

Royse City ETJ Ground Lease Opportunity on 66

±3.28 ACRES WITH 475' OF HIGHWAY 66 FRONTAGE & QUICK ACCESS TO I-30

**Flexible Unzoned Commercial Site
Up to 7,737 VPD on SH 66
Near Future 2,300-Lot Development
±142,877 SF | ±3.28 Acres Vacant
Site in Growth Corridor**

6407 SH 66, Royse City, TX

Kevin Weable, CCIM

Market Director

972.845.1663 | kevin@mdcregroup.com



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation or M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

M&D CRE is a service mark of M&D Real Estate, LP.



Table of Contents

Pages 4-8 | Property Overview

Pages 9-11 | Location Overview

Page 12 | Contacts



Property Overview

FRONTAGE | ACCESS | FUTURE GROWTH

M&D CRE is pleased to present a ± 3.28 -acre ground lease site with strong SH 66 frontage in Royse City's ETJ, positioned directly across from a planned 2,300-lot residential development and near I-30.

Listed By:
Kevin Weable, CCIM | 972.845.1663



Property Overview

STRATEGIC FRONTAGE ON STATE HWY 66 NEAR CR 2642 IN ROYSE CITY

M&D CRE is pleased to present 6407 SH 66, a compelling ground lease opportunity in Royse City's expanding eastern growth path, where highway frontage, future residential density, and regional connectivity converge on one site. The property offers approximately 475 feet of frontage along SH 66, sits directly across from a planned 2,300-lot residential development, and benefits from quick connectivity to I-30 as well as convenient access to both Rockwall and Greenville.

The site totals approximately ±142,877 square feet across ±3.28 acres, is vacant, and is currently noted as unzoned within the ETJ, which may allow broader use flexibility subject to tenant verification and jurisdictional approval. With traffic counts of up to 7,737 vehicles per day on SH 66 and a 10-minute trade area of 33,470 residents projected to grow to 40,105 by 2030, this is a strong fit for operators seeking visibility today and a larger built-in customer base over time.

For more information, contact **Kevin Weable, CCIM** at **972.845.1663** or **kevin@mdcregroup.com**

Land Area	±142,877 SF
Site Size	±3.28 Acres
Property Type	Ground Lease Commercial Land Pad Site
Access	Great Visibility on SH 66 Frontage
Dev Potential	Vacant Site Future Commercial Use
Use Flexibility	Unzoned Royse City ETJ
Access	Quick Access to I-30, Rockwall & Caddo Mills
Frontage	Approx. 475' Along SH 66



Listed By:
Kevin Weable, CCIM | 972.845.1663





Listed By:
Kevin Weable, CCIM | 972.845.1663





Listed By:
Kevin Weable, CCIM | 972.845.1663



6407 SH 66 — Highlights

CORE ASSET HIGHLIGHTS

[SHARED VALUE ACROSS ALL]

- Ground Lease Opportunity
- ±3.28 acres/142,877 SF
- ±475' frontage on SH 66
- Unzoned in Royse City ETJ
- Adjacent to planned 2,300-lot subdivision
- Quick access to I-30
- Up to 7,737 VPD on SH 66
- 10-min population: 33,470
- 10-min median household income: \$105,423

QSR / DRIVE-THRU HIGHLIGHTS

[VISIBILITY | ACCESS | SCALE]

- Strong SH 66 frontage supports daily brand visibility
- Quick I-30 access improves convenience/regional reach
- ±3.28 acres offers room for efficient site planning
- Nearby planned rooftops strengthen future customer demand
- Royse City growth supports long-term presence

CONVENIENCE / FUEL HIGHLIGHTS

[FUNCTION | CLIENT INTERFACE | ADAPTABILITY]

- Highway frontage fits fuel, retail, & grab-and-go uses
- Visible roadway presence supports easy customer entry
- ETJ status allows flexibility
- Up to 6,133 VPD supports traffic-oriented exposure
- Near I-30 improves access for passing motorists

NEIGHBORHOOD RETAIL / SERVICE HIGHLIGHTS

[ROOFTOPS | INCOME | GROWTH]

- Planned 2,300-lot development adds future nearby rooftops
- 10-min incomes support neighborhood retail & service demand
- 10-minute population growth supports long-term market expansion
- Over 10,000 households provide surrounding customer depth

Listed By:
Kevin Weable, CCIM | 972.845.1663



Location Overview

Royse City sits along the I-30 corridor in East DFW, benefiting from continued population growth and expanding commercial demand.

Listed By:
Kevin Weable, CCIM | 972.845.1663



Royse City | High-Growth Corridor with Expanding Momentum & Demand

Royse City, TX Overview

Royse City, TX is a rapidly expanding suburban market in the eastern DFW Metroplex, positioned along Interstate 30 and SH 66 and benefiting from continued eastward growth out of Dallas and surrounding suburbs. As new residential development pushes into the area, Royse City is building the kind of customer base that appeals to quick-service restaurants, convenience-oriented users, and neighborhood retail and service providers seeking both current traffic and future demand. Expanding rooftops, rising household presence, and growing commercial momentum create an opportunity for tenants to establish an early foothold in a corridor still gaining density and daily consumer activity. For users that depend on visibility, accessibility, and convenience, Royse City offers strong connectivity, growing local demand, and a more accessible alternative to more saturated trade areas closer to Dallas and Rockwall. With continued development, I-30 access, and long-term corridor momentum, Royse City is emerging as an attractive location for operators looking to capture pass-by exposure, serve a growing residential base, and position for future growth.

53,610

Daytime
Population

15 Min—ESRI/STDB

\$105,423

Median HH
Income

ESRI—STDB

33,470

2025
Population

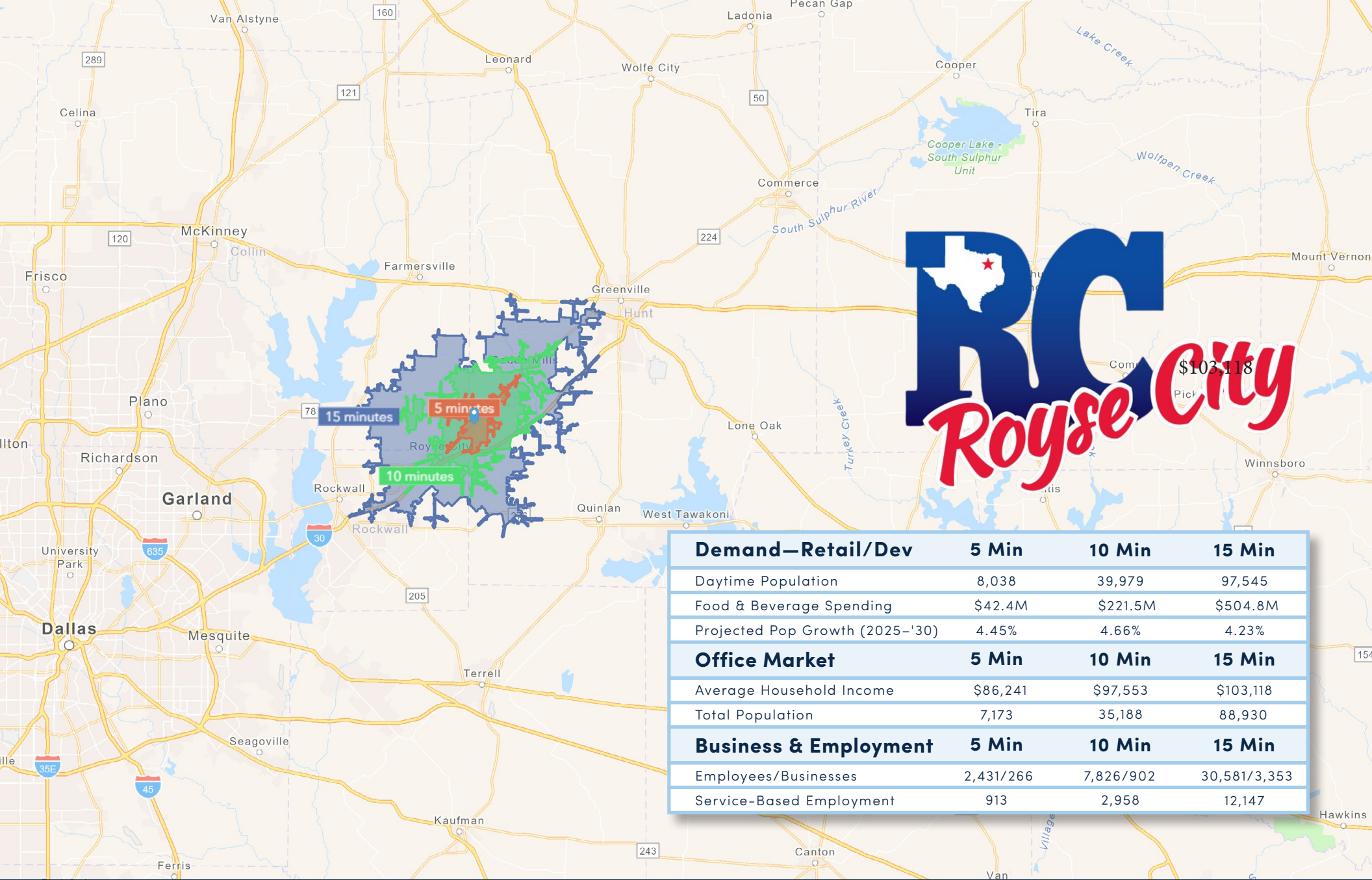
ESRI—STDB

3.68%

Annual Pop.
Growth

ESRI—STDB





RC Royse City

\$103,118

Demand—Retail/Dev	5 Min	10 Min	15 Min
Daytime Population	8,038	39,979	97,545
Food & Beverage Spending	\$42.4M	\$221.5M	\$504.8M
Projected Pop Growth (2025-'30)	4.45%	4.66%	4.23%
Office Market	5 Min	10 Min	15 Min
Average Household Income	\$86,241	\$97,553	\$103,118
Total Population	7,173	35,188	88,930
Business & Employment	5 Min	10 Min	15 Min
Employees/Businesses	2,431/266	7,826/902	30,581/3,353
Service-Based Employment	913	2,958	12,147

Listed By:
 Kevin Weable, CCIM | 972.845.1663



Kevin Weable, CCIM

Market Director

kevin@mdcregroup.com

972.845.1663

Office Information

2701 Sunset Ridge Dr, Suite 109, Rockwall, TX 75032

info@mdcregroup.com

469.607.0471





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:
 - 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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Weable	0689810	kevin@mdcregroup.com	972-845-1663
Sales Agent/Associate's Name	License No.	Email	Phone
<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div>			
Buyer/Tenant/Seller/Landlord Initials	Date		