

255-273 Rostan Ct, Royse City, TX



Two 4,569 SF Suites for Sale/Lease
Estimated Completion Q1 2025
Office-Flex New Construction
Zoned Commercial 2
Just Off State Highway 66

Main Contact

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Property Overview

Available for sale or lease, this new construction office-flex space is scheduled for completion in Q1 2025. The property consists of two parcels, each offering 4,569 square feet of flex space on a 0.32-acre lot. Each suite will include 3,569 square-foot of warehouse with a 10x12-foot grade-level door, along with 1,000 square feet of office space featuring two private offices, a reception area, a private restroom, and storage. Ideally located just off State Highway 66, the property provides convenient access to major thoroughfares, including Interstate 30 and State Highway 205, within the Industrial District of Royse City, TX. Contact Barry Luff for more information.



Royse City, TX Retail Map



0.20 Miles from SH-66



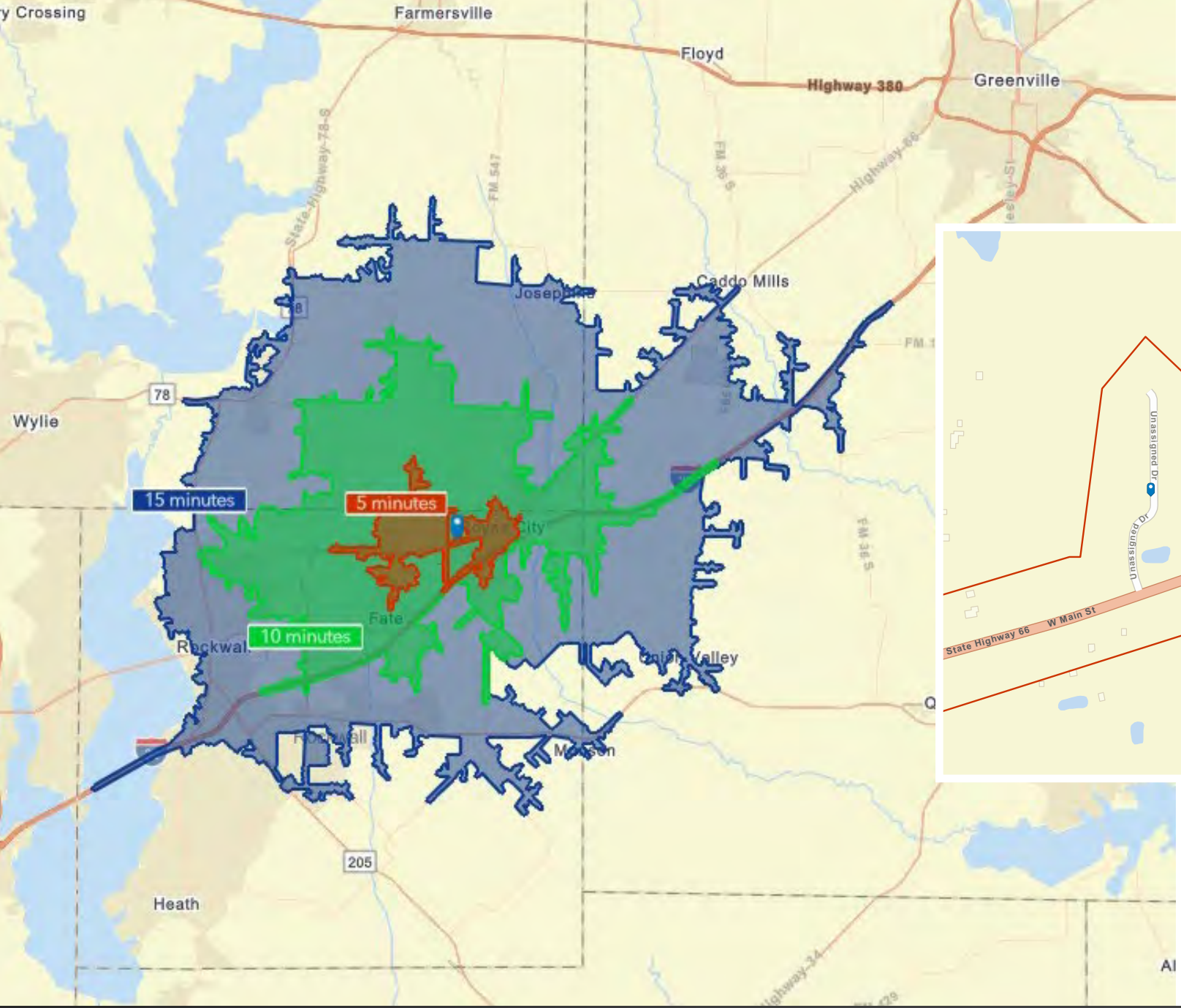
1.50 Miles from I-30



1.80 Miles from FM 548



6.50 Miles from SH-205



Market Profile

Latitude: 32.97188
Longitude: -96.35207

| | 5 minutes | 10 minutes | 15 minutes |
|-------------------------------|-----------|------------|------------|
| Population Summary | | | |
| 2010 Total Population | 3,292 | 19,946 | 52,889 |
| 2020 Total Population | 4,428 | 33,407 | 83,570 |
| 2020 Group Quarters | 0 | 16 | 385 |
| 2024 Total Population | 5,737 | 44,024 | 114,206 |
| 2024 Group Quarters | 0 | 16 | 369 |
| 2029 Total Population | 6,750 | 55,180 | 141,278 |
| 2024-2029 Annual Rate | 3.31% | 4.62% | 4.35% |
| 2024 Total Daytime Population | 4,214 | 31,008 | 92,853 |
| Workers | 1,386 | 8,476 | 35,714 |
| Residents | 2,828 | 22,532 | 57,139 |
| Household Summary | | | |
| 2010 Households | 1,124 | 6,432 | 17,390 |
| 2010 Average Household Size | 2.93 | 3.10 | 3.02 |
| 2020 Total Households | 1,456 | 10,475 | 27,245 |
| 2020 Average Household Size | 3.04 | 3.19 | 3.05 |
| 2024 Households | 1,879 | 13,935 | 37,446 |
| 2024 Average Household Size | 3.05 | 3.16 | 3.04 |
| 2029 Households | 2,215 | 17,659 | 46,674 |
| 2029 Average Household Size | 3.05 | 3.12 | 3.02 |
| 2024-2029 Annual Rate | 3.34% | 4.85% | 4.50% |
| 2010 Families | 880 | 5,322 | 14,075 |
| 2010 Average Family Size | 3.31 | 3.41 | 3.38 |
| 2024 Families | 1,520 | 11,669 | 30,058 |
| 2024 Average Family Size | 3.35 | 3.47 | 3.44 |
| 2029 Families | 1,807 | 14,743 | 37,390 |
| 2029 Average Family Size | 3.34 | 3.45 | 3.42 |
| 2024-2029 Annual Rate | 3.52% | 4.79% | 4.46% |
| Housing Unit Summary | | | |
| 2000 Housing Units | 734 | 2,744 | 8,528 |
| Owner Occupied Housing Units | 69.2% | 77.1% | 73.7% |
| Renter Occupied Housing Units | 22.6% | 17.5% | 20.1% |
| Vacant Housing Units | 8.2% | 5.4% | 6.2% |
| 2010 Housing Units | 1,245 | 6,890 | 18,472 |
| Owner Occupied Housing Units | 72.6% | 79.9% | 77.2% |
| Renter Occupied Housing Units | 17.6% | 13.5% | 17.0% |
| Vacant Housing Units | 9.7% | 6.6% | 5.9% |
| 2020 Housing Units | 1,595 | 11,040 | 28,726 |
| Owner Occupied Housing Units | 74.1% | 81.3% | 76.3% |
| Renter Occupied Housing Units | 17.2% | 13.6% | 18.5% |
| Vacant Housing Units | 6.2% | 4.7% | 5.0% |
| 2024 Housing Units | 2,004 | 14,467 | 39,200 |
| Owner Occupied Housing Units | 81.5% | 86.1% | 81.1% |
| Renter Occupied Housing Units | 12.2% | 10.2% | 14.4% |
| Vacant Housing Units | 6.2% | 3.7% | 4.5% |
| 2029 Housing Units | 2,360 | 18,354 | 48,729 |
| Owner Occupied Housing Units | 83.6% | 87.6% | 82.5% |
| Renter Occupied Housing Units | 10.2% | 8.6% | 13.3% |
| Vacant Housing Units | 6.1% | 3.8% | 4.2% |



114,206

2024 Population
15 Minutes



\$139,096

2024 Average HH Income
15 Minutes



37,446

2024 Households
15 Minutes



57,714

2024 Employees
15 Minutes

Property Summary

| | |
|-----------|--|
| Location | 255-273 Rostan Ct Royse City, TX 75189 |
| Zoning | Commercial 2 |
| Buildings | Two Available |
| Size | 4,569 SF Each |
| Acres | 0.32 Acres Each |



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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