

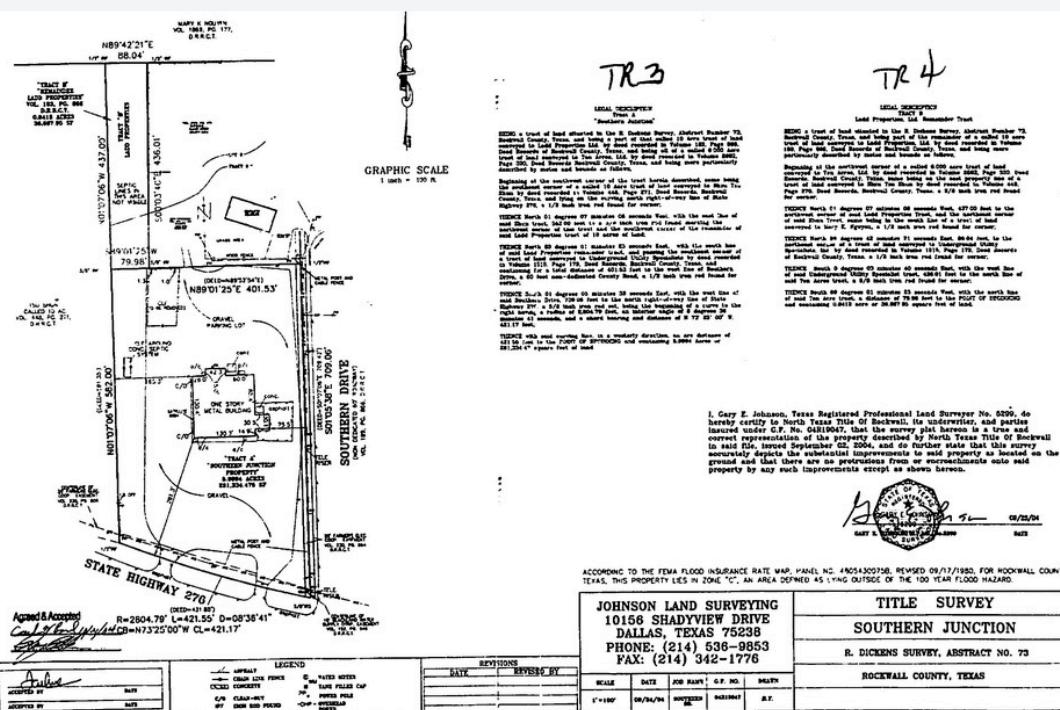
FOR SALE

Industrial Warehouse

5574 TX-276, ROYSE CITY, TX 75189



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PROPERTY OVERVIEW

Unlock the potential of this 18,340 SF open-span warehouse on 6.84 acres. Ideal for industrial outdoor storage or redevelopment, the site features a large fenced yard and excellent frontage on a busy state highway with quick access to a major interstate. Located in a fast-growing area perfect for household service businesses, builder trades, and more. High visibility, strong access—this one checks all the boxes.



REGAL TEXAS COMMERCIAL | 3125 RIDGE RD. | ROCKWALL, TX 75032



Royse City, TX

Royse City is strategically located along Interstate 30, just 30 minutes from Dallas. It offers excellent access to major markets while benefiting from lower land costs and a pro-business environment. With a booming population, increased demand for logistics and distribution space, and ongoing infrastructure improvements, the city is quickly becoming a hub for industrial development. With Royse City's flexible zoning and pro-development stance, this makes it an ideal location for warehousing, light manufacturing, or investment leasing.

LOCATION



DEMOGRAPHICS 2023 3 MILE RADIUS

19.1K *Population*

\$112K *Average HH Income*

36 *Average Age*

LOCATION

CONTACT



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