

LAND FOR SALE

+/- 14.607 ACRES



SEQ I-30 & FM 2642

Royse City, TX

ON POINTE
PROPERTIES

The Dena Elder Team
972.588.8800



Shaw Dr.

FM 2642

LOCATION

SEQInterstate30andFM 2642
Royse City, Texas

ZONING

C - 2
COMMERCIAL GENERAL

DESCRIPTION

14.607+/- Acres

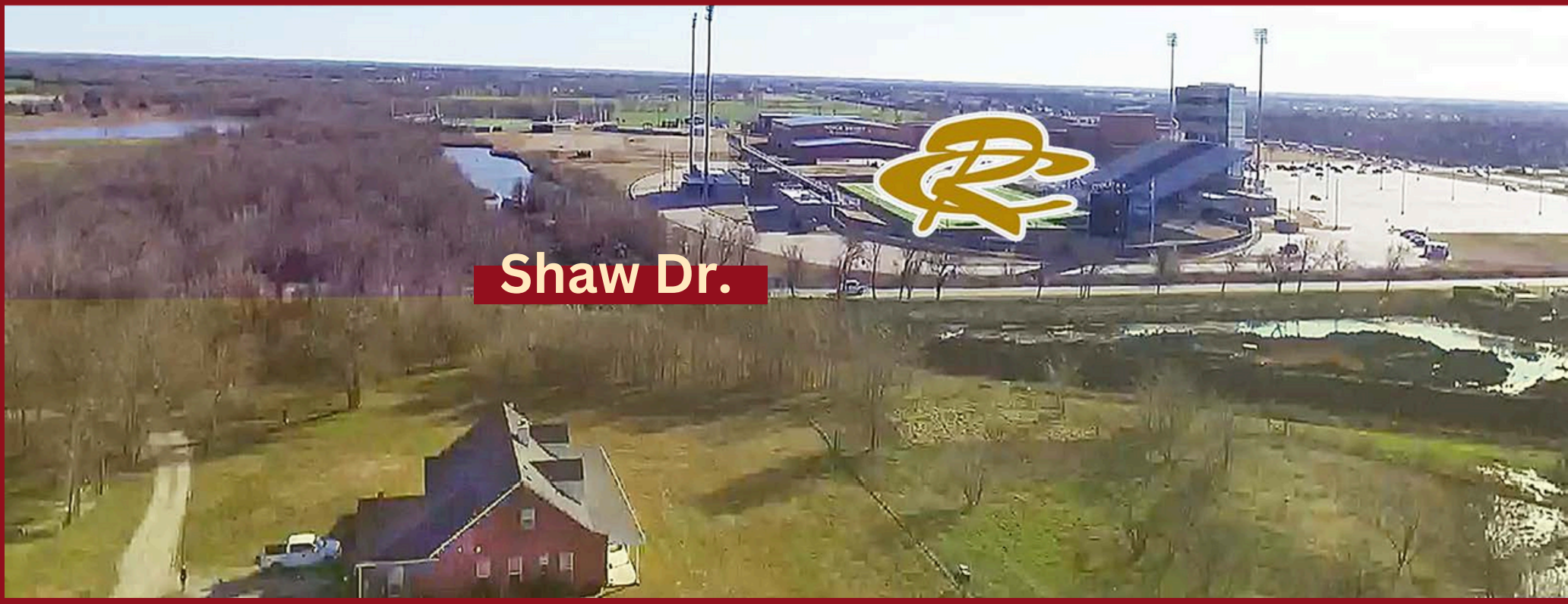
Full access to I-30 and Shaw Dr. Royse City

Minutes from proposed DFW Regional Outer Loop

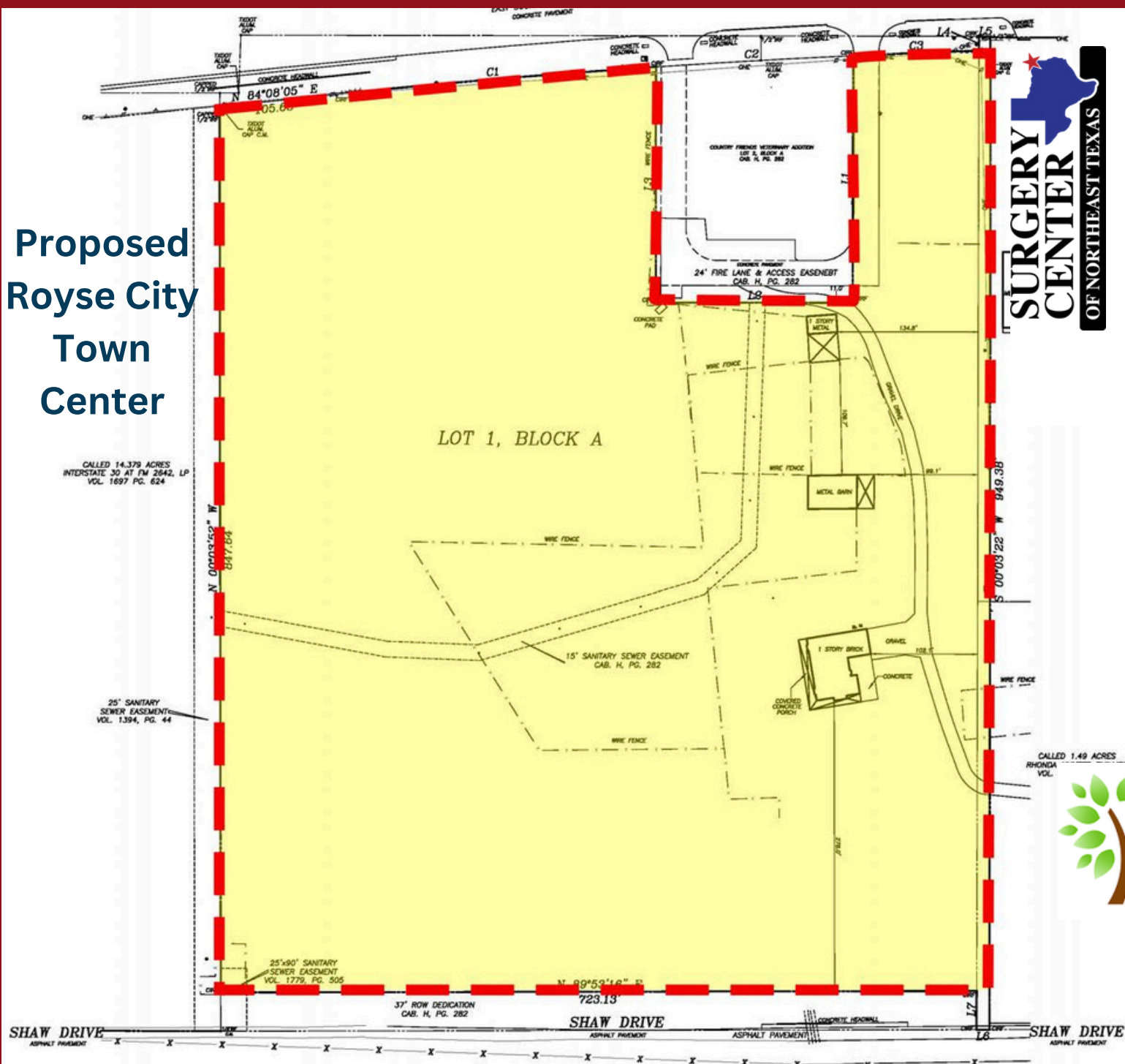
2027 Estimated Population: 72,703

Primary Trade Area 2022 ~ 67,925

Included in the I-30 Corridor Overlay District



Proposed Royse City Town Center



NORTH
SCALE 1" = 60'

LEGEND

C.M. = CONTROLLING MOMENT

CPS = CAPPED 1/2" IRON ROD SET STAMPED (4813)

RF = IRON ROD FOUND

IRS = IRON ROD SET

β = POWER POLE

↓ = OUTLINE

◆ = US CABLE SIGN

☐ - TELEPHONE BOX

● = NOISE AFFECTED
○ = NOT AFFECTED

● = LONG PAUSE
○ = SHORT PAUSE

1000

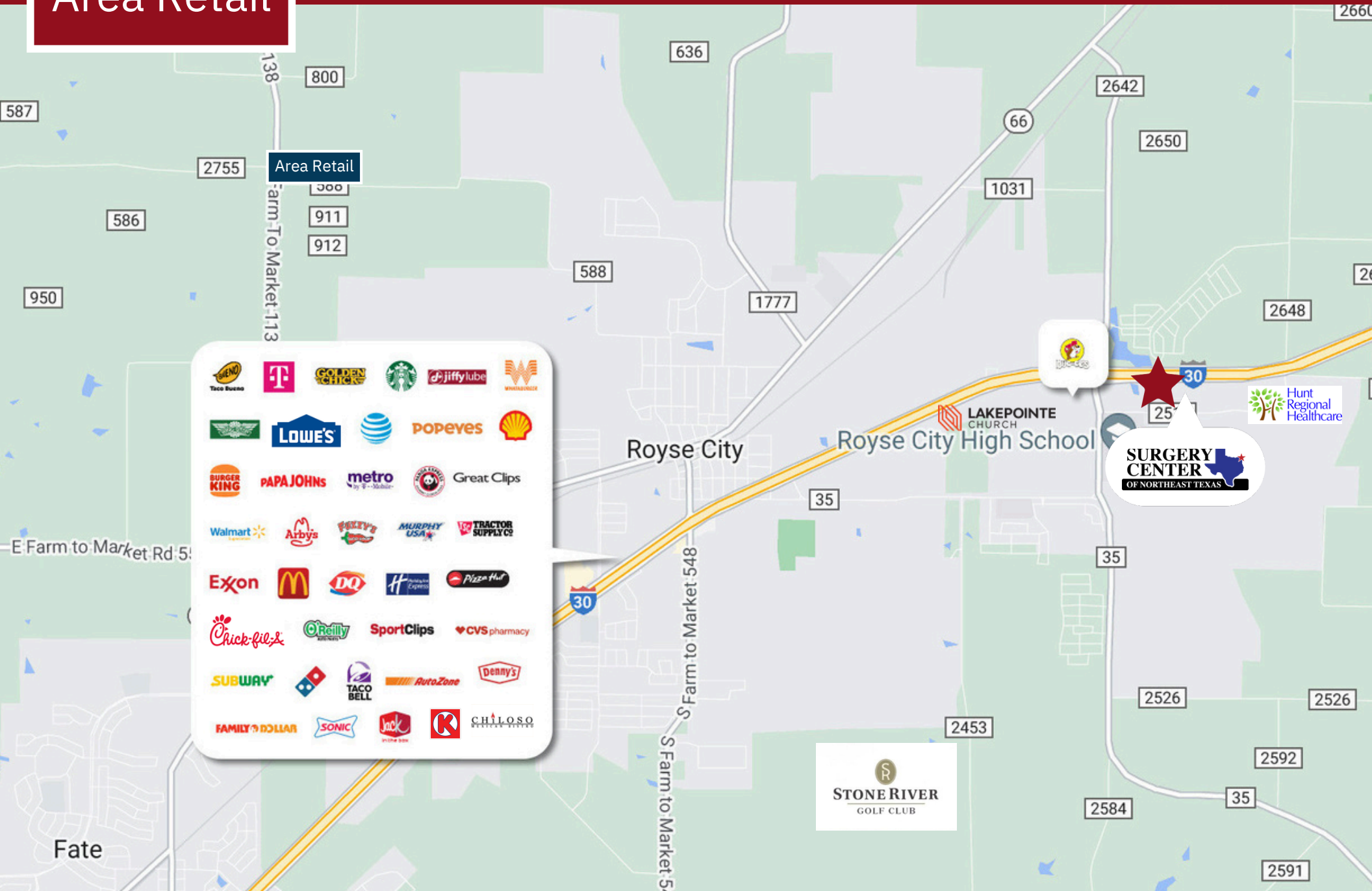
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	313.35	8966.00	2°00'09"	N 85°08'08" E	313.33
C2	188.81	8966.00	1°12'24"	S 86°44'24" W	188.81
C3	120.48	8966.00	0°46'13"	N 87°43'42" E	120.48

LINE	BEARING	105.625
L1	N 00°05'54" E	236.32
L2	N 89°54'08" W	168.48
L3	S 00°05'54" W	225.48
L4	N 00°05'54" E	13.68
L5	S 88°07'00" E	10.92
L6	S 89°53'16" W	12.24
L7	N 00°08'13" E	32.00



Hunt
Regional
Healthcare

Area Retail



Location

