

SINGLE FAMILY LAND OPPORTUNITY

HIDDEN CREEK

± 172 GROSS ACRES | ROYSE CITY, TX

LAND
FOR
SALE



CBRE

OFFERING MEMORANDUM

PROPERTY OVERVIEW



Linrock Estates

SITE

Hidden Creek Estates



SITE

Linrock Estates

Hidden Creek Estates

PROPERTY SUMMARY



Size
±172 Acres



Jurisdiction
City of Royse City



Zoning
Planned Development



Future Land Use
Suburban Mixed Use



School District
Royse City ISD

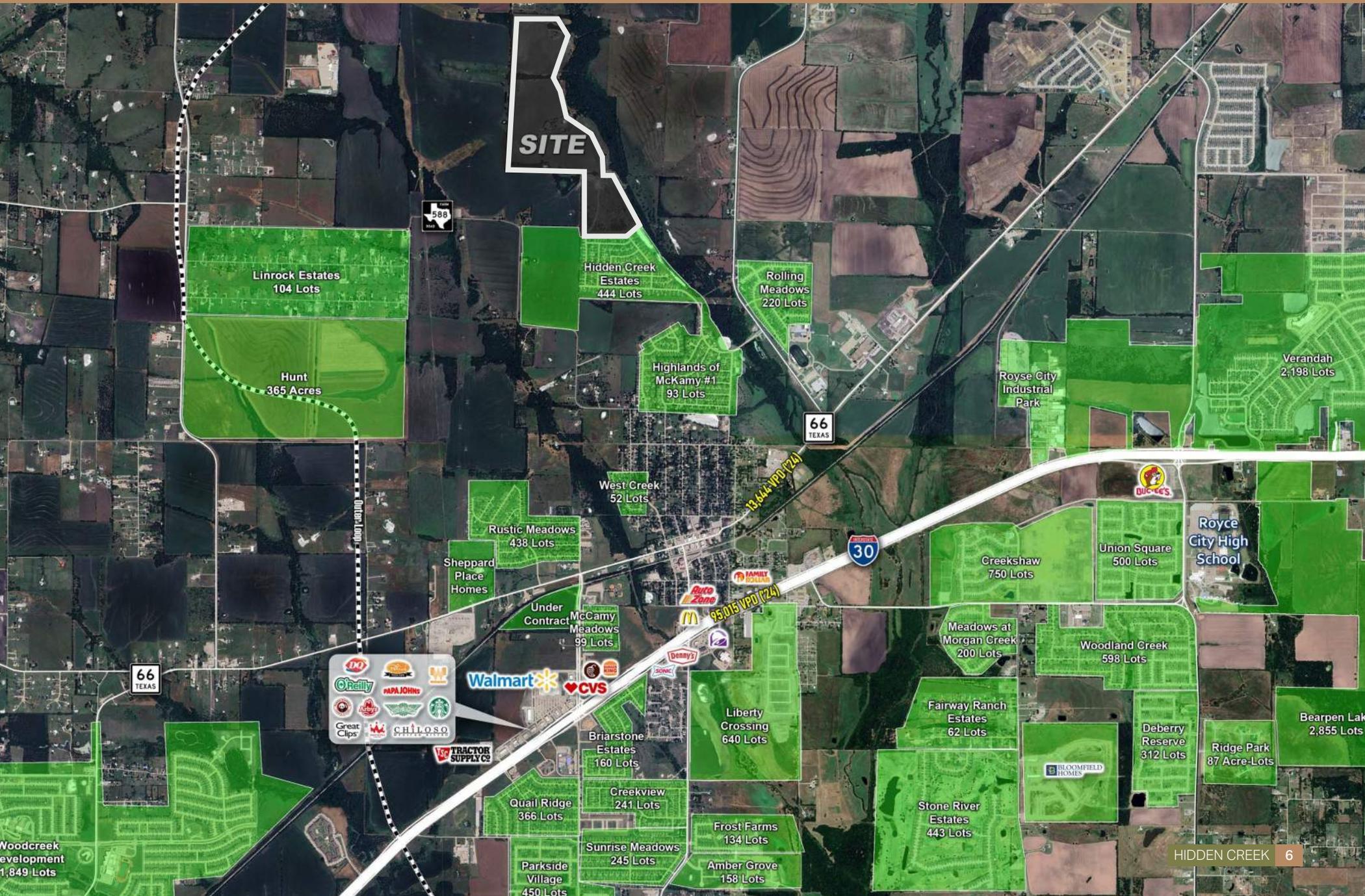


Water
12" Water Line to Site



Sewer
Future Gravity Pipe in Bois d'Arc
Creek Adjacent to Site

MARKET AERIAL



SITE AERIAL



SITE

CONCEPT PLAN



AREA OVERVIEW



West Creek

Highlands of McKamy #1

Hidden Creek Estates

SITE

WHATABURGER
STARBUCKS
CRISPICE
PANDEPOT
Walmart



ZONING SUMMARY

Zoning Per Planned Development Agreement

- Sf-1 And Sf-2 Standards As Indicated On Pd Exhibit
- Preliminary Plat As Indicated On Pd Exhibit
- No Alley's Required

Item	SF-1	SF-2
Min. Lot Area	10,000 SF	8,000 SF
Min. Lot Width	75 Ft.	
Min. Lot Depth	120 Ft.	95 Ft.
Min Front Yard	N/A	25 Ft.
Min. Street Yard	25 Ft. Front St. 25 Ft. Side St.	N/A
Min. Side Yard	15 Ft. Interior	8 Ft. Interior 25 Ft. Street
Min. Rear Yard	20 Ft.	
Min. Dwelling Size	1,800 SF	
Max. Lot Coverage	35%	40%
Max. Building Height	35 Ft. or 2.5 Stories	





Clearview Ranch

Creekside

Rolling Meadows

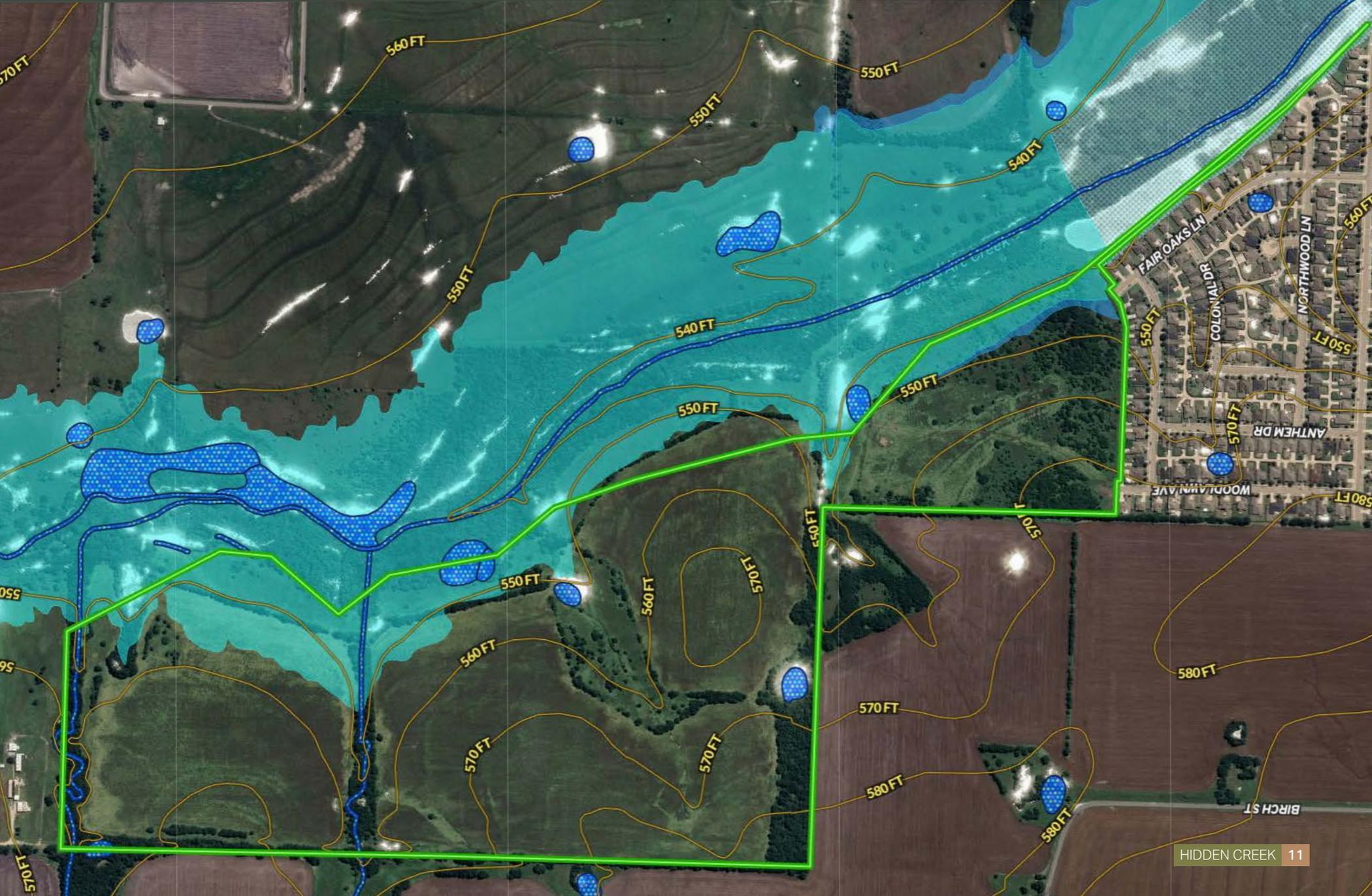
Hidden Creek Estates

SITE

PROPERTY TAX SUMMARY

Taxing Entity	Tax Rate
Royse City	0.578000
Collin County	0.149343
Collin College	0.081220
Royse City ISD	1.255200
Total	2.063763

FLOOD AND WETLANDS OVERVIEW



RETAIL GROWTH

ROYSE CITY HIGHLIGHT

SITE

Hidden Creek
Estates
444 Lots

Rolling
Meadows
220 Lots

Highlands of
McKamy #1
93 Lots

West Creek
52 Lots

Autistic Meadows
438 Lots

66
TEXAS

13,644 VPD (24)

INTERSTATE
30

77 AC

grocery anchored retail
development

Royse City
Industrial
Park



Union Square
500 Lots

Creekshaw
750 Lots

Royse
City High
School

RESIDENTIAL GROWTH

ROYSE CITY HIGHLIGHT

Over 1100

Annual Starts in Royse City
(Zonda Reports)

1135

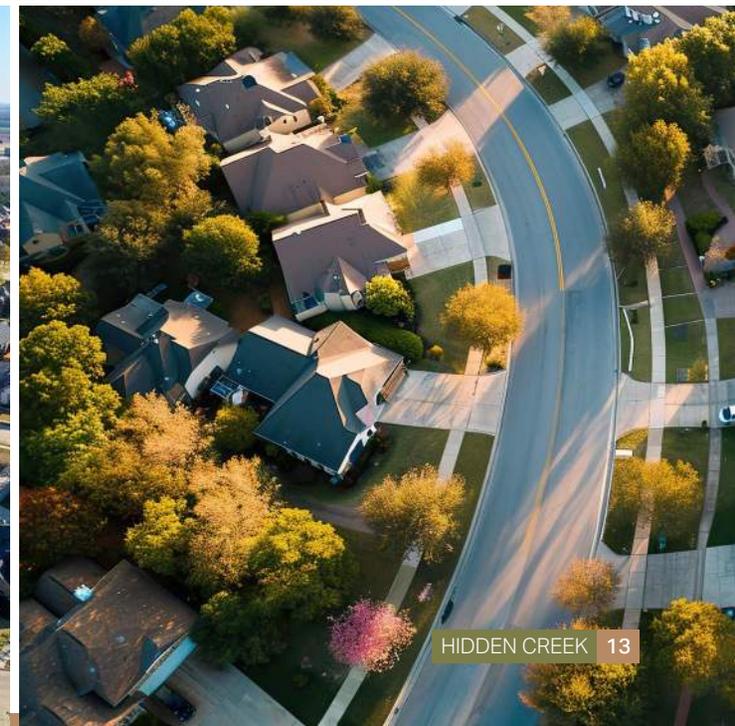
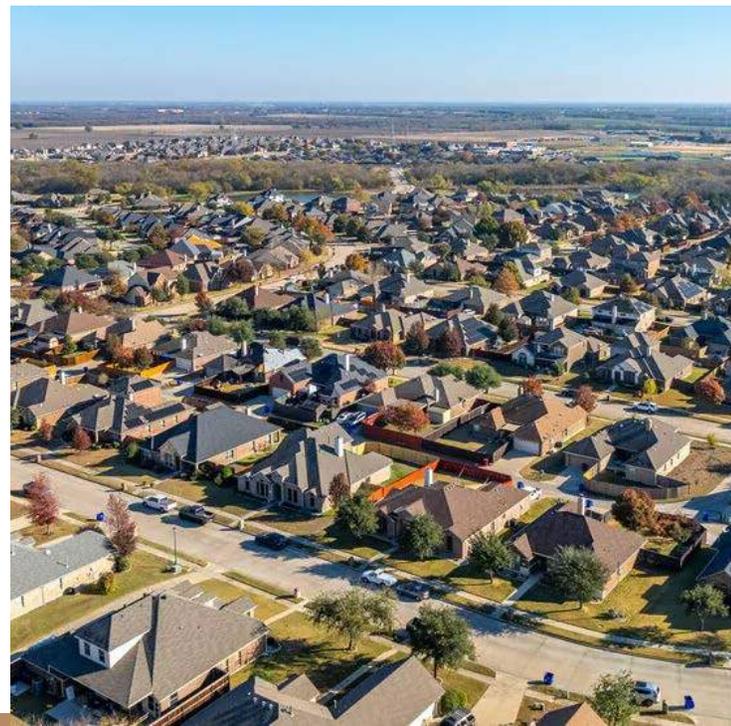
Annual Closing in Royse City
(ESRI)

272

Quarterly Closings
(Zonda Reports Q3 2025)

\$380,000

Median Home Price



NEW SCHOOLS IN A THRIVING DISTRICT

ROYSE CITY HIGHLIGHT



A-

DAVIS ELEMENTARY SCHOOL

Niche.com Rating



B-

OUIDA BALEY MIDDLE SCHOOL

Niche.com Rating



B+

ROYSE CITY HIGH SCHOOL

Niche.com Rating

DFW OVERVIEW

Dallas/Fort Worth (DFW) is much more than oil tycoons, cattle barons, and Dealey Plaza. “Big D” and its surrounding municipalities create a dynamic cultural and economic hub where an estimated 7.57 million people (and counting) hang their hat each day, the fourth-largest metro area in the country and largest in the South. North Texas is also home to a diverse industry base, making it one of the most active commercial areas in the country with a local gross domestic product (GDP) of over \$488.7 billion. In fact, our region has been ranked the #2 top metro for property investment in the Americas for the last three consecutive years based on investor sentiment reflected in CBRE’s Americas Investor Intentions Survey. DFW’s south-central location, world-class cultural institutions, state of the art hospitals and universities, and robust transportation connectivity make it a top relocation destination for both corporations and job seekers alike.

DFW Ranked #1

Most Attractive Real Estate Market in the Last Decade

Only U.S. Metro

With 3 Fortune 10 Companies
Dallas Regional Chamber

1 of 3

Of All High-Tech Jobs in Texas are Located in DFW

DFW #5

Metro With Most New Jobs

6th Largest

Tech Talent Labor Pool Among North America’s Large Tech Markets



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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



± 172 GROSS ACRES

HIDDEN CREEK

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FOR MORE INFORMATION, PLEASE CONTACT:

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