

Industrial Warehouse

5574 TX-276, ROYSE CITY, TX 75189



COVENANT
COMMERCIAL
REAL ESTATE

FOR SALE



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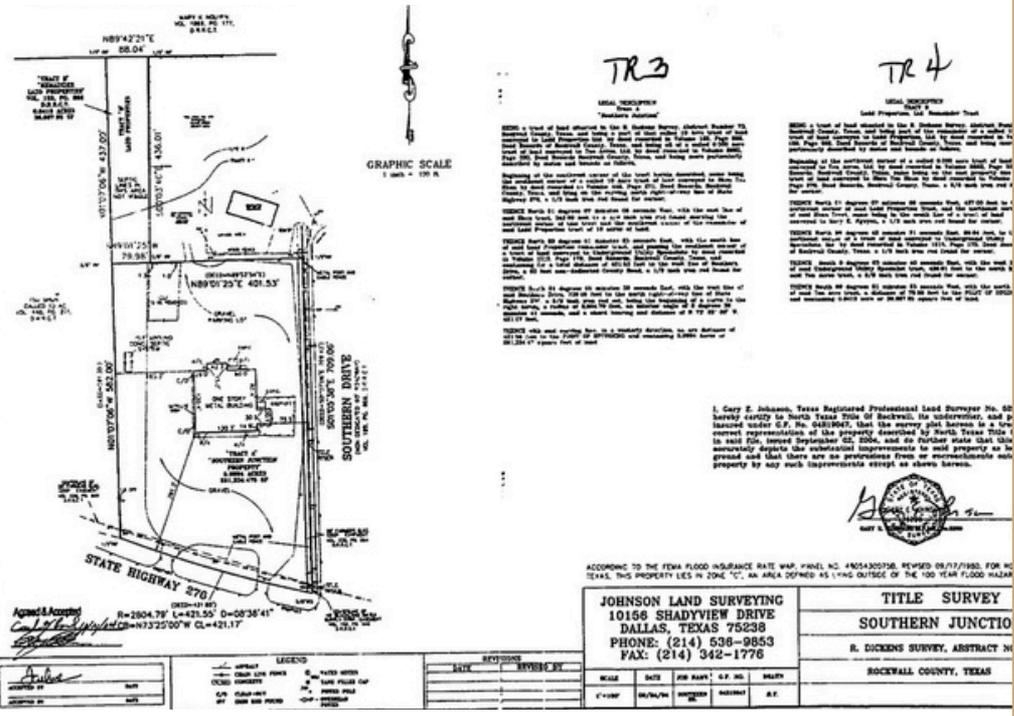
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PROPERTY OVERVIEW

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.

PROPERTY OVERVIEW





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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

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