



**BRYAN HAGGARD**  
LAND GROUP

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







## THE INVESTMENT

**Bryan Haggard Land Group ("BHLG")**, as exclusive broker to the owner, is proud to offer **RC RANCH**, a **±50.44-acre** land investment opportunity located at 20245 FM 2755 in the high-growth corridor of **Royse City, Texas**. Situated outside of city and ETJ limits, this property offers rare and valuable zoning flexibility, ideal for developers seeking a path-of-growth location with unrestricted use.

The tract lies just 4.5 miles from Highway 78, 5 miles from Interstate 30, and benefits from planned infrastructure enhancements, including the future Outer Loop less than a mile east along FM 1138. With excellent access, active roadway improvements, and nearby utility availability from Bear Creek SUD, RC RANCH is poised for immediate investment and long-term development upside. Just south of FM 2755 is Fate, Tx, which was the 8<sup>th</sup> fastest-growing city in the US during 23-24'.

## PROPERTY DESCRIPTION

### SITE SIZE

±50.44 GROSS AC

### LOCATION

20245 FM 2755, Royse City, TX 75189

### FLOOD PLAIN

NONE

### SCHOOLS

Community ISD

### UTILITIES

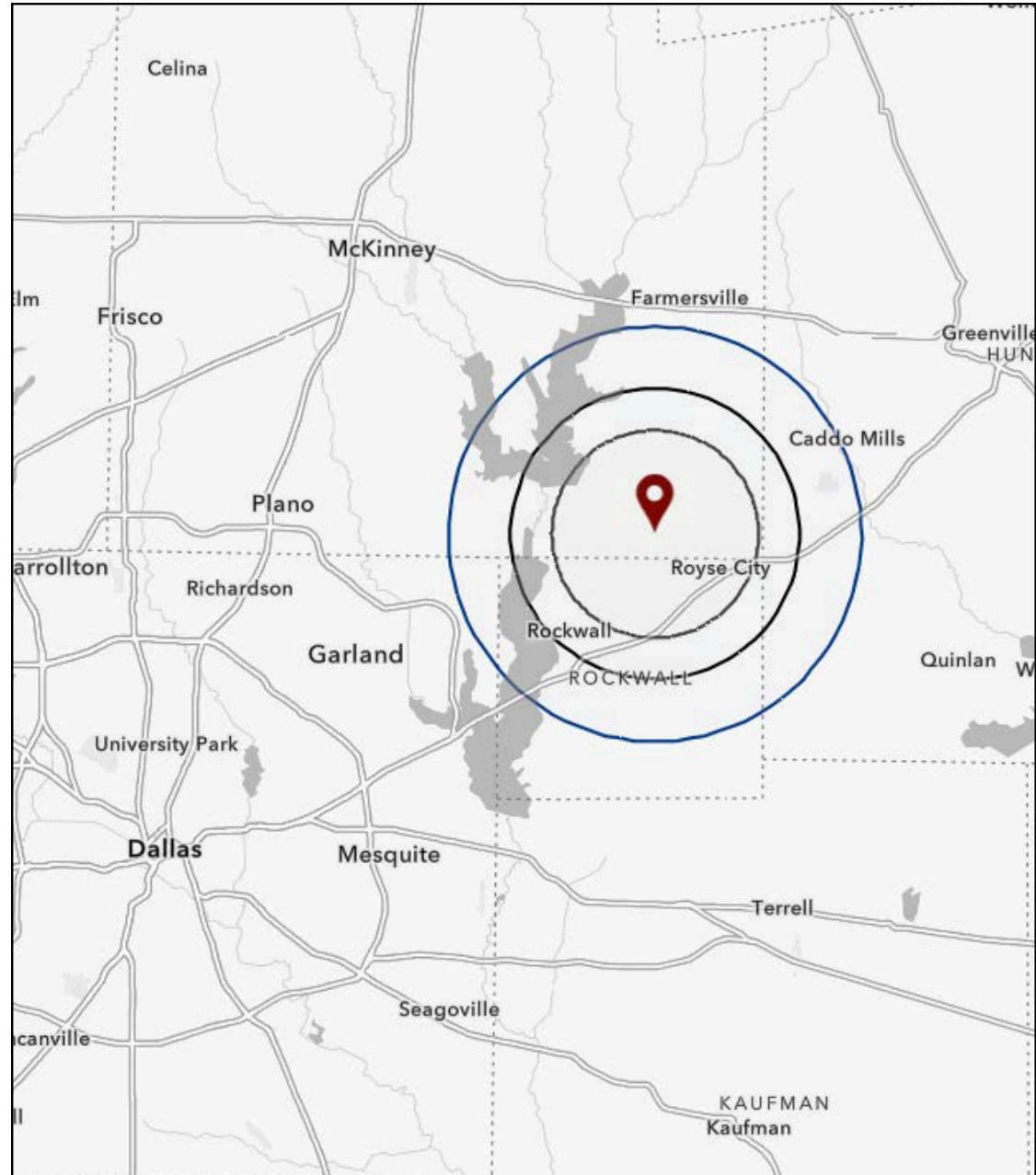
6" and 4" Water on FM 2755 (Bear Creek SUD CCN)

### ZONING

Unzoned/Outside City Limits

### TAXES AND FEES

- Jurisdiction: Collin County
- Tax Rate: Approximately 1.4863%





## KEY ADVANTAGES



### NO ZONING RESTRICTIONS

Located outside city and ETJ boundaries, allowing for flexible commercial, residential, or mixed-use planning.



### EXCELLENT ACCESS & EXPOSURE

Direct frontage on FM 2755, with current road widening underway and key proximity to Hwy 78, I-30, and the future Outer Loop corridor along FM 1138. 40 Miles to Downtown Dallas and 20 Miles to Plano.



### STRONG INFRASTRUCTURE

Water infrastructure is available via Bear Creek SUD, including 6" and 4" lines.



### NEARBY MASTER-PLANNED GROWTH

Neighboring Elevon (3,000+ lots) and Nicholson Ranch (1,600+ lots recently approved) signal sustained housing demand.



### DEMOGRAPHIC MOMENTUM

Within 5-mile radius:

- 2024 Population: 54,535
- 2024 Avg. Household Income: \$144,600
- 2024-2029 Growth Rate: 5.64% annually

Lake Haven

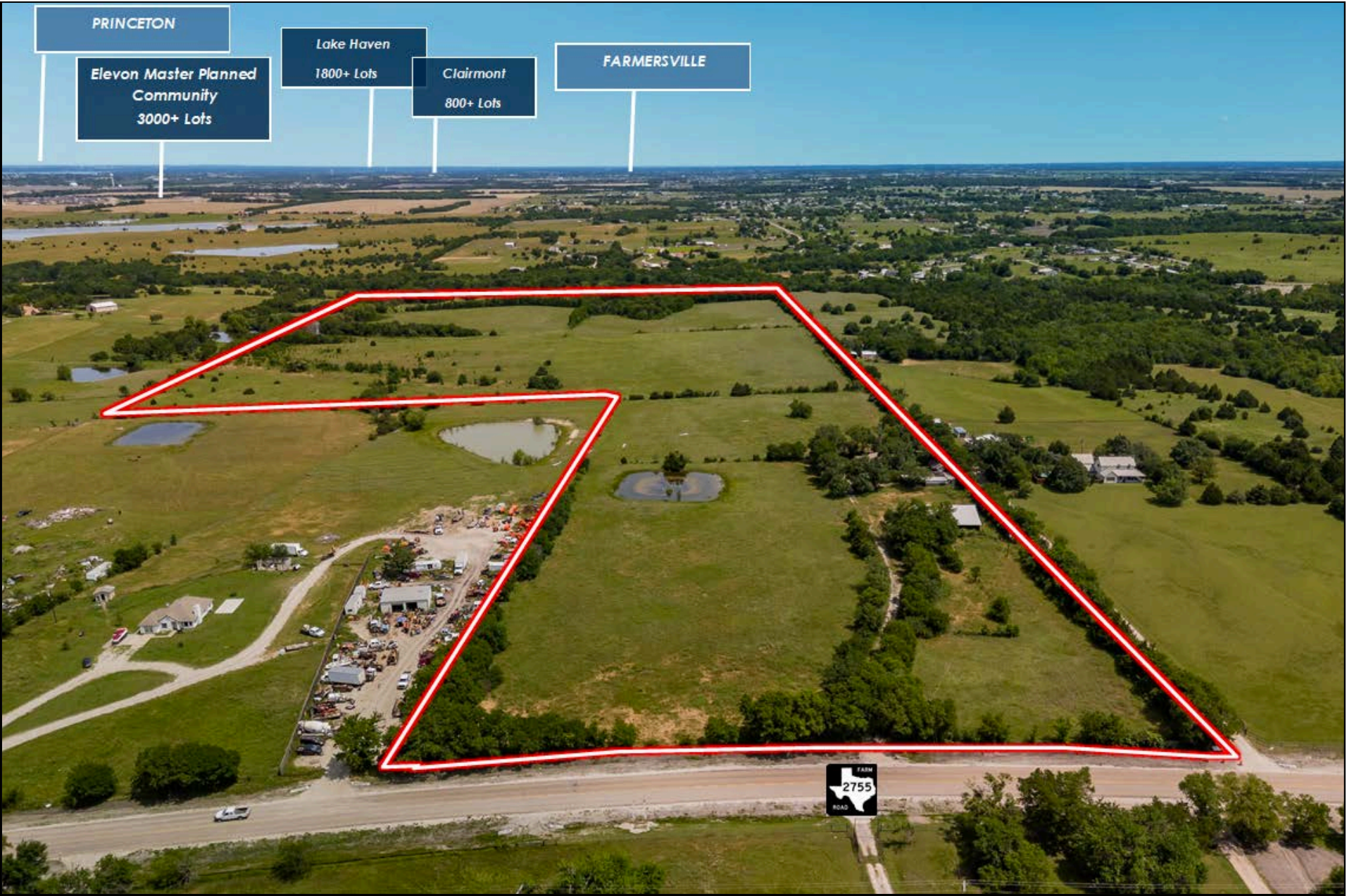
1800+ Lots

78  
TEXAS





NORTH FACING AERIAL



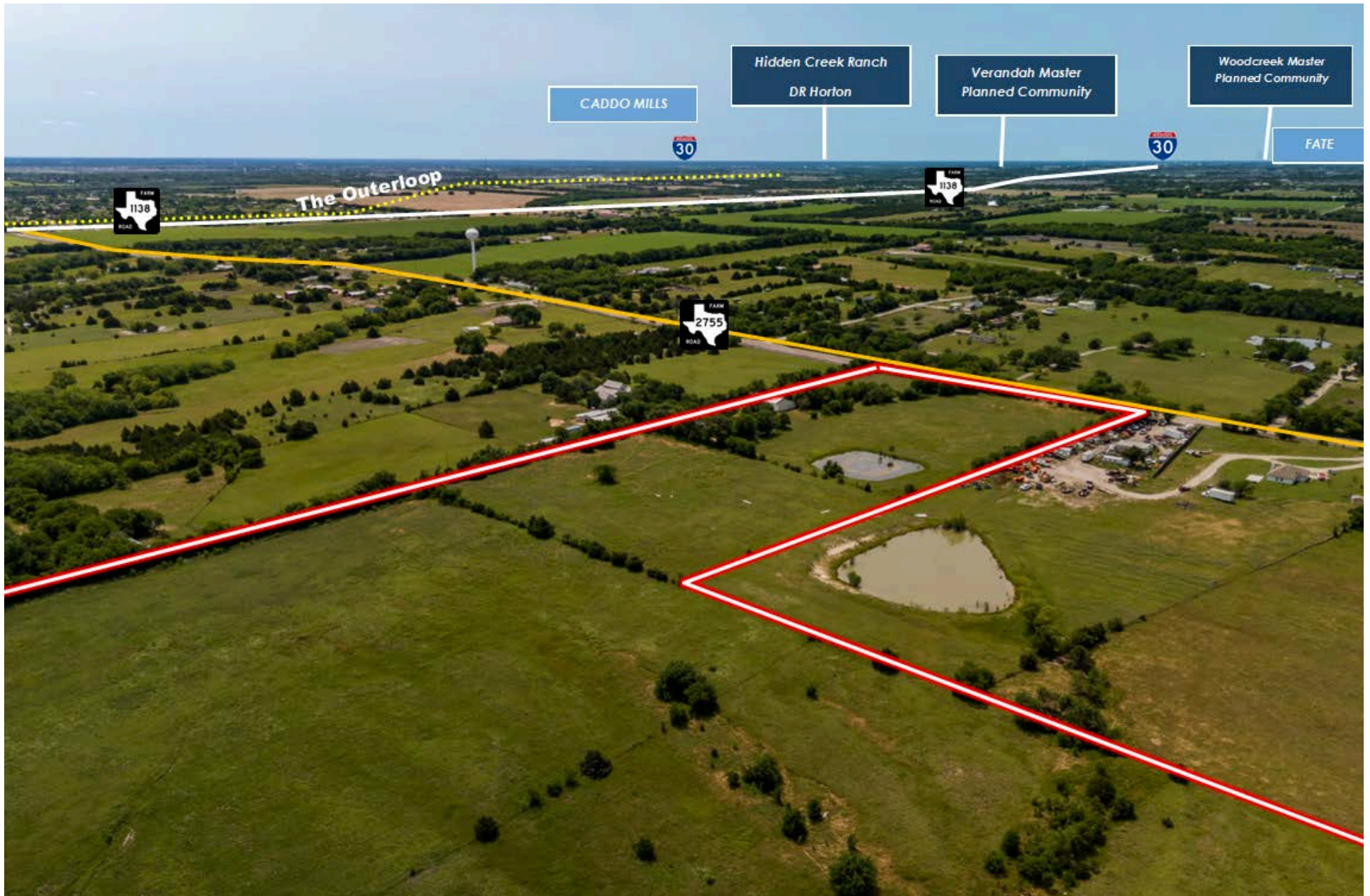


## NORTH WEST FACING AERIAL





## SOUTHWEST FACING AERIAL

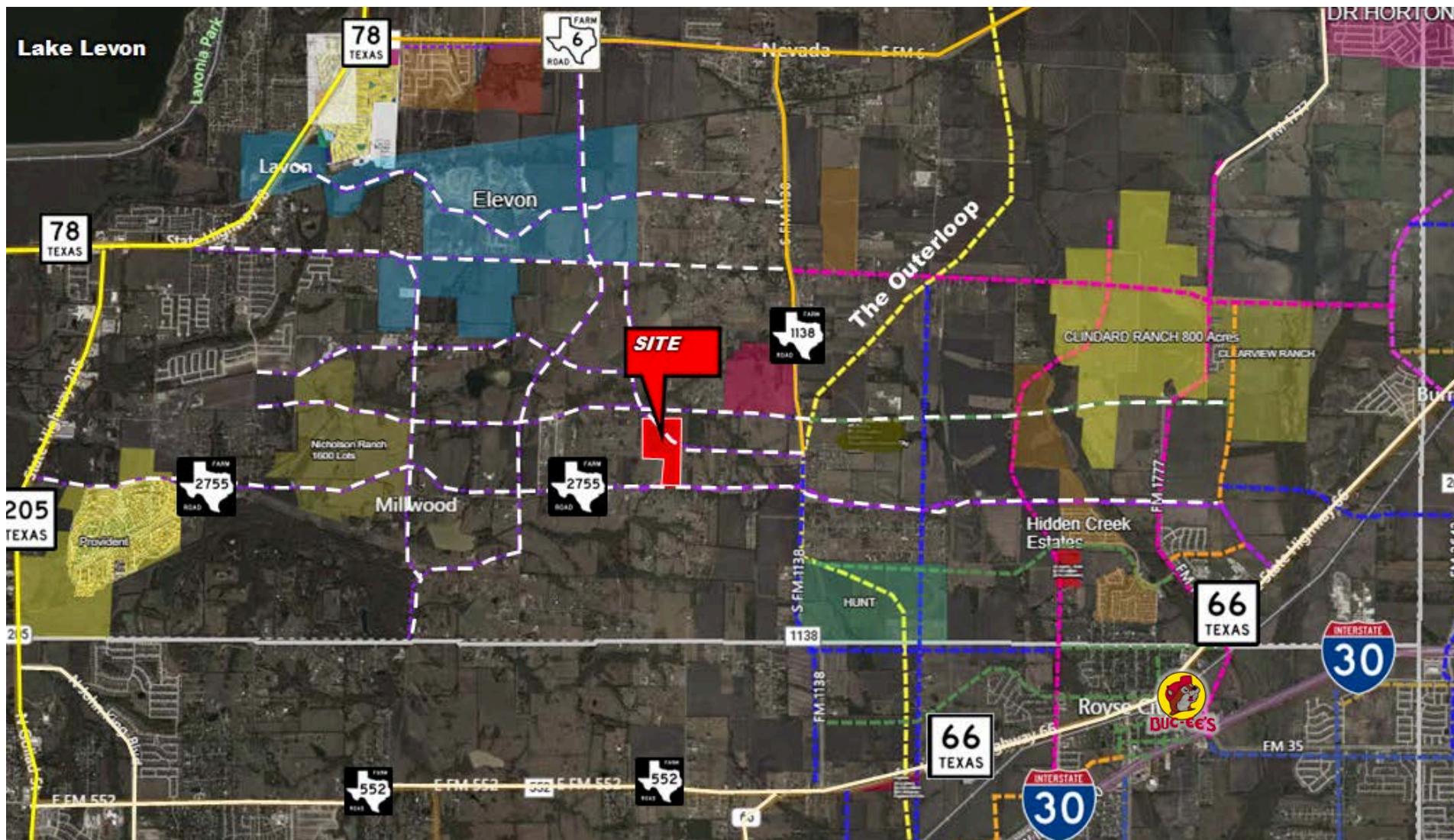




## MAP LOCATION AERIAL

[Lavon MasterThoroughfare Map Link](#)

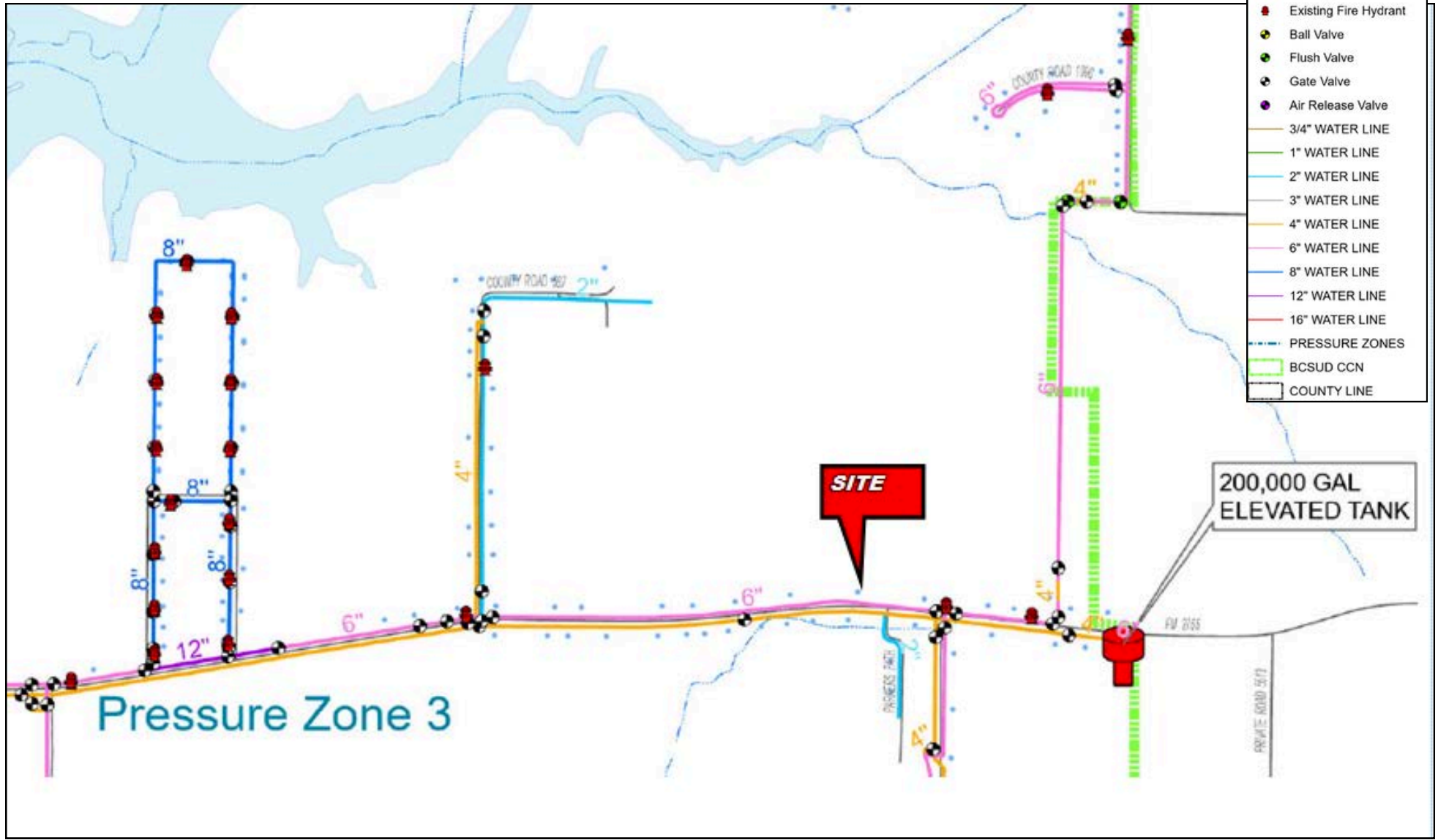
[Royse City Master Thoroughfare Map Link](#)





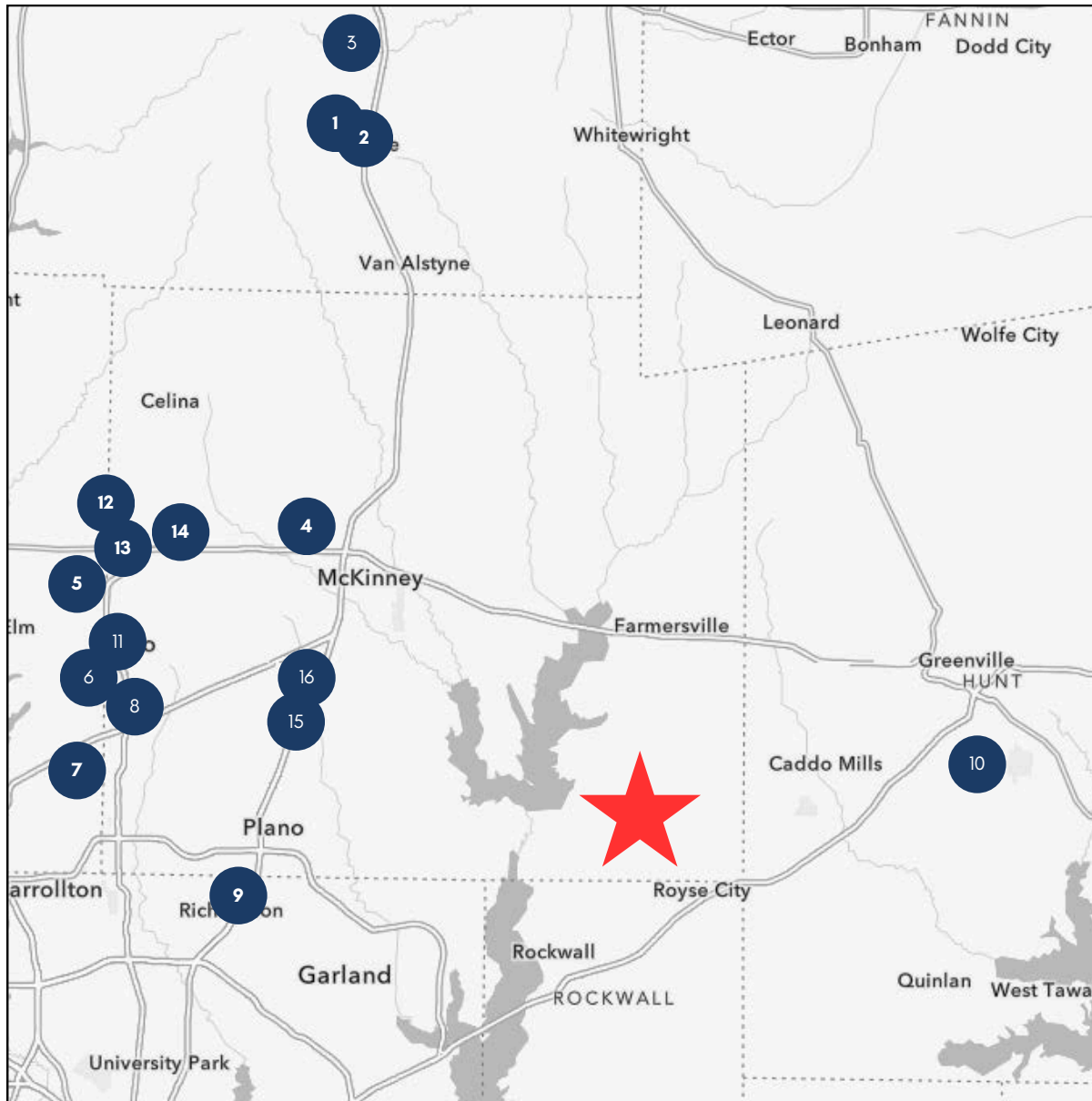
## UTILITIES

[Bear Creek SUD System Map Link](#)





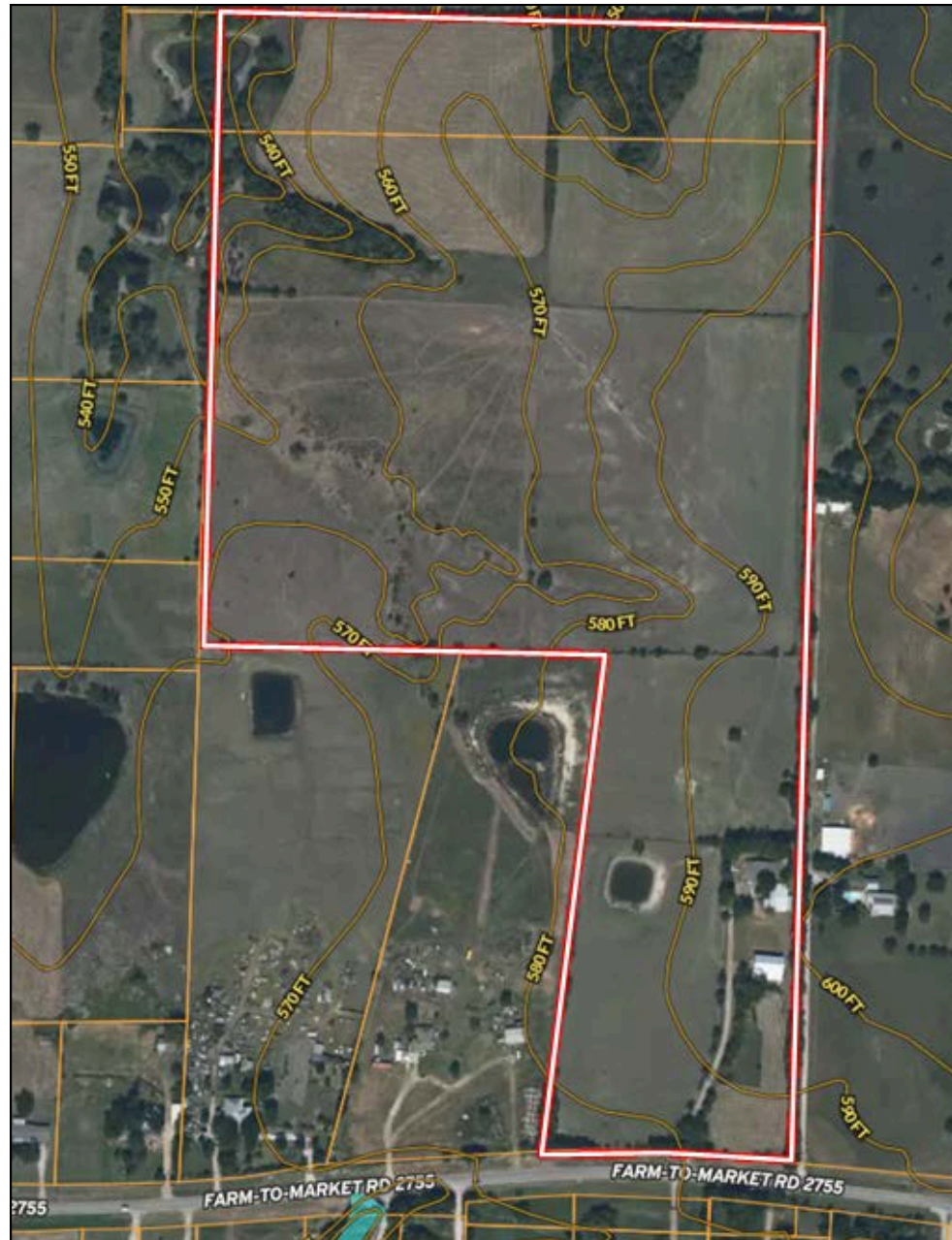
## NEARBY MAJOR EMPLOYERS AND PROJECTS



1. Texas Instruments (\$30 Billion Expansion).
2. Coherent
3. Globiwafer (\$5 Billion facility)
4. Raytheon
5. PGA Frisco / Fields Development
6. The Star
7. Toyota HQ/ Legacy West
8. Hall Office Park
9. State Farm/ CityLine
10. L3 Engineering
11. Frisco Station
12. Children's Medical
13. Firefly
14. The Gates of Prosper
15. Fannie Mae
16. Samsung

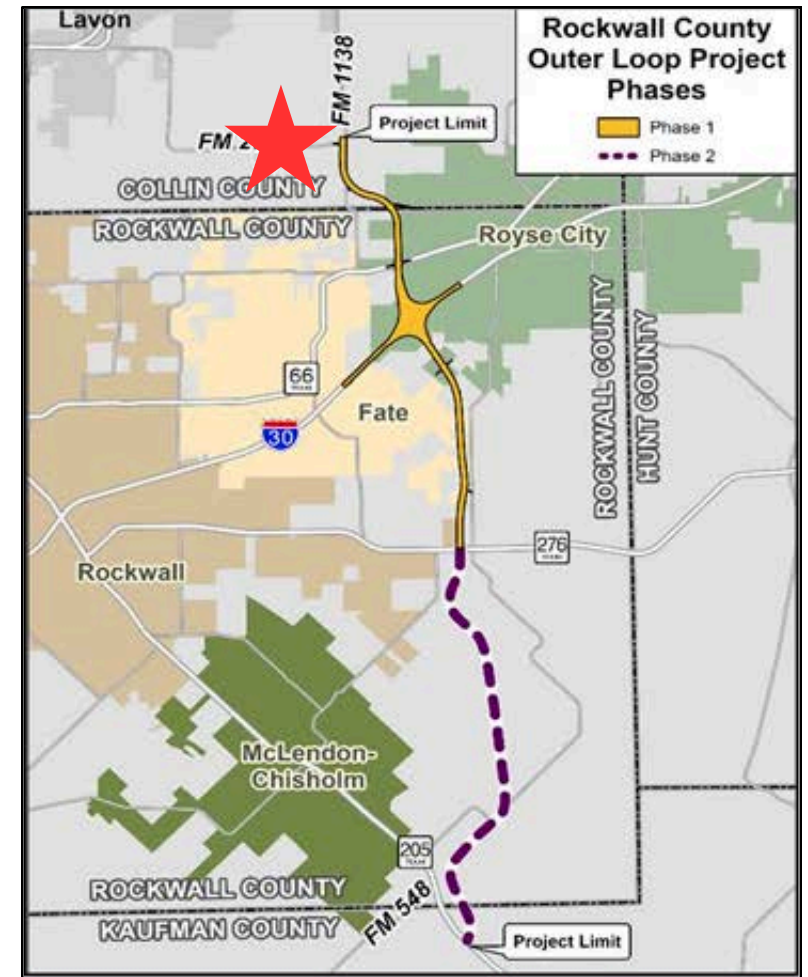
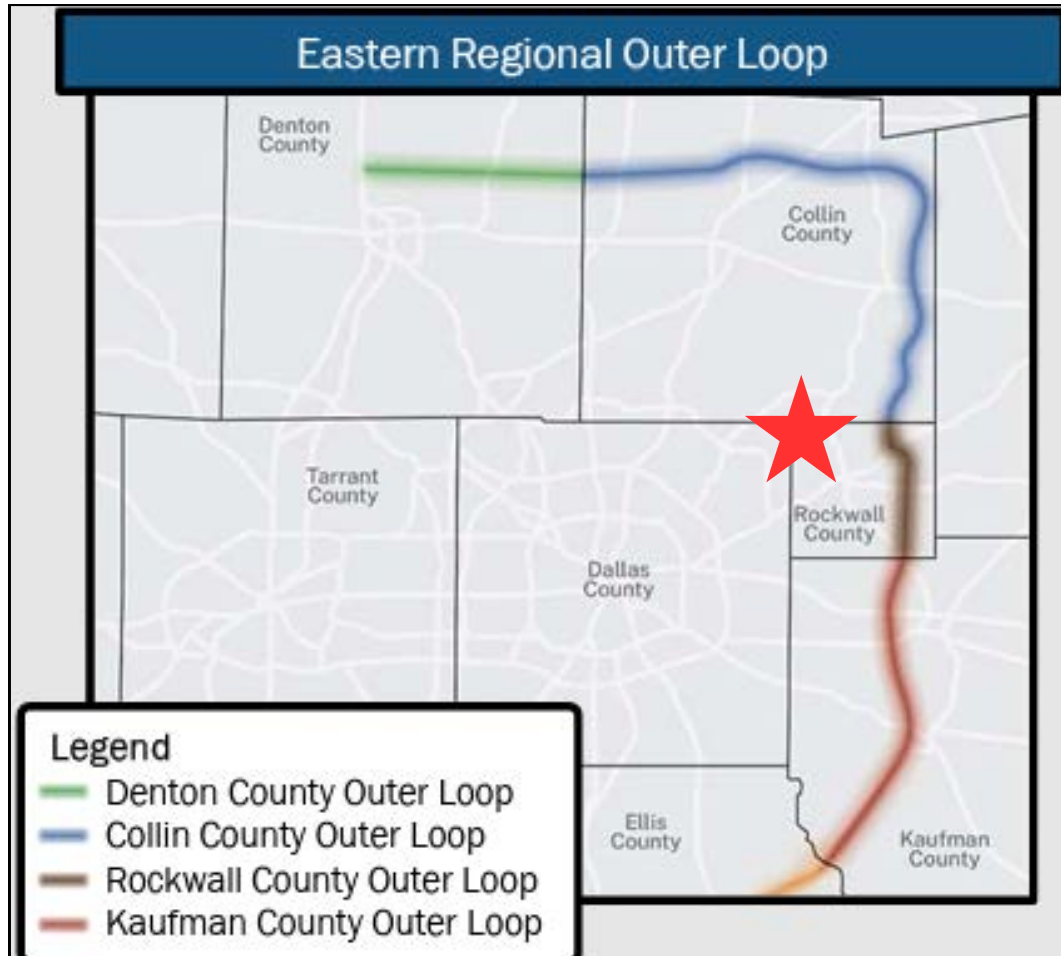


## TRACT CONTOURS

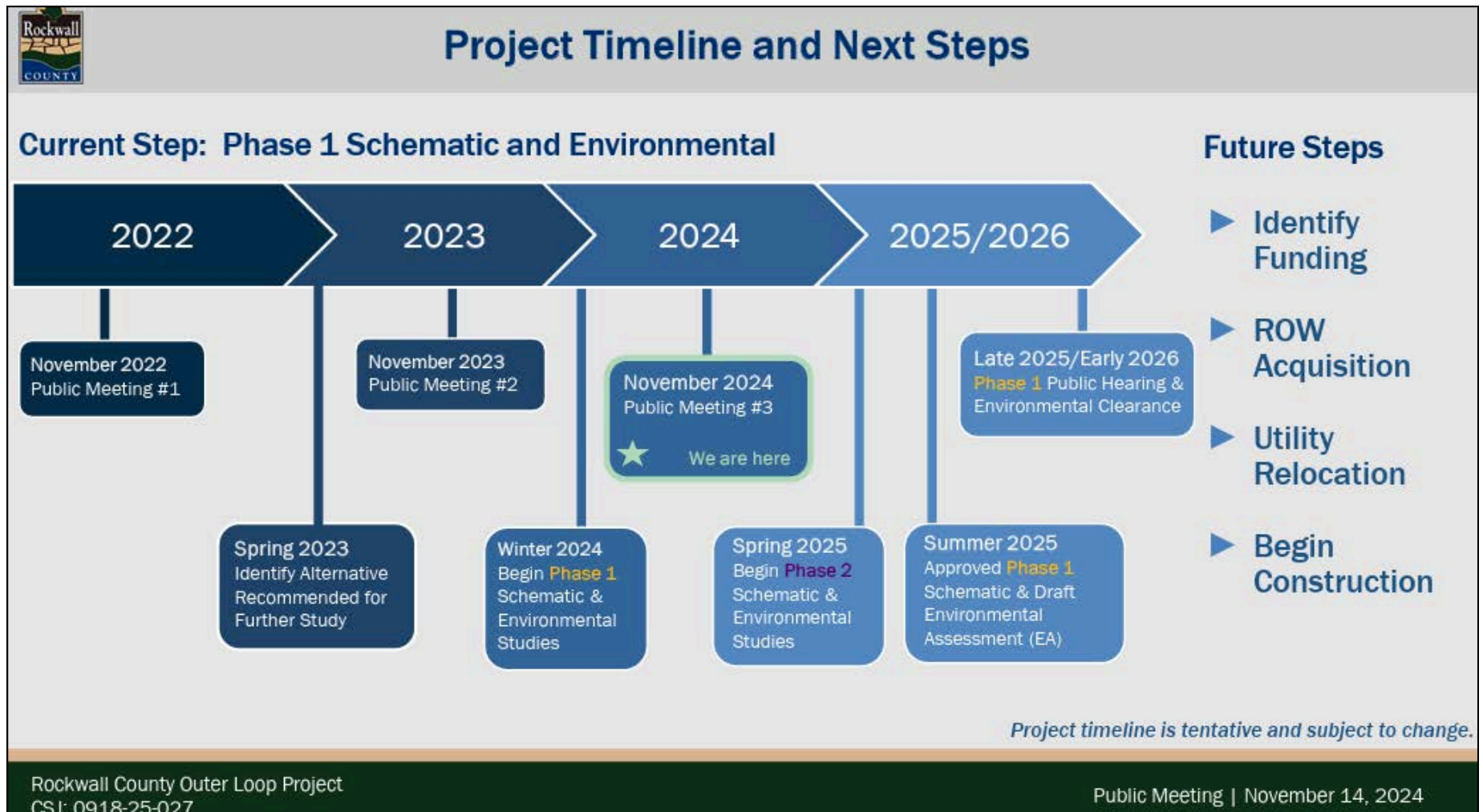




## THE OUTER LOOP

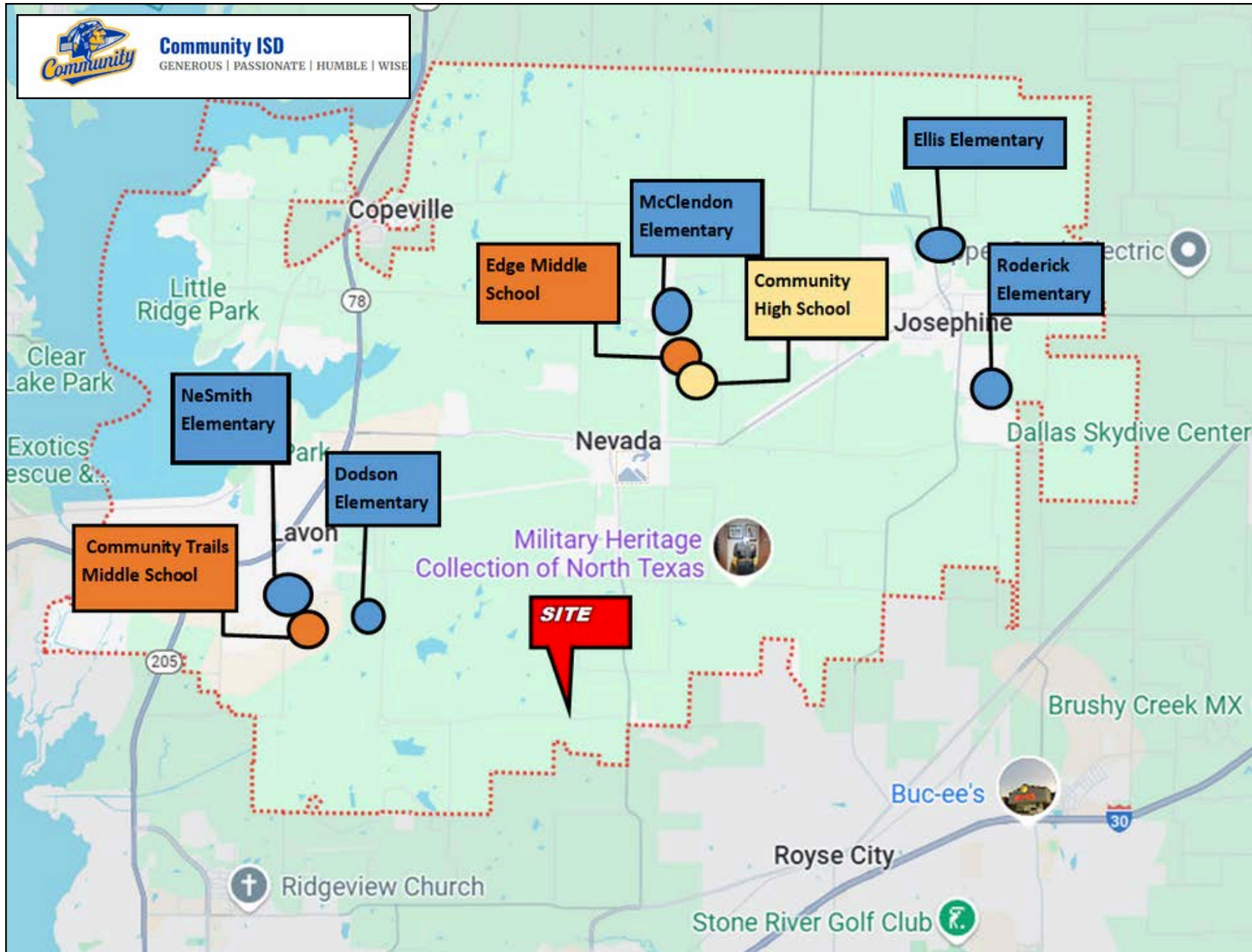








## SCHOOL MAP





## DEMOGRAPHICS

*ESRI			
Census 2020 Summary	5 Mile	7 Miles	10 Miles
Population	39,708	83,138	180,814
Households	12,558	26,958	59,414
Average Household Size	3.16	3.07	3.03
2024 Summary	5 Mile	7 Miles	10 Miles
Population	54,535	114,614	223,790
Households	17,391	37,444	74,281
Families	14,664	30,512	58,799
Average Household Size	3.13	3.05	3.00
Owner Occupied Housing Units	15,822	32,940	62,232
Renter Occupied Housing Units	1,569	4,504	12,049
Median Age	35.8	36.3	37.0
Median Household Income	\$120,852	\$117,084	\$115,407
Average Household Income	\$144,600	\$143,492	\$142,923





## NORTH DALLAS GROWTH

### 11.4% Population Spike Positions Fate for Expansion

Between July 2023 and July 2024, Fate, Texas, grew from 24,666 to 27,467 residents—an 11.4 % increase that ranked it No. 8 nationwide among cities over 20,000, according to the latest U.S. Census Bureau estimates reported by The Texas Tribune (May 15 2025). The subject tract lies immediately outside Fate’s municipal boundary, adjacent to one of the country’s fastest-growing communities.

[READ THE ARTICLE HERE: TEXAS TRIBUNE](#)

#### Seven out of the 15 fastest-growing places in U.S. are in Texas

Princeton grew its population faster than other cities in the U.S. Most of Texas’ — and the nation’s — fastest growing cities are in North Texas. The others are Celina, Anna, Fate, and Melissa.

	City/Town	State	2023	2024	▼ Percent growth
1	Princeton	Texas	28,336	37,019	30.6%
2	Fulshear	Texas	43,033	54,629	26.9%
3	Leesburg	Florida	31,913	37,815	18.5%
4	Celina	Texas	43,700	51,661	18.2%
5	Anna	Texas	27,909	31,986	14.6%
6	Haines City	Florida	37,538	42,073	12.1%
7	Foley	Alabama	25,031	28,043	12.0%
8	Fate	Texas	24,666	27,467	11.4%
9	Rosemount	Minnesota	27,654	30,581	10.6%
10	Garner	North Carolina	35,654	39,345	10.4%
11	Melissa	Texas	23,812	26,194	10.0%
12	Sugar Hill	Georgia	26,111	28,598	9.5%
13	Hutto	Texas	38,980	42,661	9.4%
14	Leland	North Carolina	31,495	34,451	9.4%
15	Erie	Colorado	35,333	38,594	9.2%

Note: Data includes cities with populations of 20,000 or more in 2023.

Source: U.S. Census

Credit: Yuriko Schumacher





## DALLAS FORT WORTH OVERVIEW



### Dallas Fort-Worth (DFW) Metro Area

With a population of over 8.1 million, the Dallas-Fort Worth (DFW) Metroplex is the 4th largest metropolitan area in the U.S. and is projected to surpass Chicago by 2034 to become the 3rd largest. Known for its rapid population and employment growth, DFW has become a highly desirable destination for people of all ages due to its central location, expanding job market, high quality of life, and relatively low cost of living. As one of the top-performing economic regions in the country, DFW attracts a young, educated, and dynamic population, drawing both businesses and visitors to the area.

DFW's economic success is reflected in its impressive population growth rate, which from 2023 to 2027 is projected to be more than four times the national average. This influx of new residents, coupled with a strong job market and vibrant business climate, has fueled corporate relocations and expansions throughout the region. As a result, DFW continues to rank among the nation's leaders in both population growth and commercial real estate activity.

In 2023, for the third consecutive year, DFW led the country in commercial real estate sales, according to MSCI Inc., solidifying its position as a top destination for corporate investment.



**4TH**  
**LARGEST MSA IN**  
**THE USA**

**150+**  
**CITIES**

**8.10 M**  
**2023**  
**POPULATION**

**9,000**  
**SQUARE MILES**

**14**  
**COUNTIES**  
**1.71 M**  
**RESIDENTS ADDED**  
**FROM 2010-2023**

## MAJOR DFW REGIONAL DEVELOPMENTS

Project Name	Location	Details
Texas Instruments Semiconductor Plant	Sherman	\$30 billion investment
GlobalWafers Semiconductor Facility	Sherman	\$4 billion investment
Preston Harbor Development	Denison	\$6 billion investmnet
DFW Airport Terminal F	Dallas-Fort Worth	\$4.8 billion investment
PGA of America	Frisco	\$550 million, 660 Acres
Fort Worth Convention Center	Fort Worth	\$95 million Phase 1
Reunion Redevelopment	Dallas	\$5 billion, 20-acre redevelopment
UNT Dallas STEM Facility	Dallas	\$100 million, 4-story facility
DART Silver Line	Dallas-Fort Worth	26-mile commuter rail, \$1.89 billion
Newpark—A Smart District	Dallas	\$3.5 billion, 20-acre development
Dallas International District	North Dallas	450-acre area, \$5 billion Midtown project
Texas Research Quarter	Plano	\$4 billion, 200-acre life science complex
Field Street District	Dallas	\$1 billion, 6-acre mixed-use development
Sloan Corners	Allen & Fairview	\$3 billion, 500-acre development
Hensley Field	Dallas	738 acres, \$390 million master plan
Haggard Farm West	Plano	\$700 million investment
Harold Simmons Park	Dallas	250-acre park, \$325 million
The Mix	Frisco	\$2 billion, 112-acre development
Dallas Convention Center	Dallas	\$3 billion, 2.5M sq ft
The Shops at RedBird	Dallas	95 acres, \$200 million redevelopment
Goldman Sachs Campus	Dallas	800,000 sq ft, \$500 million
Arlington Entertainment District	Arlington	\$2.25 billion mixed-use
Wells Fargo Regional Campus	Irving	\$455 million, 22-acre site

Project Name	Location	Details
Texas A&M Fort Worth Research Center	Fort Worth	\$150 million research campus
Grandscape Mixed-Use Development	The Colony	\$1.5 billion, 433 acres
Legacy West Expansion	Plano	\$3 billion, 255-acre expansion
Southern Gateway Park	Dallas	\$172 million, 5-acre park
Pegasus Park Expansion	Dallas	23-acre life science hub
McKinney Cotton Mill Redevelopment	McKinney	\$933 million redevelopment
Comerica Bank High-Rise	Frisco	314,000 sq ft, 11-story commercial tower
McAfee & Boingo Wireless Headquarters	Frisco	Corporate headquarters expansion
TIAA Office Tower	Frisco	15-story, \$110 million office tower
Hall Park Redevelopment	Frisco	\$7 billion
Toshiba Innovation Hub	Frisco	5.7-acre technology and research facility
Frisco Performing Arts Complex	Frisco	Large-scale entertainment and cultural venue
Kaleidoscope Park	Frisco	Public park and recreational area
Autograph Collection Hotel	Frisco	Luxury boutique hotel
TIAA Office Tower	Frisco	15-story, 500,000 sq ft office building
Sunset Amphitheatre	McKinney	\$220 Million
Methodist Celina Medical Center	Celina	\$200 Million
Prosper Arts District	Prosper	\$300 Million
H-E-B Dallas Expansion	Dallas	10-acre site for grocery store
Firefly Park	Frisco	\$2.5-4 Billion
Sunny Delight Expansion	Sherman	Expansion of existing facility
Universal Kids Resort	Frisco	\$550 million
Fields West Development	Frisco	\$2 Billion, 55 Acres
Toyota Stadium Renovation	Frisco	\$182 million



## CONTACT US



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**BRYAN HAGGARD**  
LAND GROUP

LAND SALES | DEVELOPMENT | CONSULTATION

# NOTICES

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the  
Texas Real Estate Commission

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BUILDING TEXAS LEGACY

BRYAN HAGGARD  
LAND GROUP