

High-Visibility Commercial Site Along I-30 in Royse City

AVAILABLE INDIVIDUALLY OR COMBINED FOR
EXPANDED COMMERCIAL SCALE



±1,596 SF Office & Showroom
Positioned on ±0.356 Acres
Expansion Potential with
Adjacent Acres ±1.32+ AC Total
Strong I-30 Corridor Visibility
Traffic Counts 76,767 VPD

720 E Lamar Street, Royse City, TX

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Property Overview

OFFICE & SHOWROOM | EXPANSION POTENTIAL

M&D CRE is proud to present 720 E Lamar St, a commercial opportunity with existing improvements and expansion potential, enhanced by the optional addition of the adjacent parcel at 813 E Lamar St.

Listed By:
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Property Overview

FAVORABLY LOCATED COMMERCIAL ASSET IN ROYSE CITY

M&D CRE is pleased to present a versatile commercial opportunity located on a 0.356 acre corner lot at 720 E Lamar Street in Royse City, TX. The property includes a $\pm 1,596$ SF building with office and retail showroom.

This unique offering is well-suited for a range of commercial users. For retail users and developers, the corner positioning and visibility support customer-facing concepts, boutique retail, or future redevelopment into a scaled commercial footprint. For office users, the existing improvements include a prominent showroom component, making it best suited for hybrid office/showroom or client-facing business models with the ability to adapt over time. For professional services, the property offers an accessible, highly visible location ideal for firms seeking a strong presence within a growing trade area. For those planning future growth, the asset supports immediate operation with expanded scale and flexibility achievable if the adjacent ± 0.963 acres at 813 E Lamar Street are acquired.

Positioned in a rapidly expanding East DFW market, this property combines functionality, flexibility, and long-term upside—making it a compelling opportunity for a wide range of commercial users and investors.

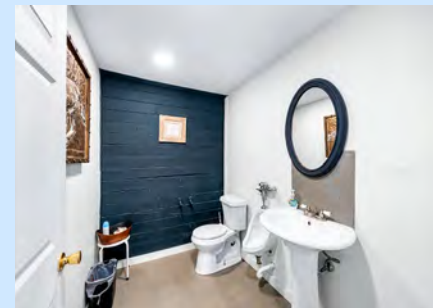
For more information, contact **Barry Luff** at **214.478.4959** or **barry.luff@mdcregroup.com**

| | |
|---------------|---|
| Size | $\pm 1,596$ SF |
| Site Size | ± 0.356 [Up to ± 1.32 Acres] |
| Property Type | Retail Office Professional Services |
| Access | Corner Lot Multiple Pts of Access |
| Visibility | Visibility Along I-30 & Frontage |
| Zoning | Commercial 1 |
| Highway | Convenient I-30 Access 76,767 VPD |
| Add'l Acres | Adjacent ± 0.963 AC at 813 E Lamar |



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720 E Lamar Street — Highlights

CORE ASSET HIGHLIGHTS

[SHARED VALUE ACROSS ALL]

- ±1,596 SF Building on ±0.356 AC Corner Lot
- Up to ±1.32 AC Total (With 0.963 AC Acquisition)
- High-Visibility Location Along I-30 & E Lamar Street
- Positioned in High-Growth Roysse City Corridor
- Existing Improvements Allow Immediate Use
- Flexible Site Supporting Multiple Commercial Paths

RETAIL / DEVELOPER HIGHLIGHTS

[VISIBILITY | ACCESS | SCALE]

- Corner Presence for Customer-Facing Retail
- Strong Visibility for Brand & Traffic Capture
- Ideal for Service Retail, Boutique Retail, or QSR Conversion
- Redevelopment Potential for Expanded Footprint
- Additional ±0.963 AC Available for Scaled Site Expansion

OFFICE HIGHLIGHTS

[FUNCTION | CLIENT INTERFACE | ADAPTABILITY]

- Ideal for Office, Display or Sales-Oriented Users
- Immediate Occupancy and Ability to Reconfigure
- Flexible Layout for Creative Office or Specialty Use
- Existing Showroom Component Supports Client-Facing Businesses
- Visibility Enhances Brand Presence

PROFESSIONAL SERVICES HIGHLIGHTS

[PRESENCE | ACCESSIBILITY | MARKET POSITION]

- High-Visibility Location Enhances Business Exposure
- Accessible Site for Client-Facing Service Providers
- Ideal for Medical, Legal, Financial, or Specialty Services
- Strong Positioning Within a Growing Trade Area
- Ability to Establish Long-Term Presence in Expanding Market

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Location Overview

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

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Royse City | High-Growth Corridor with Expanding Commercial Demand

Royse City, TX Overview

Royse City, TX is a rapidly expanding suburban market within the East DFW Metroplex, strategically positioned along the Interstate 30 corridor. Driven by continued eastward migration from Dallas and surrounding suburbs, the area is experiencing sustained population growth and rising household incomes—supporting demand for retail, office, and service-oriented businesses. The market is characterized by a growing residential base with limited commercial supply, creating opportunities for retailers, developers, and service providers to establish an early presence within an evolving trade area. For office and professional users, Royse City offers access to an expanding workforce and customer base, while providing a more accessible and cost-effective alternative to infill Dallas & Rockwall locations. Royse City benefits from strong regional connectivity via I-30 while continuing to capture growth along the corridor. As development expands east, the city is emerging as a compelling destination for retail, office, and professional service users seeking visibility, accessibility, and long-term positioning within a high-growth suburban market.

97,545

Daytime
Population

15 Min—ESRI/STDB

\$504.8M

Annual Food &
Bev Spending

15 Min—ESRI/STDB

30,581

Total
Employees

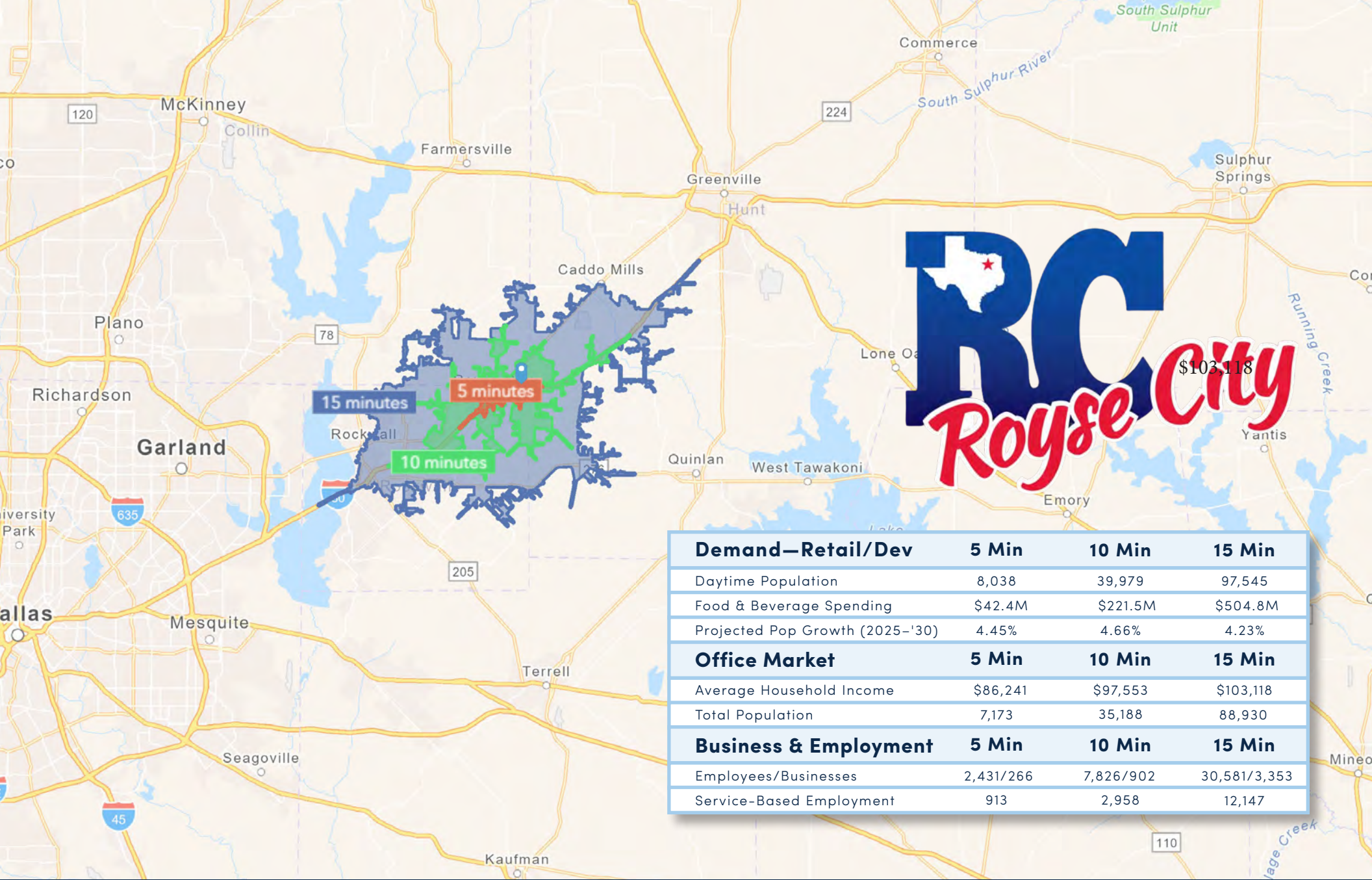
15 Min—STDB

4.66%

Projected Pop
Growth

10 Min 2025–2030
ESRI/STDB





| 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 |

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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.

| | | | |
|--|----------------------|------------------------------|----------------------|
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| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Buyer/Tenant/Seller/Landlord Initials | | | Date |