

# LAND FOR SALE +/- 14.607 ACRES



## SEQ I-30 & FM 2642

Royse City, TX

ON  INTE  
PROPERTIES

The Dena Elder Team  
972.588.8800



## LOCATION

SEQ Interstate 30 and FM 2642  
Royse City, Texas

## ZONING

C - 2  
COMMERCIAL GENERAL

## DESCRIPTION

14.607 acres  
Full access to I-30 and Shaw Dr.  
Royse City 2027 Estimated Population: 72,703  
Primary Trade Area 2022 ~ 67,925  
Included in the I-30 Corridor Overlay District



# Proposed Royse City Town Center

CALLED 14.379 ACRES  
INTERSTATE 30 AT FM 2642, LP  
VOL. 1697 PG. 624

25' SANITARY  
SEWER EASEMENT  
VOL. 1394, PG. 44

25'x90' SANITARY  
SEWER EASEMENT  
VOL. 1779, PG. 505

37' ROW DEDICATION  
CAB. H. PG. 282

CALLED 1.49 ACRES  
RHONDA HUNTER PHILLIPS  
VOL. 1006, PG. 116

LOT 1, BLOCK A

COUNTRY FRIENDS VETERINARY ADDITION  
LOT 2, BLOCK A  
CAB. H. PG. 282

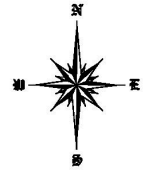
24' FIRE LANE & ACCESS EASEMENT  
CAB. H. PG. 282

1 STORY BRICK  
1 STORY METAL  
METAL BARN  
COVERED CONCRETE PORCH

SHAW DRIVE

SHAW DRIVE

**SURGERY  
CENTER**  
OF NORTHEAST TEXAS



NORTH  
SCALE 1" = 60'

**LEGEND**

- C.M. = CONTROLLING MONUMENT
- CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
- RF = IRON ROD FOUND
- IRS = IRON ROD SET
- ∩ = POWER POLE
- ⊥ = GUYWIRE
- ◊ = UG CABLE SIGN
- ◻ = TELEPHONE BOX
- = WATER METER
- ⊙ = LIGHT POLE
- = AC UNIT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	573.33'	8966.00'	12°00'09"	N 85°09'09" E	573.33'
C2	188.81'	8966.00'	1°12'24"	S 86°44'24" W	188.81'
C3	120.49'	8966.00'	0°46'12"	N 87°43'42" E	120.49'

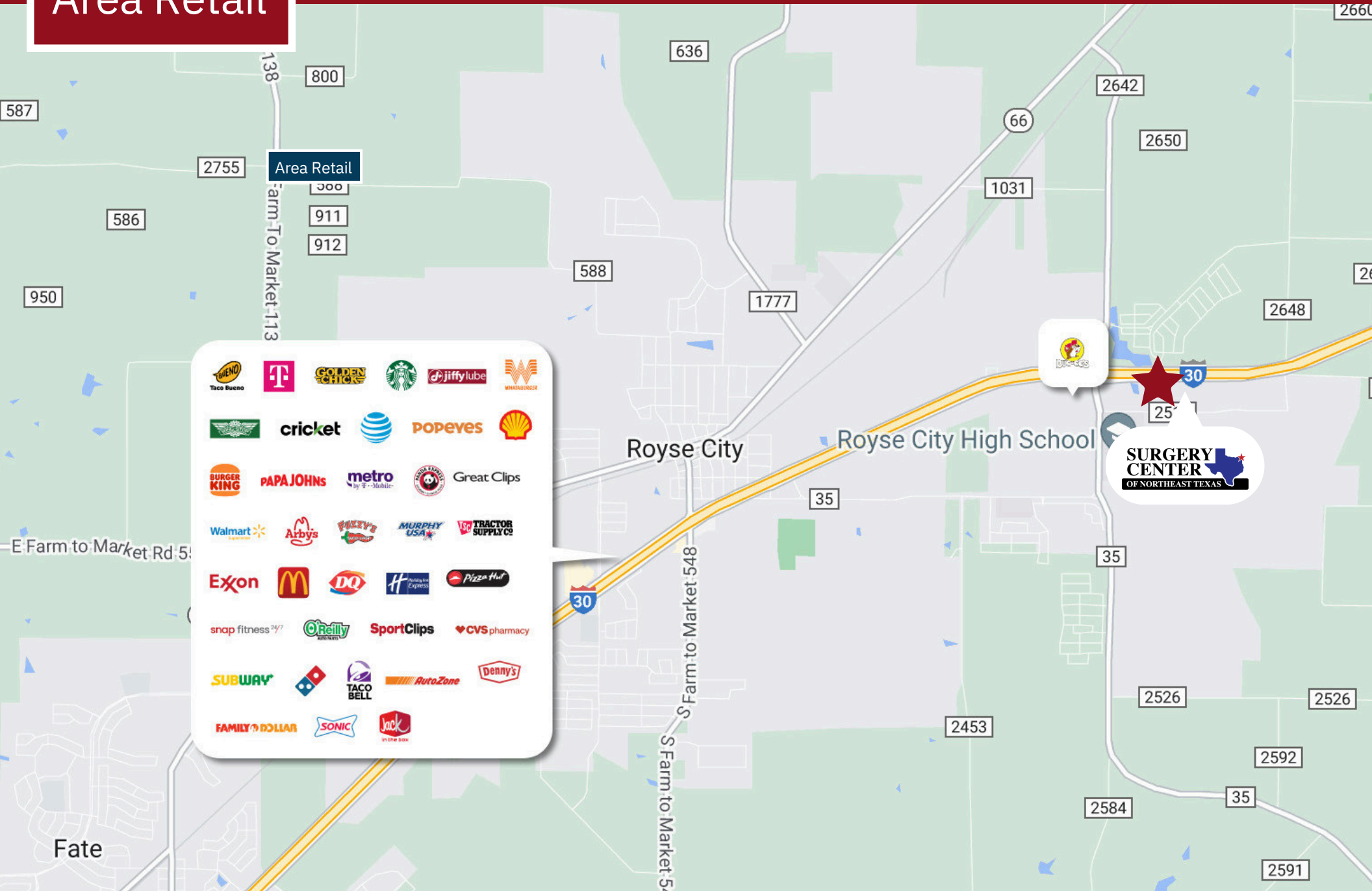
LINK BEARING	INSTANCE
L1 N 00°05'54" E	236.52'
L2 N 89°54'08" W	188.48'
L3 S 00°05'54" W	225.46'
L4 N 00°05'54" E	113.66'
L5 S 88°07'00" E	110.92'
L6 S 89°53'16" W	112.24'
L7 N 00°08'11" E	37.00'

SHAW DRIVE  
ASPHALT PAVEMENT

SHAW DRIVE  
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SHAW DRIVE  
ASPHALT PAVEMENT

# Area Retail




# Location

