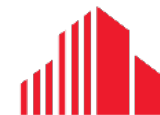




FOR SALE ± 24.36 AC

2200 E COUNTY LINE RD

ROYSE CITY, TX 75189



CUSHMAN &  
WAKEFIELD

# 2200 E COUNTY LINE RD

## ROYSE CITY, TX 75189

### Property Features

- ± 24.36 AC
- Zoned Industrial
- I-30 Corridor Overlay District
- Utilities Available
  - Water 16" Line
  - Sewer Line in County Line Rd
  - Atmos Gas
  - Oncor 3 Phase Power
- Capital Improvement Plan with City Drafted
- Rail: Active Spur served by G&WRR
- Visible from I-30
- Across I-30 from Buc-ee's
- Royse City Industrial District

**Reduced Price: \$4,500,000**  
Divisible as low as 10 acres



# 2200 E COUNTY LINE RD

## ROYSE CITY, TX 75189



### STRATEGIC LOCATION BENEFITS



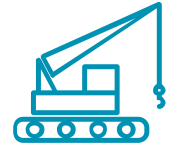
### BUSINESS CLIMATE



### POPULATION GROWTH STATISTICS



### KEY EMPLOYERS



### NEW DEVELOPMENTS

Royse City is strategically located in one of the fastest-growing metropolitan areas in the United States. Situated off I-30 and with Hwy 66 running through it, the city provides direct access to Dallas and beyond.

Additionally, Royse City is within the Dallas Metroplex, home to the DFW Airport, one of the busiest airports in the country, facilitating easy travel and shipping.

Royse City boasts a business-friendly climate with a healthy manufacturing sector. The city's charm and small-town atmosphere, combined with its proximity to the Dallas Metroplex, make it an attractive location for businesses.

Royse City has experienced remarkable population growth. As of 2025, the population stands at 31,084, growing at an annual rate of 12.58%.

This represents a 126.58% increase since the 2020 census.

The city's rapid growth is driven by its economic opportunities and quality of life, making it a prime location for both residents and businesses.

Royse City is home to a diverse range of key employers, including:

- Artisan Masonry
- Buc-ee's
- Hilton Global Headquarters
- Royse City Emergency Hospital
- Royse City ISD
- Walmart

These employers span various sectors, from retail and healthcare to education and manufacturing, contributing to the city's robust economy.

The city is witnessing substantial new developments, particularly in residential construction. Numerous new home communities are being established, offering a variety of housing options.

These developments are enhancing the city's appeal and supporting its growing population.

Royse City's strategic location, thriving business climate, rapid population growth, diverse key employers, and ongoing new developments make it an ideal site for industrial investment and growth.

