



SEC - I-30 & ERBY CAMPBELL BLVD.

ROYSE CITY, TX | PAD SITES AVAILABLE

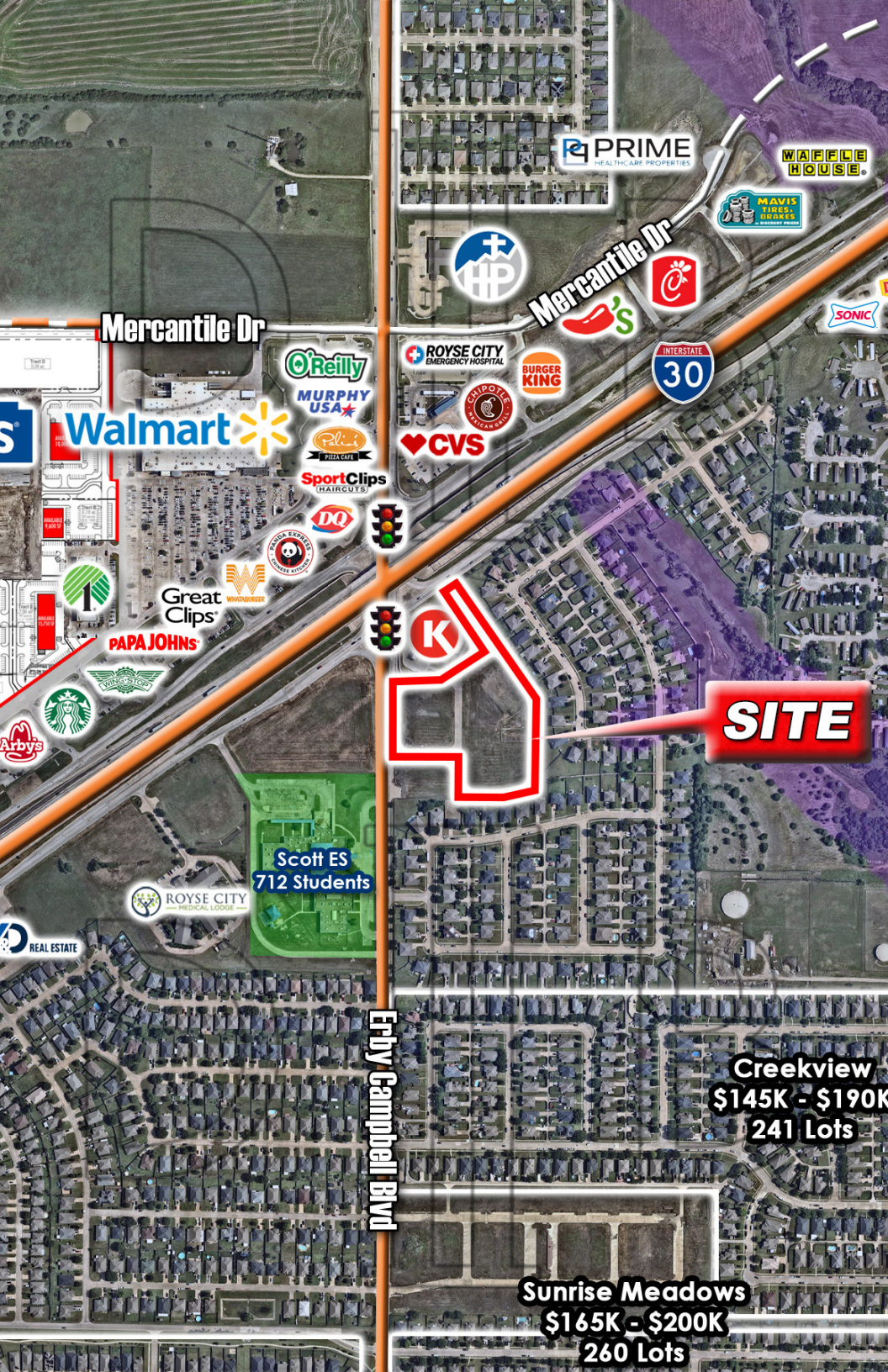


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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025



PROPERTY INFORMATION



SIZE:

Pad Sites & Shop Space Available



UTILITIES:

Water available – 8 inch line on the northern property line of the SEC, 16 inch line on the west side of Erby Campbell Boulevard. Sewer available on the east property line extended from the single family community for the SEC. Sewer will have to be pulled from the school property on the SEC.



ZONING:

C1 - Commercial
(Office, Retail, Neighborhood Services)



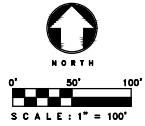
TRAFFIC COUNTS:

I-30: 95,015 VPD

DEMOGRAPHICS

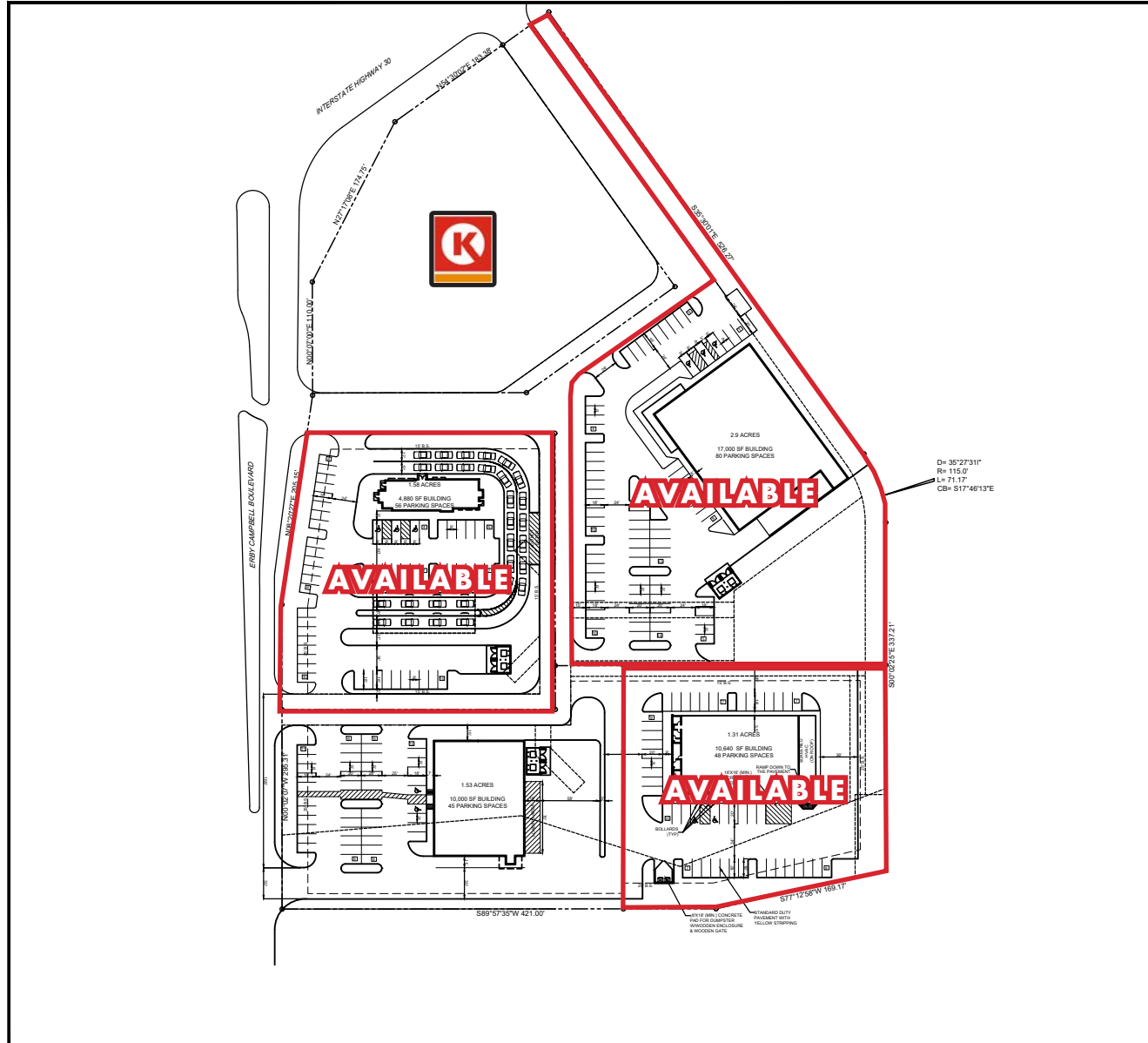
	1 Mile	3 Miles	5 Miles
2025 Population	7,347	35,114	61,372
% Proj Growth 2025-2030	4.35%	4.64%	4.76%
2025 Average HH Income	\$110,402	\$128,606	\$130,304
2025 Median HH Income	\$96,678	\$113,245	\$112,152

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Davidson & Bogel Real Estate, LLC 2025



NOTES:

1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED.



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MIXED-USE DEVELOPMENT

ROYSE CITY
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR PLANNING 06.14.2022

DATE:
06.14.2022

SHEET NAME:
PRELIMINARY SITE PLAN

SHEET NUMBER:

PSP.1

MORE THAN 10,000 FUTURE ROOFTOPS MEANS BIG CHANGES FOR SMALL-TOWN ROYSE CITY

The Dallas Morning News

One Sunday about four years ago, Gary Sanders went to grab doughnuts for his grandkids at a shop along Royse City's historic Main Street. As he was walking out the door, he spotted a run-down old convenience store that had been closed for years. There was a for-sale sign out front, and the store was right by the first light people see when they drive into the town.

That's when he had the thought to do something better with the dilapidated spot. He and his family worked for four years to transform the site into Native Station, a beer-garden cafe modeled after Munich beer gardens where people would come in to celebrate their harvest in the fall, but designed with a Texas farm town feel. After pandemic-related delays, it finally opened in January.

"It was purely a vision of love for Royse City," Sanders said. "Knowing that my family could be there for many generations to come, I wanted to make sure that they had something to be proud of and drive other things into downtown."

The venue, with 80 kinds of beer on tap and wine alongside a stage and outdoor pavilion, is a sign of change in Royse City. It's the kind of place people otherwise would have had to drive out to Rockwall or even Dallas to get to. Sanders aimed it at the many young families moving into Royse City and other cities nearby like Rockwall, Greenville and Caddo Mills.

"It amazes me how many people have moved from out of state into the area," Sanders said.

He wasn't alone in his vision, as Main Street has seen an influx of new business in the last few years, becoming especially busy on the weekends with live music, restaurants, bars and boutique shops. Even more food and drink options are in the works, with a vodka distillery and a brewery expected to open soon.

"We do try to still maintain a lot of the heritage of our city's history as a small-town community while still providing the amenities and quality of life of a bigger city," said Charles Houk, executive director of the Royse City Community Development Corp. and owner of the local Southern Junction Nightclub & Steakhouse.

Revitalizing the historic core has been a priority for City Manager Carl Alsabrook since he took on his role about a decade ago, especially as more retailers and restaurants began to emerge along I-30. When he started, the core had were just three restaurants and lots of vacant property. Now there's so much activity along Main Street that it can be tough to find a parking spot on the weekends.

"Main Street has gone through an evolution, if you will," Alsabrook said. "It looks nicer; it has more viable shops and offerings in it than it ever has."

Royse City's population has doubled twice since 2000, from about 3,000 in 2000 to more than 13,000 in 2020 and about 16,000 in 2021, according to U.S. Census estimates. It has seen a "perfect storm" of development interest, as Alsabrook calls it, as buyers have sought out places where they could get more land that was still affordable. From January to May 2022, builders filed more than 200 permits a month.

"The first quarter is something that we haven't experienced in our existence," Alsabrook said.

Builders pulled back over the summer to about 100 starts a month amid the slower housing market, but the city has over 10,000 homes in various stages of approval, he said.

One of the most transformational projects on the horizon for the city is Dallas-based Provident Realty Advisors' Bearpen Creek, a nearly 1,000-acre community surrounding Royse City High School that's expected to have about 3,000 homes.

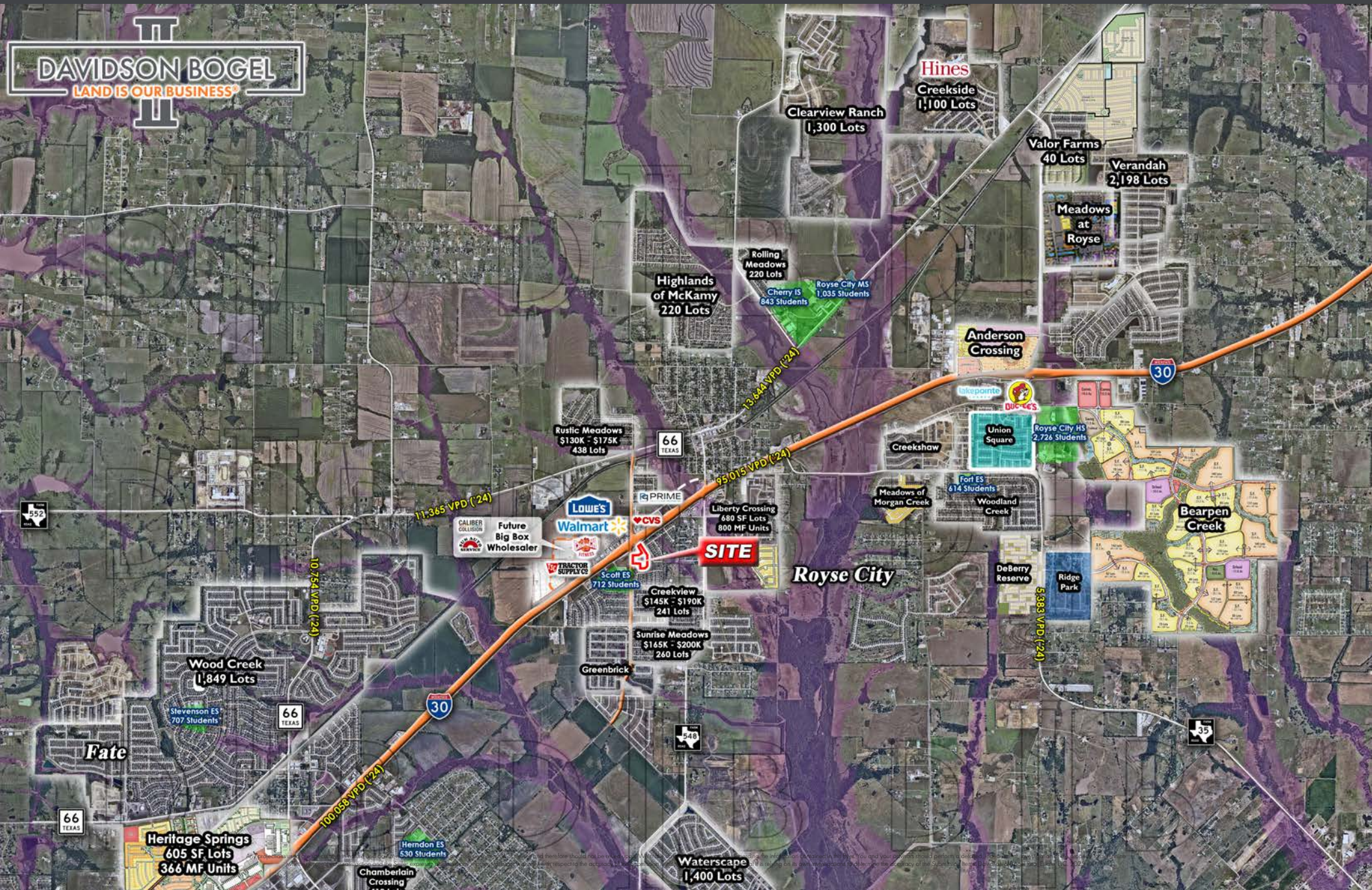
"We think it's a marquee position within the city," Rylan Yowell, managing director of master-planned communities for Provident.

Provident has owned the site for about a decade, and construction is expected to begin next year. Planning began in 2018, but Provident didn't realize then that a 5-mile sewer line would need to be constructed to support the site. The city and Provident agreed in May that Provident will build the sewer line and in turn, set up the east side of the city for even more development going forward.

"A lot of the longer-term residents like the small-town farming community that we were 25 years ago," Houk said. "What I try to tell people is, there's really not that much that can be done to stop the growth. People are coming, we're right on the highway, and it's expanding outward from Dallas. And so we're kind of next in line."

I-30 & ERBY CAMPBELL BLVD.

WIDE AERIAL



I-30 & ERBY CAMPBELL BLVD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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.**

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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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1



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