

County Road 638 & FM 1777

ROYSE CITY, TEXAS

± 44.01 Acres

CALL BROKER FOR PRICING



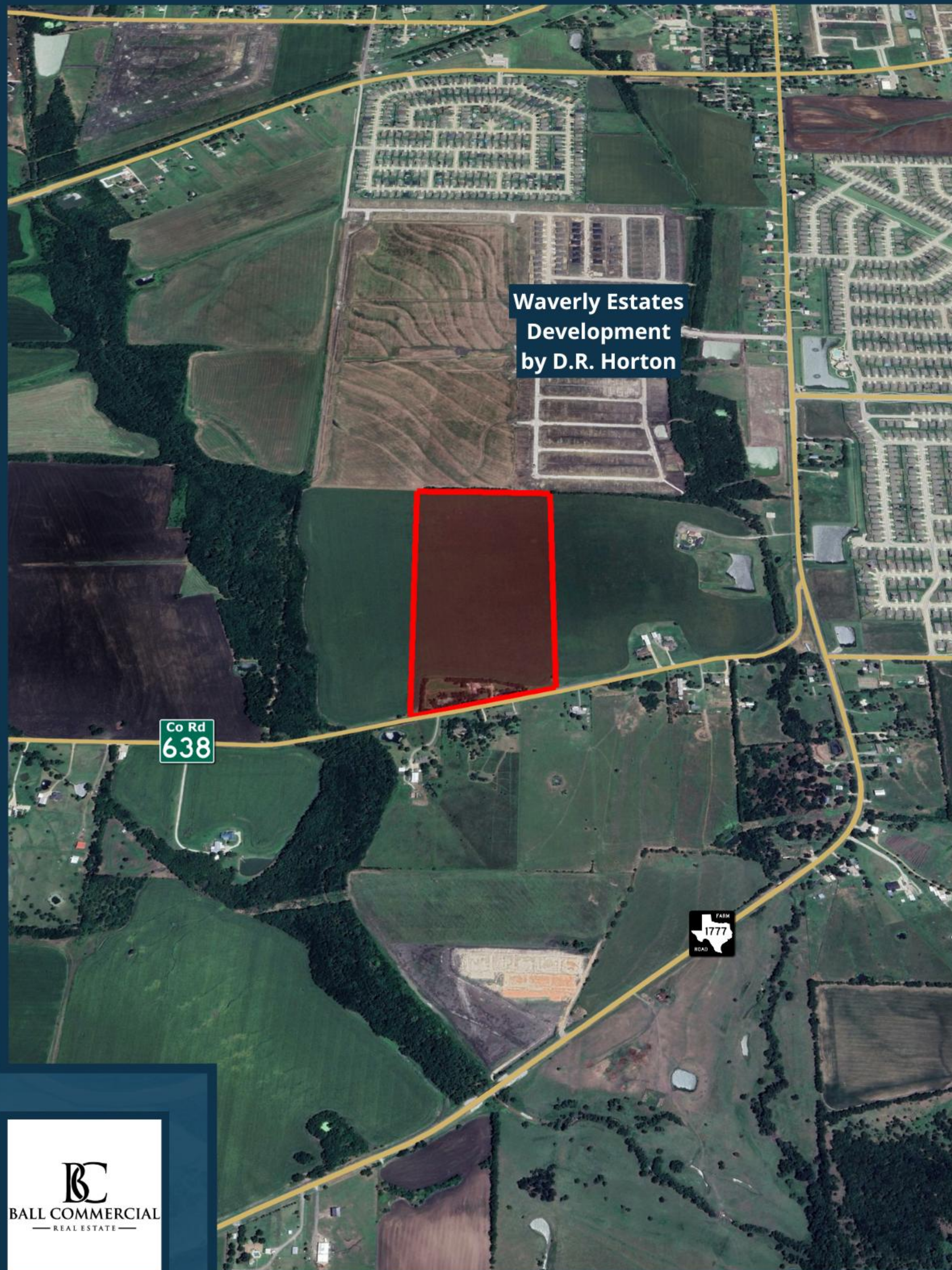
Tommy Wilson
Senior Vice President ■ twilson@ballcre.com

Hunter M. Ball
Founder & Principal ■ hunter@ballcre.com

(214) 973-6274
ballcre.com

County Road 638 & FM 1777

ROYSE CITY, TEXAS



Acreage $\pm$ 44.01 Acres

Frontage $\pm$ 1,005 feet on County Road 638

Location High-growth area of Collin County

Nearby residential developments

$\pm$ 0.5 miles to FM 1777

$\pm$ 6.4 miles to Highway 78

$\pm$ 6.8 miles to Interstate 30

Floodplain Not in the 100-year or 500-year floodplain

Best Use Commercial or residential development



