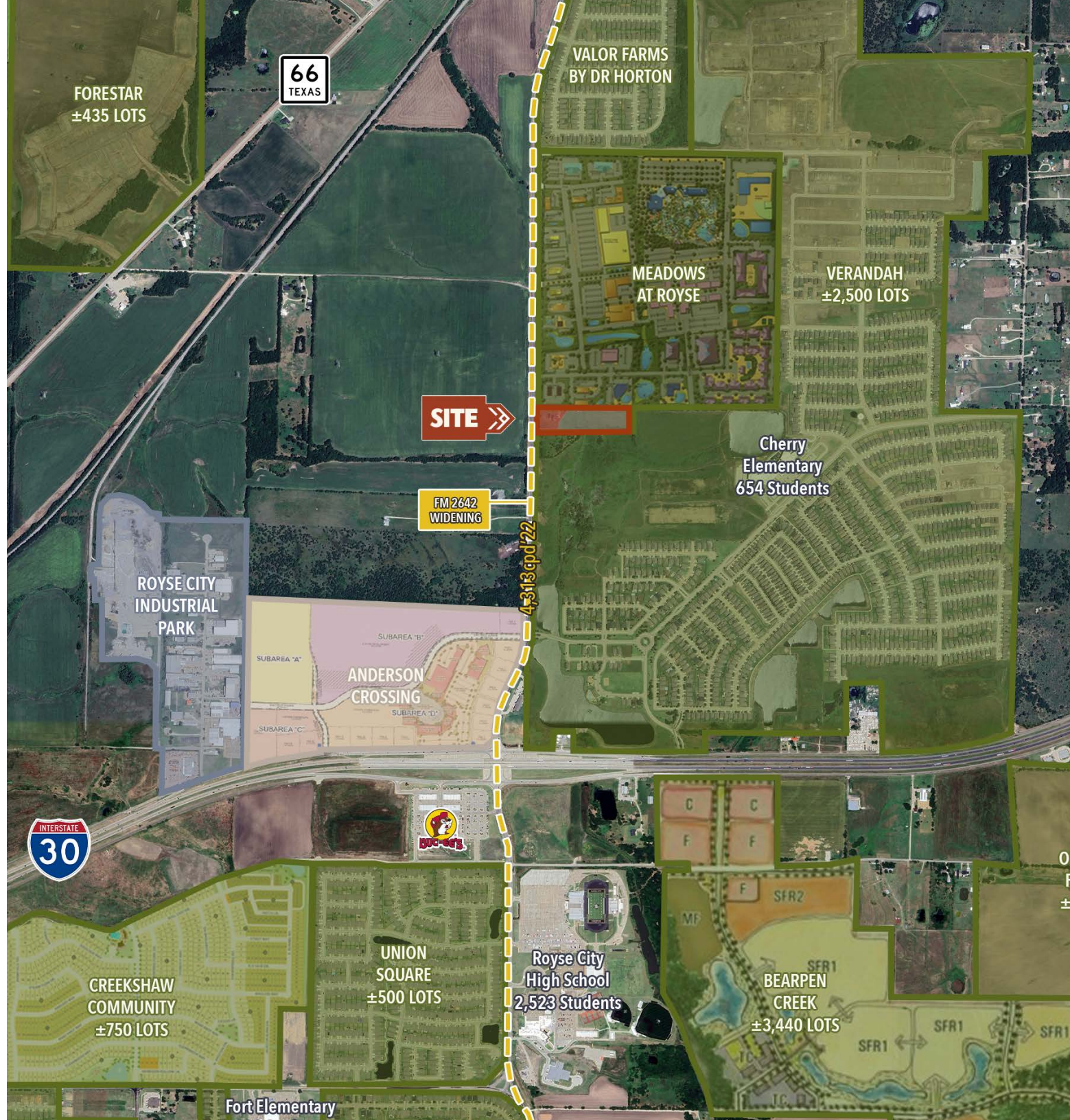
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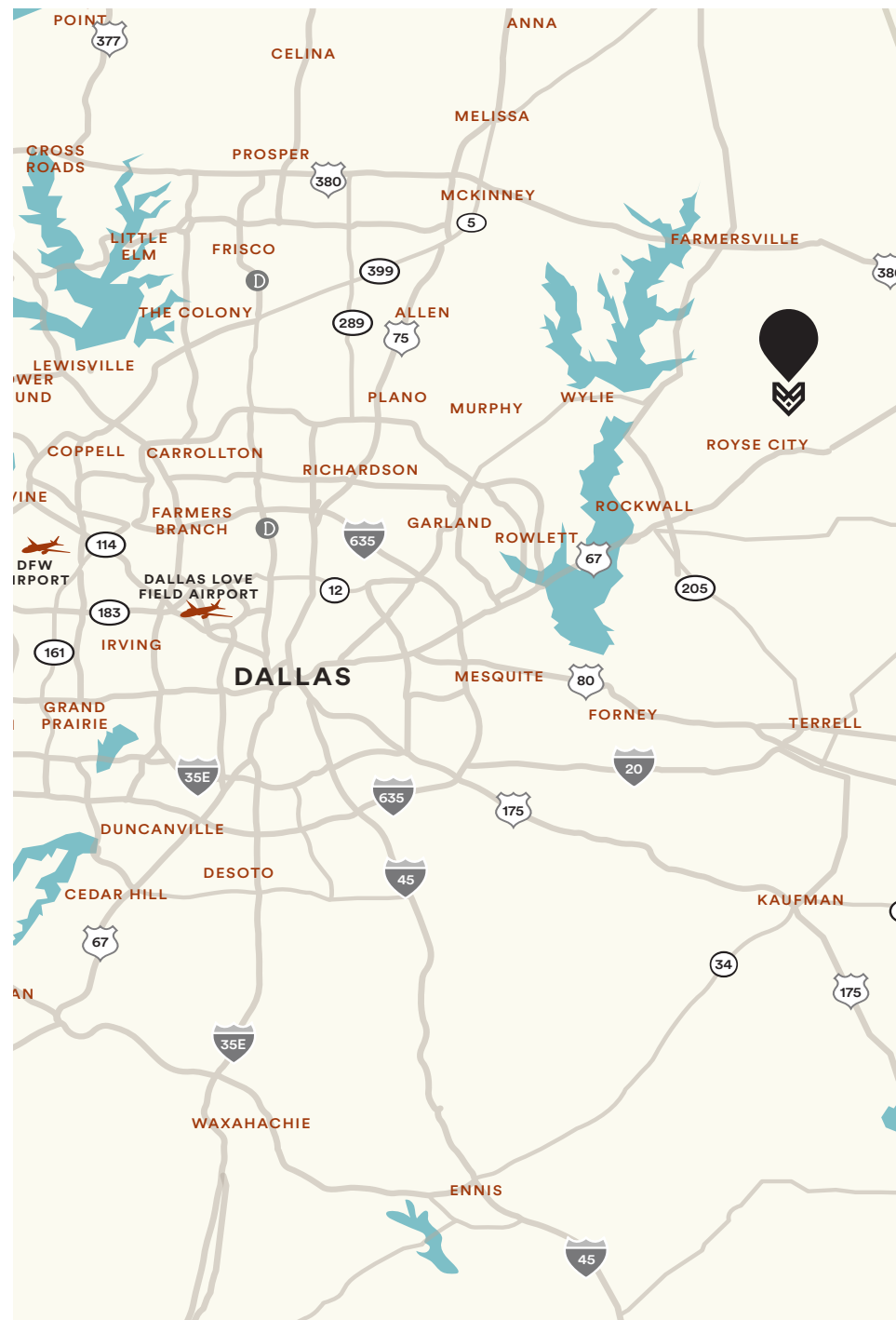


## Property Details

LOCATION	5901 FM 2642, Royse City, TX 75189	
AVAILABLE	5.49 Gross AC / 1.5 Net AC	
PRICE	Please Call for Pricing	
ZONING	Commercial	
HIGHLIGHTS	» 13.4% annual population growth » 170 AC mixed-use master plan community being built at north property line » Favorable commercial zoning for development along FM 2642 frontage	
AREA RETAIL & TRAFFIC DRIVERS	Buccee’s , Cherry Elementary School, Royse City High School, Soulman’s Barbeque, Family Dollar, AutoZone, Taco Bell, Jack in the Box, McDonald’s	
TRAFFIC COUNTS	FM 2642 4,313 CPD 2022	I-30 73,534 CPD 2022

## Demographics

Demographics	1 Mile	3 Miles	5 Miles
POPULATION	3,117	14,971	32,979
EST. POP GROWTH 2024-29	5.8%	7.4%	6.7%
MEDIAN AGE	32.7	34.6	34.4
NUMBER OF HOUSEHOLDS	1,030	5,000	10,829
AVG HOUSEHOLD INCOME	\$74,434	\$113,029	\$113,114
MED HOUSEHOLD INCOME	\$91,375	\$114,838	\$107,526



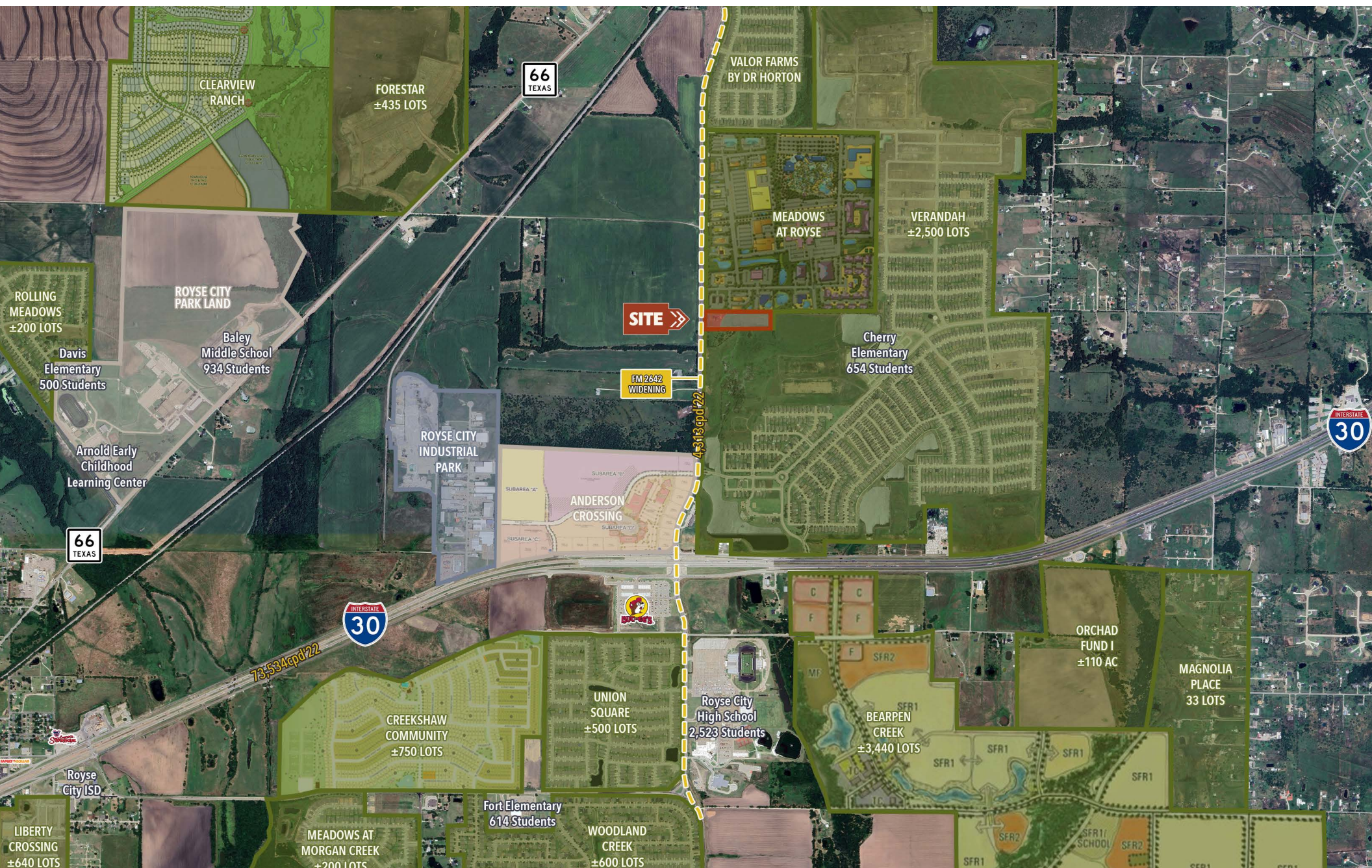


**Map Labels:**

- Subdivisions and Lot Counts:**
  - LINROCK ±100 LOTS
  - HIDDEN CREEK ±445 LOTS
  - ROLLING MEADOWS ±200 LOTS
  - WEST CREEK ±50 LOTS
  - RUSTIC MEADOWS ±350 LOTS
  - MCCAMY MEADOWS ±100 LOTS
  - BRIARSTONE ESTATES ±160 LOTS
  - ESTATE OF QUAIL RIDGE ±360 LOTS
  - PARKSIDE VILLAGE ±450 LOTS
  - CREEKVIEW ESTATES ±250 LOTS
  - SUNRISE MEADOWS ±250 LOTS
  - FROST FARMS ±130 LOTS
  - AMBERGROVE ±150 LOTS
  - STARLIGHT RANCH ±50 LOTS
  - LIBERTY CROSSING ±640 LOTS
  - MEADOWS AT MORGAN CREEK ±200 LOTS
  - FAIRWAY RANCH ±60 LOTS
  - STONE RIVER ESTATES ±400 LOTS
  - WOODLAND CREEK ±600 LOTS
  - DEBERRY RESERVE ±300 LOTS
  - RIDGE PARK ±300 LOTS
  - MEADOWS AT ROYSE ±2,500 LOTS
  - VERANDAH ±2,500 LOTS
  - CHERRY ELEMENTARY 654 STUDENTS
  - ROYSE CITY INDUSTRIAL PARK
  - ANDERSON CROSSING
  - UNION SQUARE ±500 LOTS
  - CREEKSHAW COMMUNITY ±750 LOTS
  - WOODCREEK ±1,849 LOTS
  - CYPRESS CREEK APARTMENTS 220 UNITS
- Schools:**
  - Davis Elementary 500 Students
  - Balely Middle School 934 Students
  - Arnold Early Childhood Learning Center
  - Royse City High School 2,523 Students
  - Fort Elementary 614 Students
  - Summers Middle School 1,020 Students
- Other Features:**
  - FM 2642 WIDENING
  - 73.534cpd22
  - Clearview Ranch
  - Forestar ±435 LOTS
  - MEADOWS AT ROYSE
  - CHERRY ELEMENTARY
  - ROYSE CITY INDUSTRIAL PARK
  - ANDERSON CROSSING
  - UNION SQUARE
  - CREEKSHAW COMMUNITY
  - WOODLAND CREEK
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  - STARLIGHT RANCH
  - CYPRESS CREEK APARTMENTS
  - WOODCREEK



# Zoom Aerial





# Flood Plain





# Information About Brokerage Services

11-2-2015



*Texas Law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords*

## 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.

**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.

**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.

### Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Phone

### Ryan Jordan

Designated broker of Firm

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Phone

Licensed Supervisor of Sales Agent/Associate

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E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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