

Bankruptcy Property Available—Prime Industrial Bldg

2816 & 2824 Winchester Drive, Royse City, Rockwall County

DESCRIPTION:

- The Property consists of two separate properties

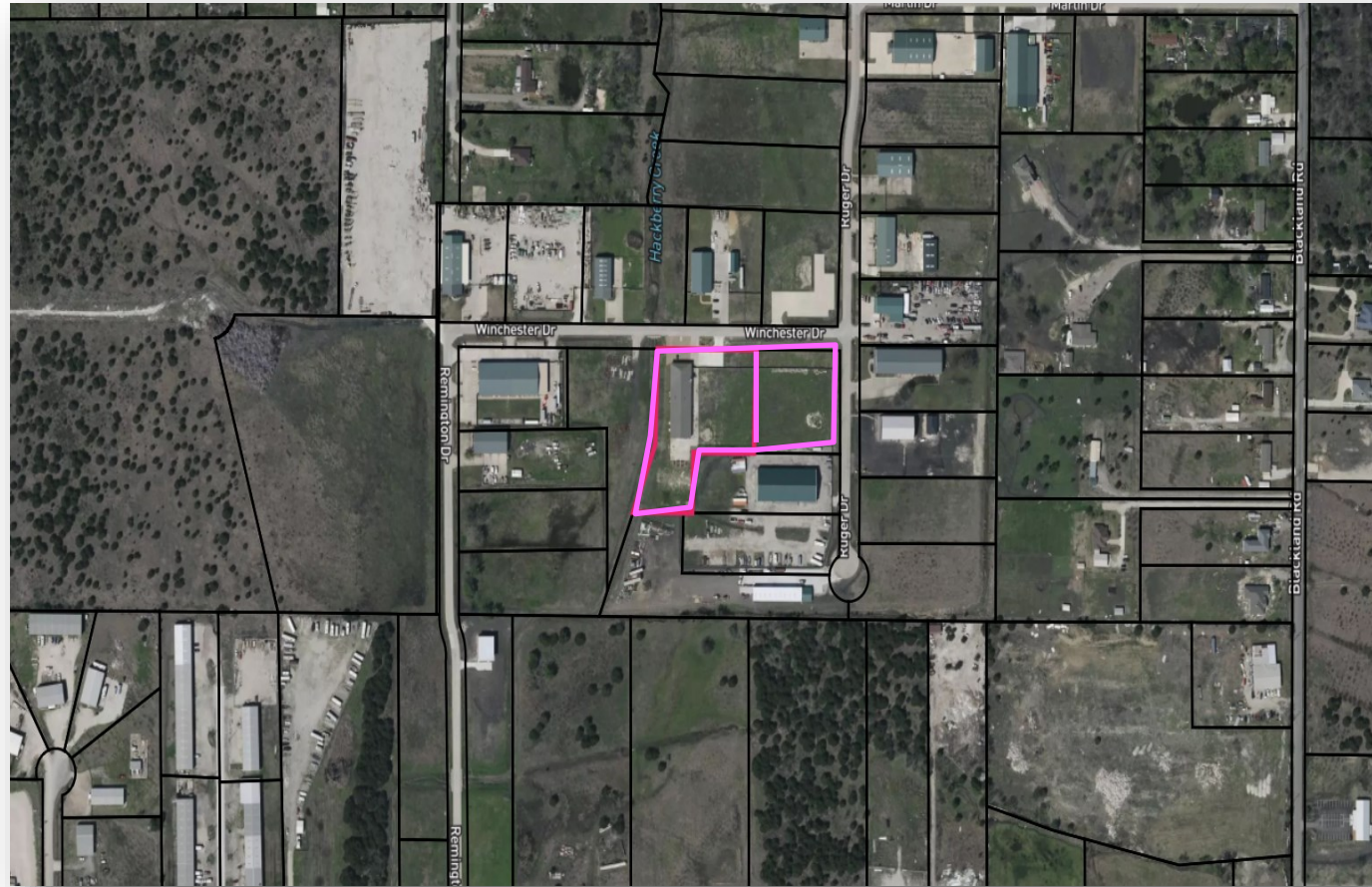
2816 Winchester Dr:

±2.30 Acres with 11,100 SF building

2824 Winchester Dr:

± 1.53 Acres

- An industrial building converted to a former school; can be converted back to industrial
- Built in 2007
- Additional land for expansion (2824 Winchester Drive)
- Two 12' grade level doors and One grade level door converted into a double glass door entry
- Prominent Industrial Area of Royse City within a rapidly expanding DFW metroplex market
- Excellent strategic logistics placement



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Property Highlights

- **Massive Lot Size: 3.83 Total Acres** featuring **3.5 acres of fully screened outside storage**, perfect for a variety of uses, including industrial, office, daycare, etc.
- **Turnkey Dual-Purpose Facility: 11,100 SF total building size** meticulously remodeled in the past few years.
- **Premium Commercial Frontage:** Includes a **high-quality office and showroom** converted to school in 2021-2022.
- **Heavy-Duty Loading Logistics:** Outfitted with **two 12' grade level doors** with covered overhang for weather-protected loading and distribution operations.



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LOCATION

- 2816 Winchester Dr
- 2824 Winchester Dr

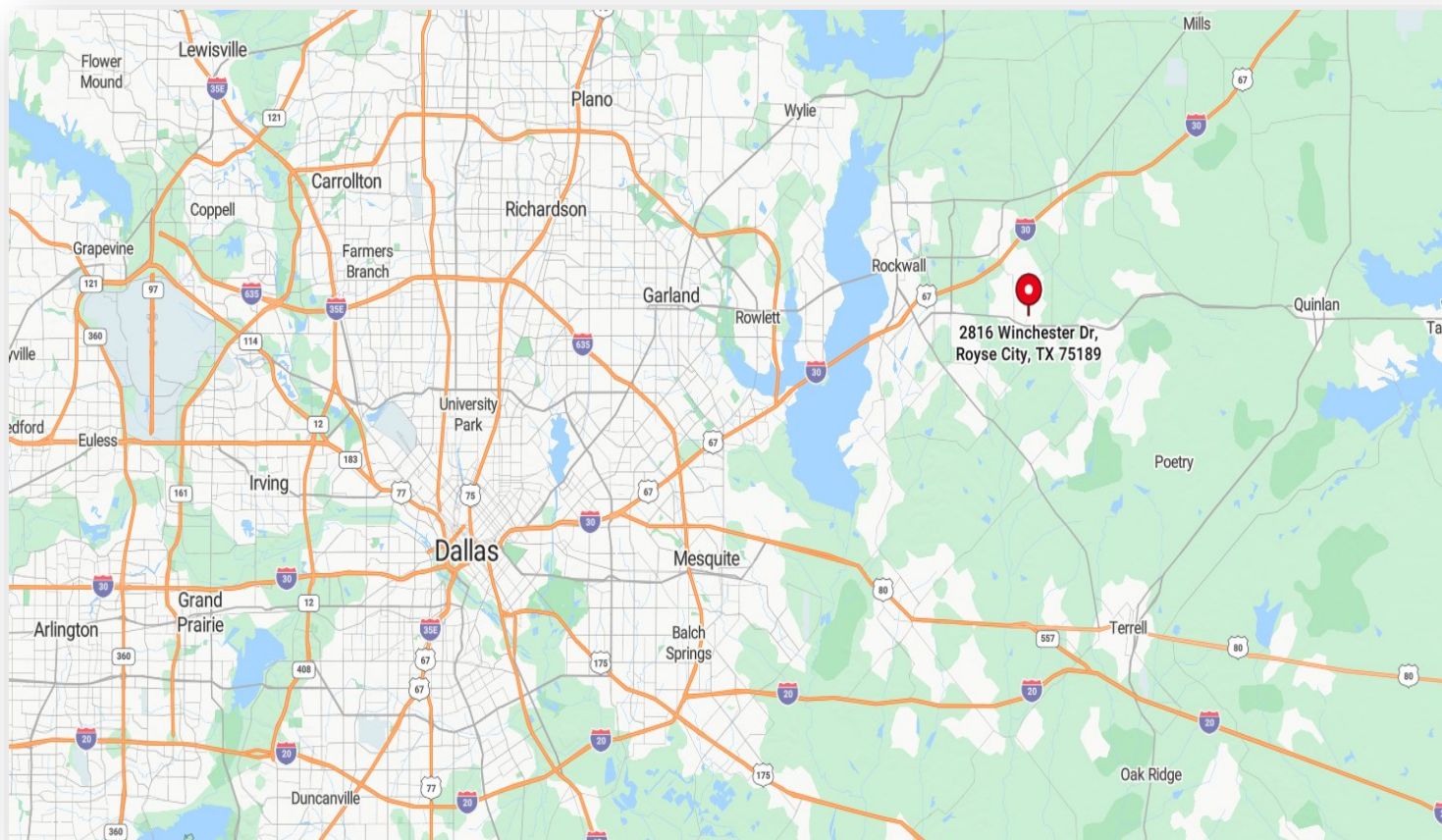
PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- **Contiguous Tracts — ready for Expansion or IOS**
- **11,100 Building constructed in 2007; Former School, but has multiple uses**
- **Fenced Yard**

TRAFFIC COUNTS

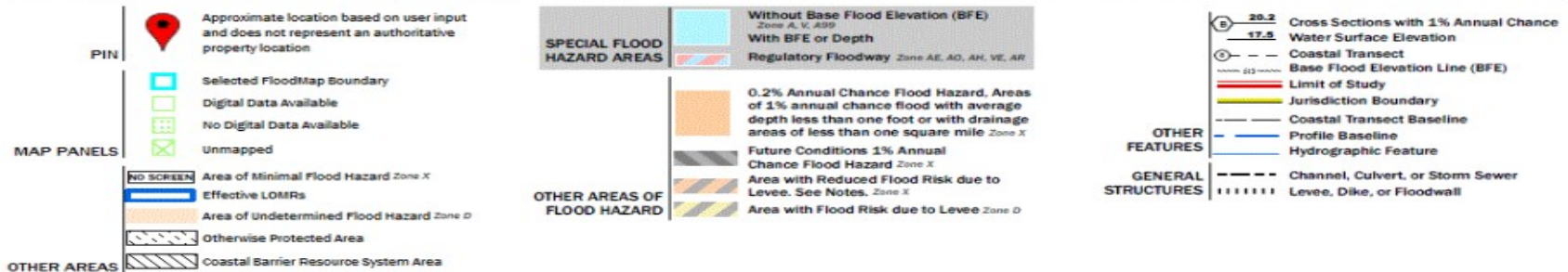
Street	Cross Street	Traffic Volume	Year	Distance
Blackland Rd	Mark Ln W	13,953	2026	0.40 miles
Blackland Rd	Marlin Dr N	545	2026	0.36 miles
Sun Dr	Passions Rd W	10,080	2026	1.26 miles



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Flood: Per FEMA Map: Portions of both properties are located in Zone A Flood Zone

Zoning: Outside of the City Zoning Use and ETJ of Royse City, but should be verified with Royse City

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(512) 936-3000

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Candace Rubin Real Estate

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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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Information available at www.trec.texas.gov

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