

PAD SITES FOR SALE & MEDICAL/OFFICE/RETAIL SPACE AVAILABLE

CALL FOR PRICING



Zoning: Front Pads on Erby Campbell Blvd (east side of the property and stops about half way mark of Walmart for reference) is zoned C-1 and the west portion is C-2 zoning.

18.26 AC (Pad site sizes may vary)

Corner of Erby Campbell and Mercantile Blvd. -- NW I-30 and Erby Campbell

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COLONIAL
 COMMERCIAL REAL ESTATE LLC

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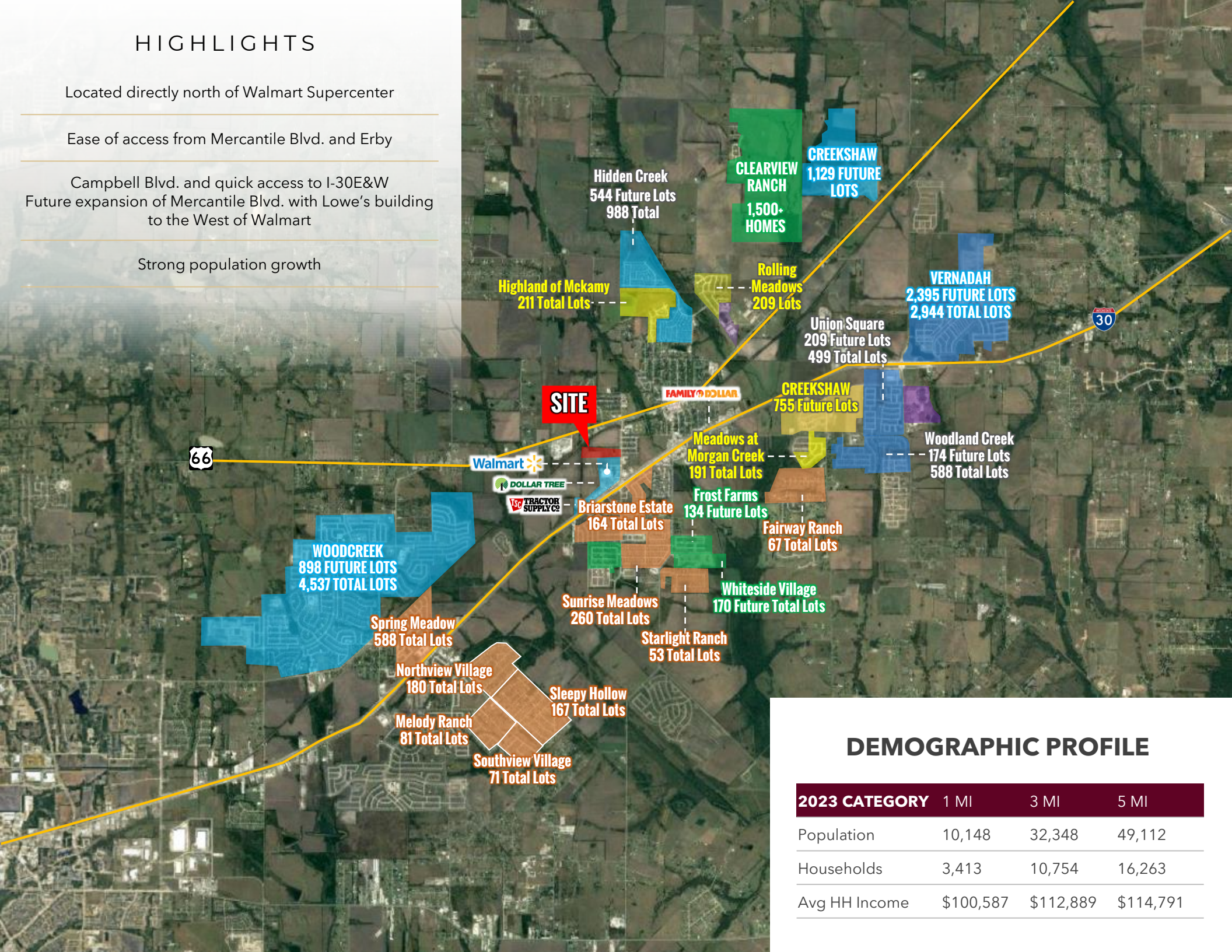
HIGHLIGHTS

Located directly north of Walmart Supercenter

Ease of access from Mercantile Blvd. and Erby

Campbell Blvd. and quick access to I-30E&W
 Future expansion of Mercantile Blvd. with Lowe's building to the West of Walmart

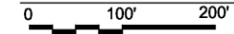
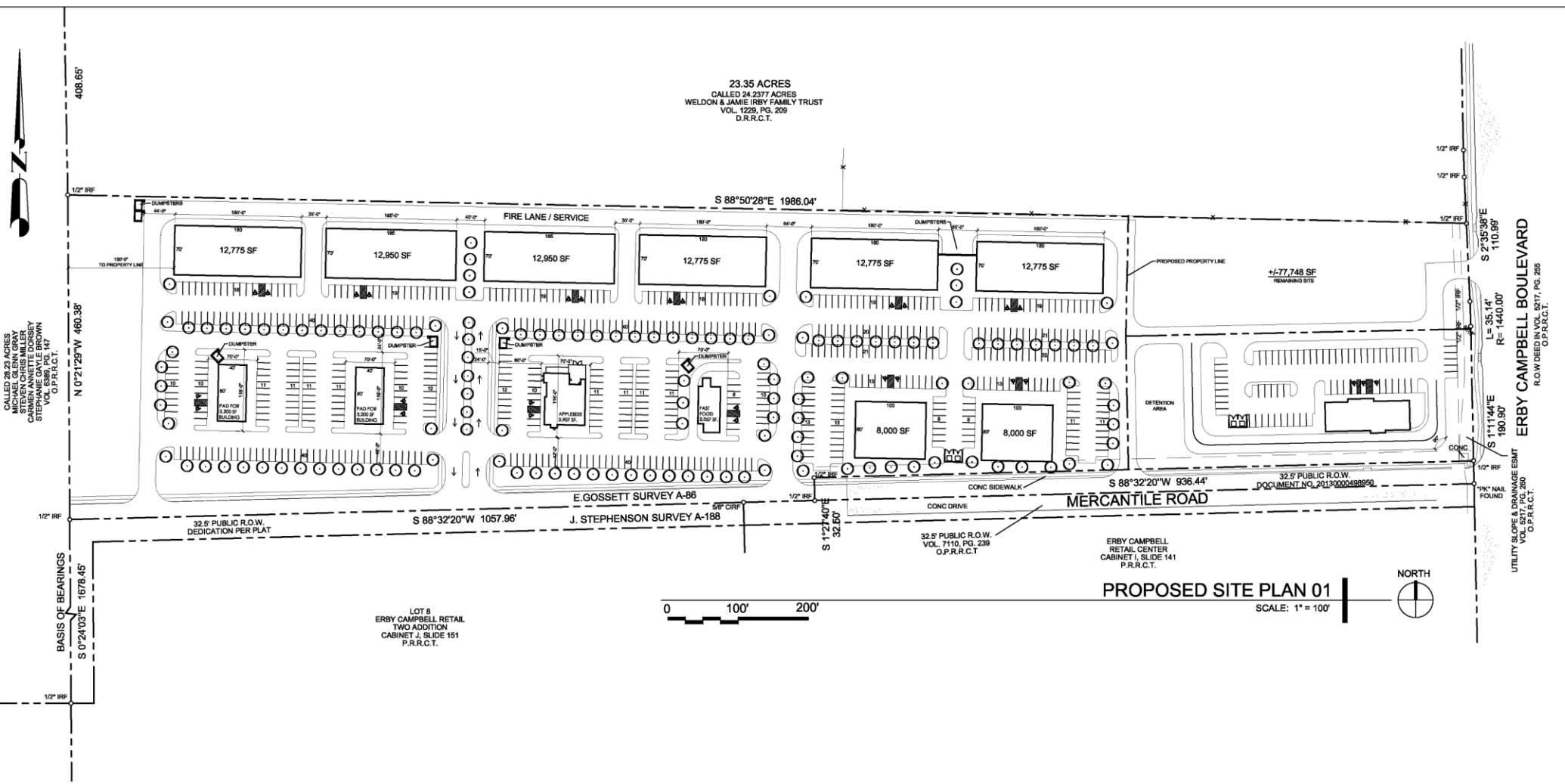
Strong population growth



DEMOGRAPHIC PROFILE

2023 CATEGORY	1 MI	3 MI	5 MI
Population	10,148	32,348	49,112
Households	3,413	10,754	16,263
Avg HH Income	\$100,587	\$112,889	\$114,791

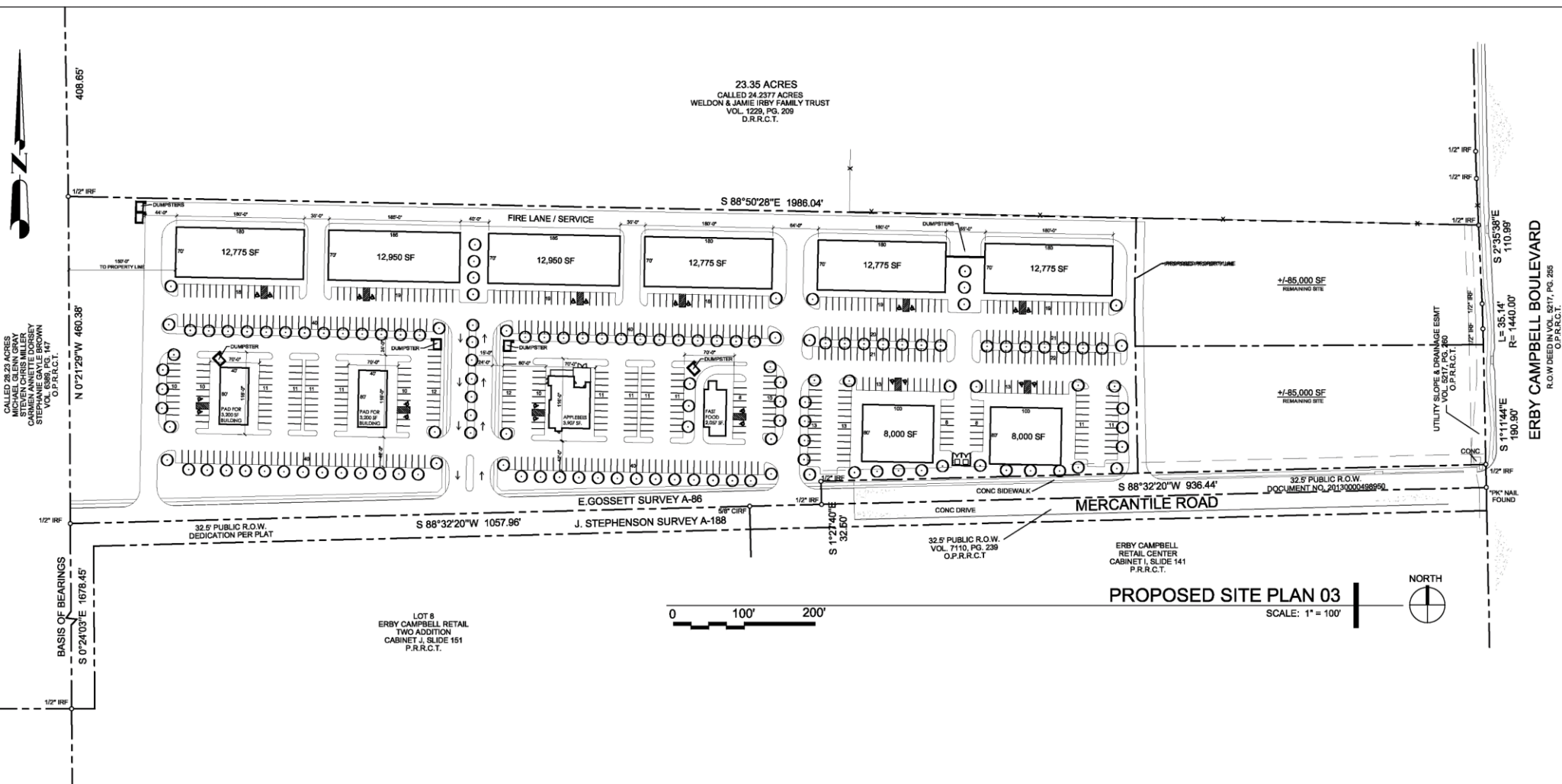
SITE PLAN OPTION 1



PROPOSED SITE PLAN 01
SCALE: 1" = 100'



SITE PLAN OPTION 3



PROPOSED SITE PLAN 03 | MERCANTILE BLVD, ROYSE CITY, TEXAS | 2023-01-06

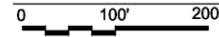
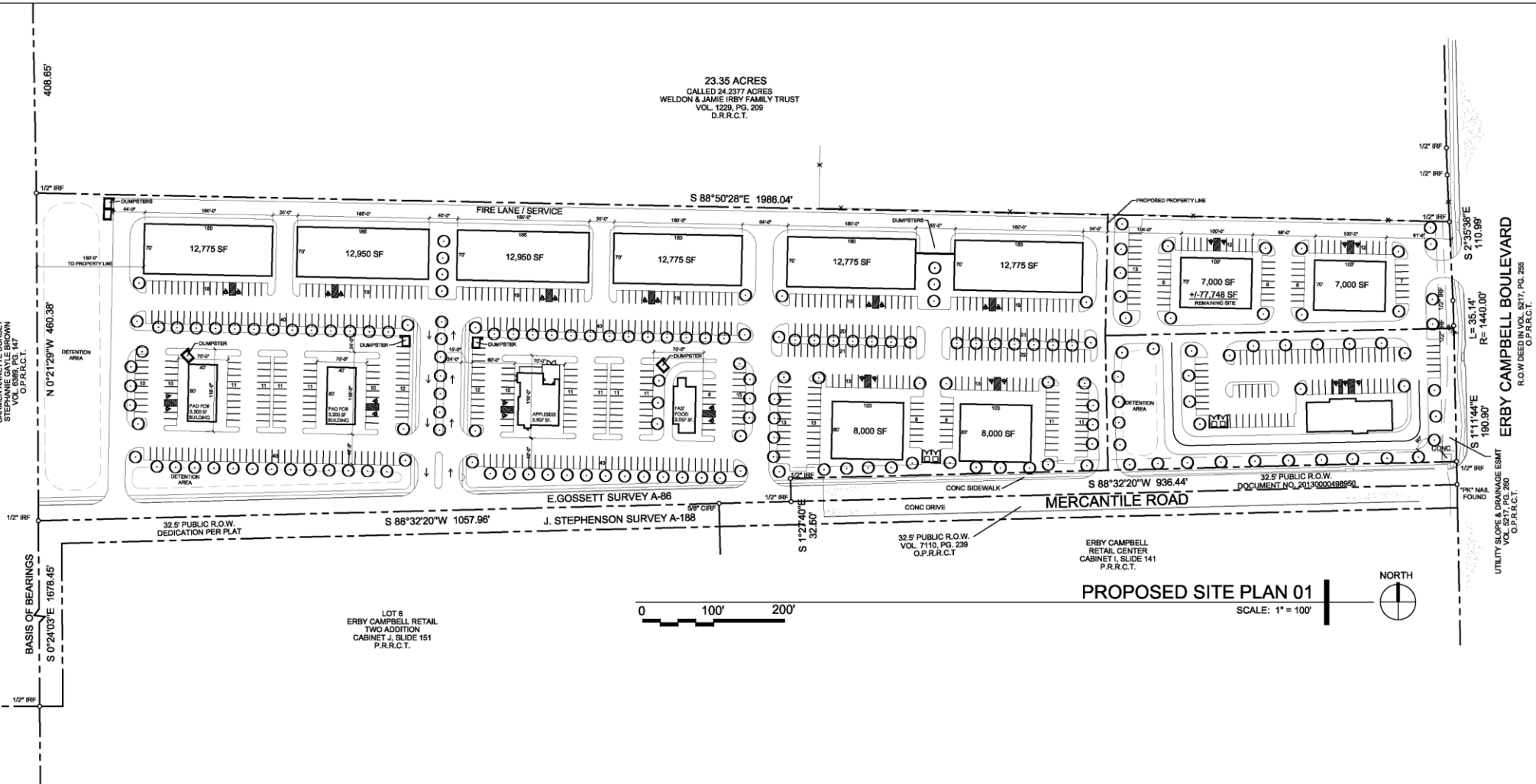
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SITE PLAN OPTION 4

23.35 ACRES
 CALLED 24.2377 ACRES
 WELDON & JAMIE IRBY FAMILY TRUST
 VOL. 1229, PG. 209
 D.R.R.C.T.



PROPOSED SITE PLAN 01

SCALE: 1" = 100'



LOT 8
 ERBY CAMPBELL RETAIL
 TWO ADDITION
 CABINET J, SLIDE 151
 P.R.R.C.T.

ERBY CAMPBELL BOULEVARD
 L= 35.14'
 R= 1440.00'
 S 2°35'38"E
 110.90'
 S 1°11'44"E
 180.90'
 UTILITY SLOPE & DRAINAGE ESMT
 VOL. 1229, PG. 260
 O.P.R.R.C.T.



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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Colonial Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Colonial Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Colonial Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Colonial Commercial Real Estate LLC has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Colonial Commercial Real Estate LLC's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Colonial Commercial Real Estate LLC and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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