



 **ROYSE CITY**
INDEPENDENT SCHOOL DISTRICT



The Reserve at Royse City

COMMERCIAL - FLEX / FOR LEASE

6723 W Interstate Highway 30, Royse City, TX 75189

RCP

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Royse City, TX

Phase 1 of *The Reserve at Royse City* is a 5 building, 52,000sf flex industrial park located at 6723 W Interstate Highway 30, Northeast of Dallas along the rapidly growing I-30 corridor. The property will feature easy access to the North and South of the park and is just down the road from the I-30 on ramp. It is located just 25 minutes from downtown Dallas and has frontage on I-30 (~52,000 VPD). The site is also just 4 lots down the road from a Buc-ee's.

Property Overview

The first 5 buildings will each consist of 10,400sf which are duplexed and have 5,200sf per unit. Each unit will have a retail/office storefront with warehouse space in the back. There will be 1,500 sf retail/office and 3,500 sf of warehouse space. The office space will host 4 offices, large conference area, reception, kitchenette, and two bathrooms. If a tenant required a larger space, two units could be combined to create a 10,400sf space.

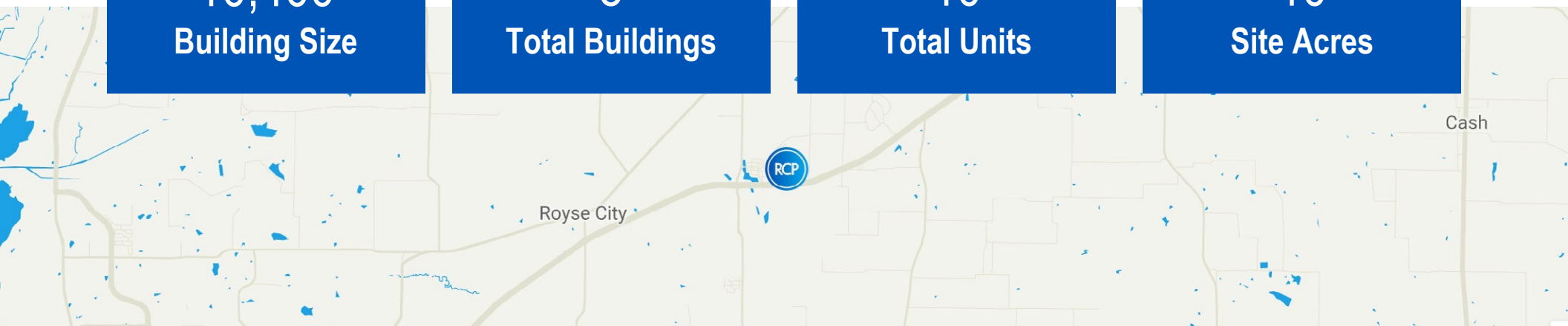
Shortly after RCP acquired the site, a new 65,000sf state-of-the-art medical city hospital was announced on the adjacent plot. The hospital has broken ground with expected completion set for late 2025. The two-story project will feature a comprehensive emergency room, inpatient care, 12 physicians' offices, digital imaging, pharmacy, ambulance bay, and community room. The project has plans for a phase II that will expand upon the hospitals size and capabilities.

10,400
Building Size

5
Total Buildings

10
Total Units

10
Site Acres



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Royse City

Royse City is a secondary market along the I-30 corridor east of Dallas that has seen an annual population growth rate around 16.07%, compared to a national average of .5%. The Reserve at Royse City is located adjacent to the soon-to-come Hunt Regional Medical City and just down the road from Buccees. Additionally, the Royse City High School is just a few blocks away.

10 Acres

Northeast of Dallas; quick access to Rockwall, Fate, Greenville and Dallas

Water/Sewer

Water to site (8")
Sewer to site

± 52,000

I-30 Traffic Count (2023)

Commercial

Site Zoning

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Exterior



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Interior



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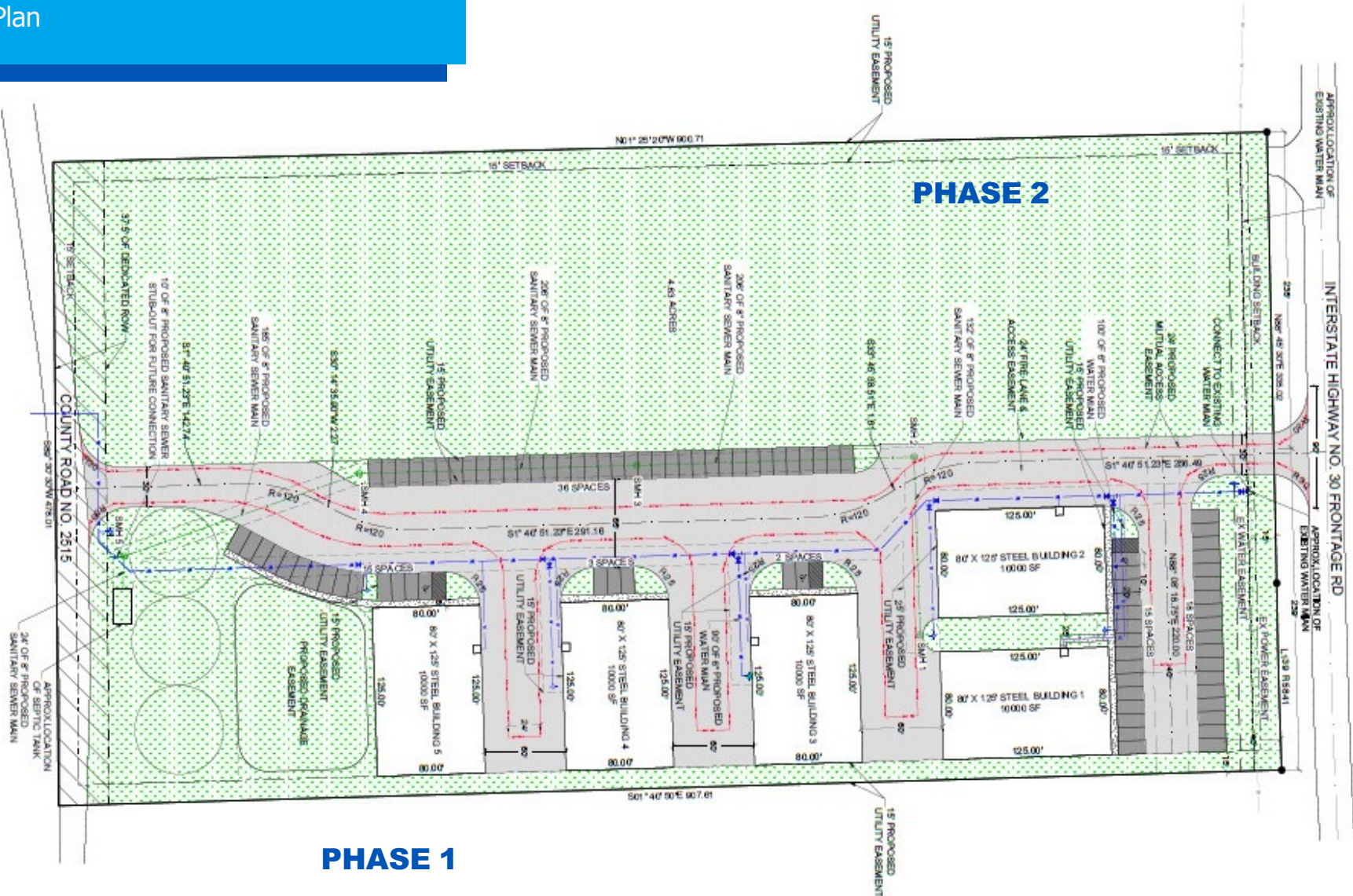
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The Reserve at Royse City

Site Plan



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RESERVE
CAPITAL PARTNERS

Hunt Regional Healthcare

Medical City Hospital ~65,000sf

The Reserve at Royse City
Phase I

Hunt Regional Healthcare
Medical City Hospital
Phase I



Property Contact

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RIDGE POINTE
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The information presented was obtained from sources deemed reliable;
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