

# 276 BUSINESS PARK

6475 West Highway 276  
Royse City, TX. 75189

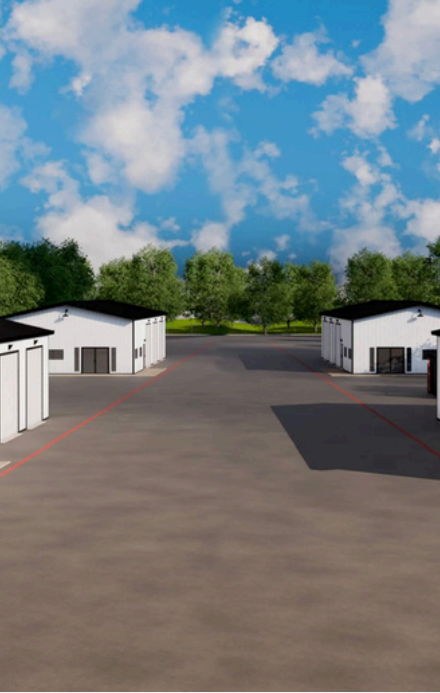


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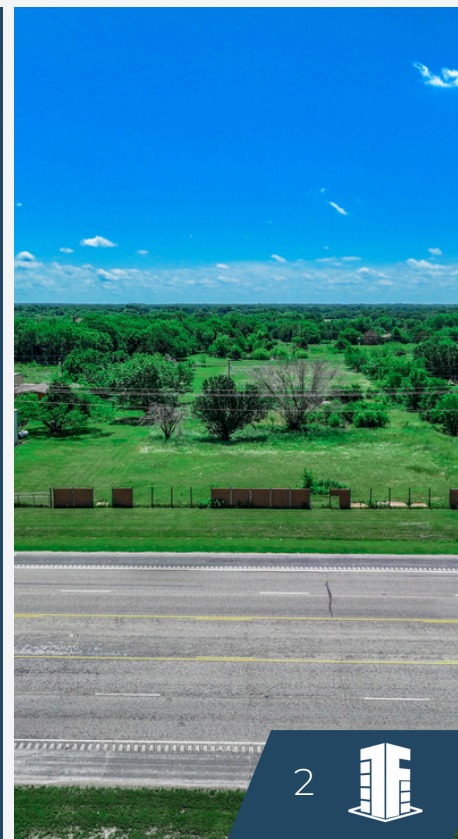
**FOR LEASE**





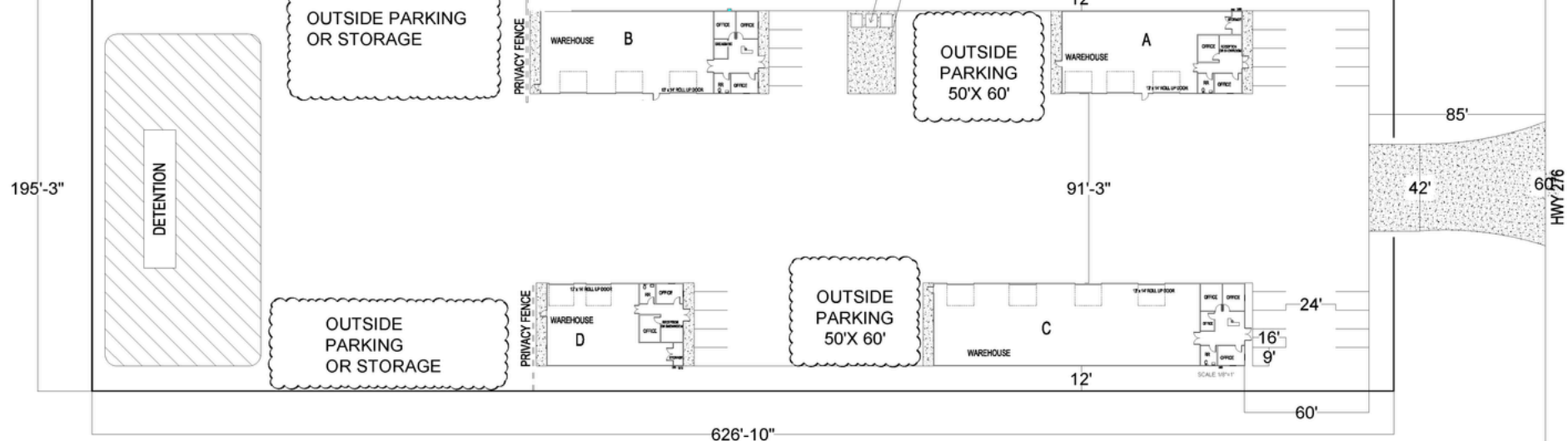
## Property Overview

Build-to-Suit Flex buildings, available for lease in Q4 2024. Designed for industrial use, these structures offer small bay warehouses, office space, and outside storage. Located in the ETJ of Hunt County, sizes range from 2,640 to 6,000 square feet, providing adaptable spaces for various industrial needs.



# Property Highlights

- Build to Suit
- ETJ
- 2,640 to 6,000 SF Available
- New Construction
- Ready late 2024

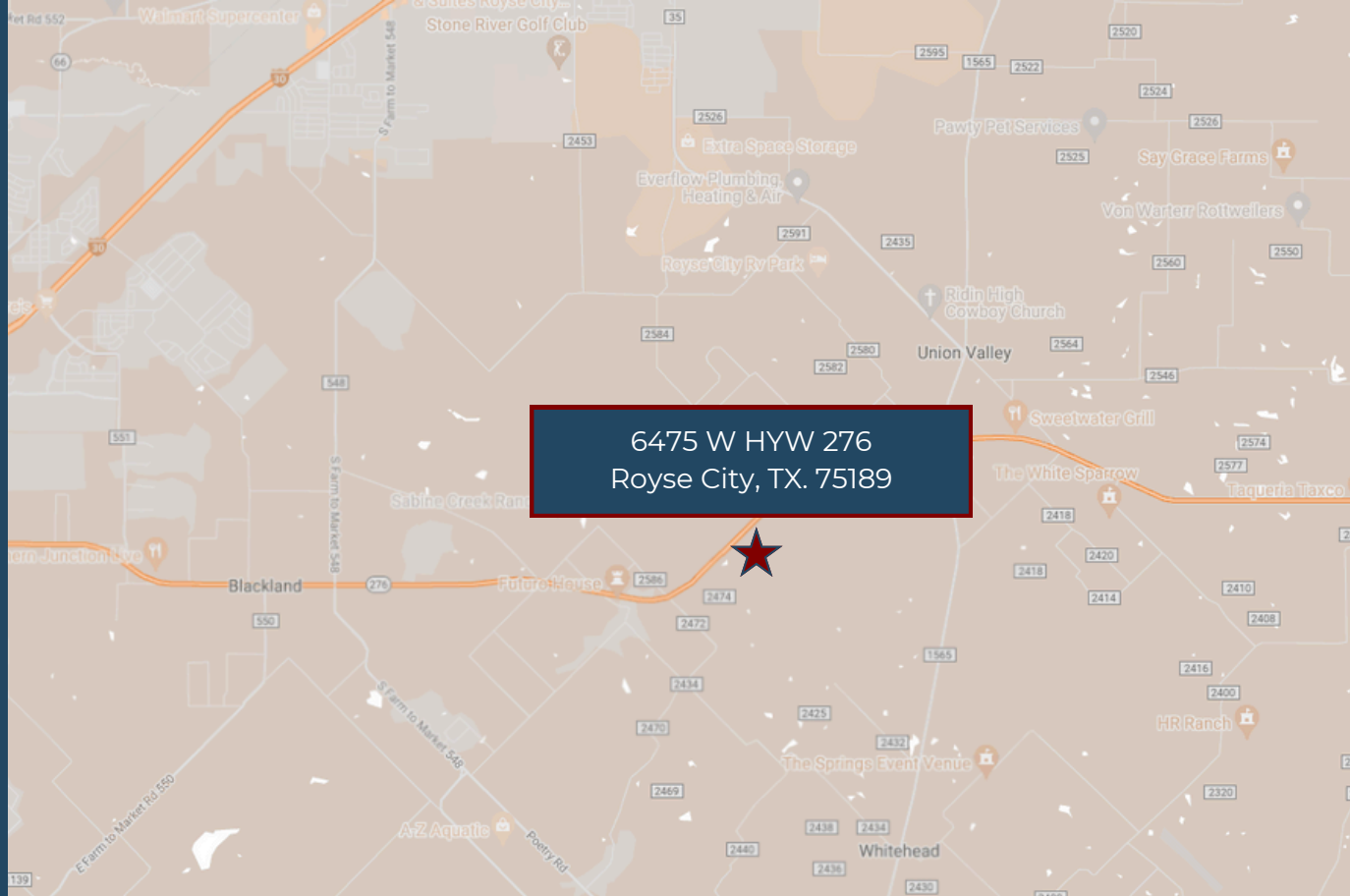


<p><b>BUILDING A 40' X 87'</b>                  TOTAL: 3480 SQ FT                  OFFICE: 588 SQ FT                  WAREHOUSE: 2736                  PLUS STORAGE ROOM</p>	<p><b>BUILDING B 40' X 105'</b>                  TOTAL: 4200 SQ FT                  OFFICE: 840 SQ FT                  WAREHOUSE: 3263 SQ FT</p>	<p><b>BUILDING C                  OPTION 2- 40' X 150'</b>                  TOTAL: 6000 SQ FT                  OFFICE: 840 SQ FT                  WAREHOUSE: 5033 SQ FT</p>	<p><b>BUILDING D 40' X 66'</b>                  TOTAL: 2640 SQ FT                  OFFICE: 588 SQ FT                  WAREHOUSE: 1931SQ FT</p>
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# Location

## Royse City, TX.

Royse City is a rapidly growing community that offers a blend of small-town charm and modern convenience. Strategically located along Interstate 30, Royse City provides easy access to Dallas and Fort Worth, spurring residential and commercial growth. The local economy is diverse, supporting businesses from agriculture to retail. The city government prioritizes sustainable growth and community development, investing in public amenities and safety. Royse City's blend of historical charm, modern growth, and community spirit makes it an ideal place to live and work.



## Demographics 2023 - 3 Mile Radius

**12K**

Population

**\$111K**

Average HH Income

**5K**

Households

\*source: crexi.com, creop.com, txdot.com





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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.

### 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.

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Buyer/Tenant/Seller/Landlord Initials  \_\_\_\_\_ Date \_\_\_\_\_