

State Highway 66 & FM 2642 - Incom...

6503 TX-66, Royse City, TX 75189



Presented By:
Coldwell Banker Commercial Apex



State Highway 66 & FM 2642 - Income Producing

6503 TX-66, Royse City, TX 75189

Property Details

Exceptional opportunity to acquire this 1.1-acre tract ideally positioned just north of FM-2642 on State Highway 66, with over 200 feet of highway frontage. This high visibility site benefits from a daily traffic count of 10,000+ vehicles, making it a strategic investment within a rapidly expanding community. Just minutes from Buc-ee's, Walmart, Lowes and other major retailers; Royse City's historic Main Street; and the future Royse City Town Center development at I-30 & FM-2642 with highly anticipated anchors. This unincorporated parcel is located outside city limits and the ETJ, with no floodplain, allowing for a wide range of development opportunities. The property includes an income generating, fully leased 7-space food truck court with electric and water connections. There is also a residence which is currently leased as retail (interior photos are from before it was leased). Current income: \$6150 monthly, \$73,800 annually. This property is positioned for long-term growth and flexible use potential for investors looking to capitalize on this area's explosive expansion. The 2 parcels are in the process of being re-platted into a single address and parcel, will not sell separately.

Price: \$850,000

- Just outside the city limits and ETJ of the rapidly expanding community of Royse City
- 1.1-acre tract ideally positioned just north of FM-2642 on State Highway 66

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Just minutes from Buc-ee's, Walmart, Lowes and other major retailers; Royse City's historic Main Street; and the future Royse City Town Center

▪
Seven fully leased food truck court spaces with electric and water connections; former residence is leased commercially

- Current income: \$6,150 monthly, \$73,800 annually

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This property is positioned for long-term growth and flexible use potential for investors looking to capitalize on this area's explosive expansion.

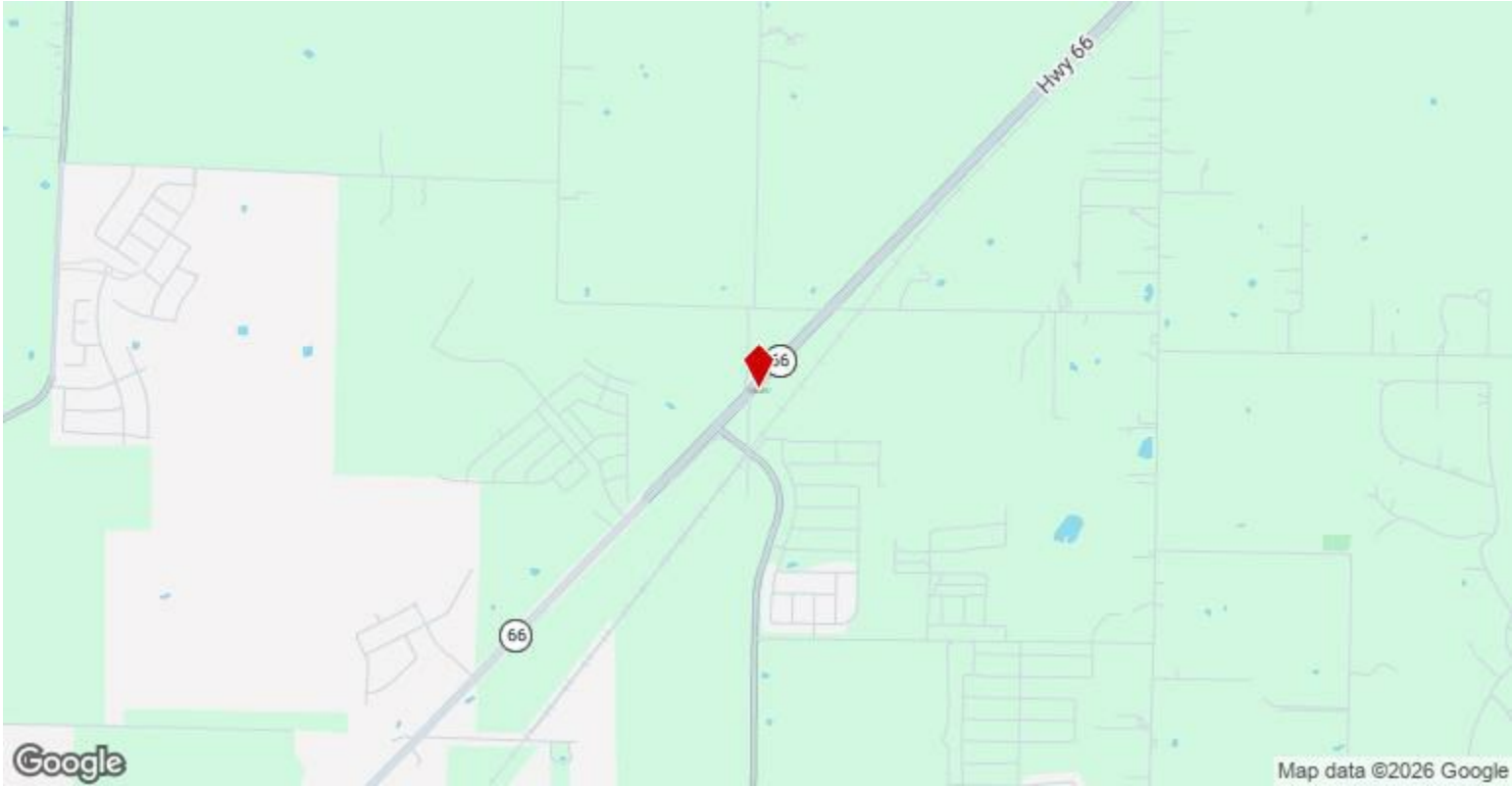
View the full listing here: <https://www.loopnet.com/Listing/6503-TX-66-Royse-City-TX/39633671/>

Price:	\$850,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	1.10 AC
No. Lots:	1
Zoning Description:	No Zoning
APN / Parcel ID:	32865

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Location



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Property Photos



Approx. Prop Lines



10-6503_Hwy_66_RC_022

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Property Photos



12-6503_Hwy_66_RC_025



19-6503_Hwy_66_RC_032

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Property Photos



17-6503_Hwy_66_RC_030



21-6503_Hwy_66_RC_002

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