



2763 FM 35
Royse City, TX 75189

THE SPACE

Location **2763 FM 35, Royse City, TX, 75189**

Square Feet **3750**

Notes Call Broker For Pricing



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,605	19,650	36,764



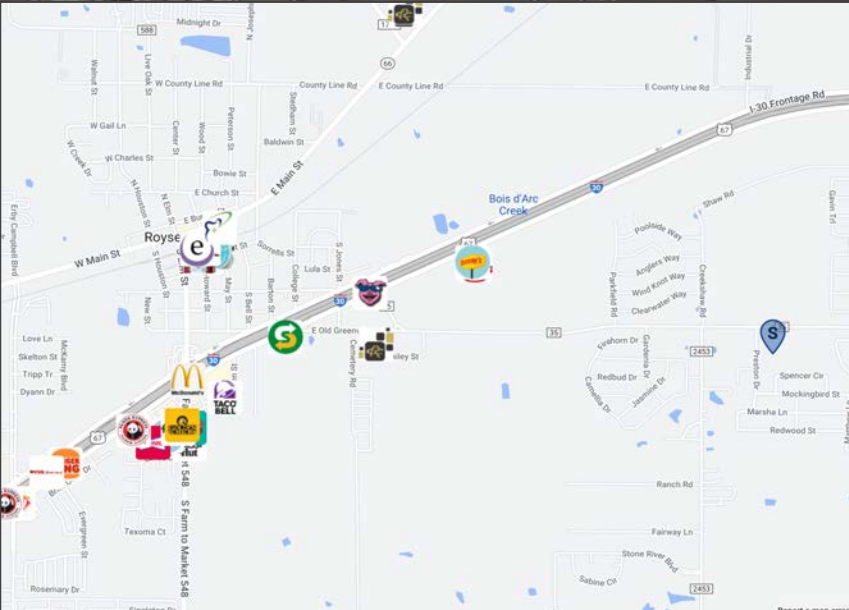
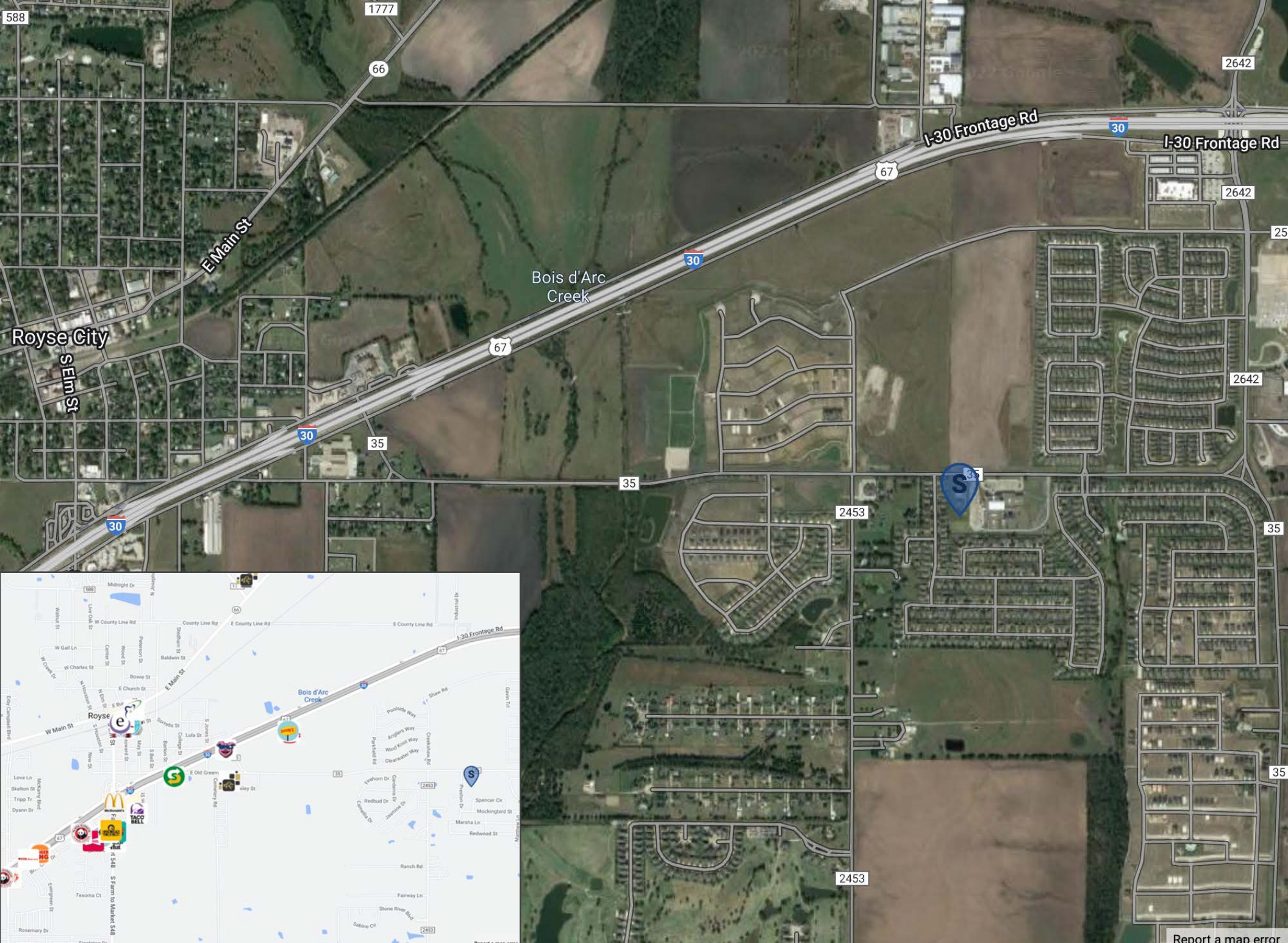
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$106,377	\$110,677	\$117,594



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,149	6,319	11,784



[Report a map error](#)





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	464	4,931	8,339
2010 Population	1,524	12,015	19,094
2022 Population	3,605	19,650	36,764
2027 Population	4,804	24,775	47,201
2022 African American	256	1,412	2,728
2022 American Indian	32	248	498
2022 Asian	55	291	663
2022 Hispanic	752	4,921	9,658
2022 Other Race	215	1,666	3,253
2022 White	2,587	13,278	24,206
2022 Multiracial	456	2,742	5,388
2022-2027: Population: Growth Rate	29.55 %	23.70 %	25.60 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	37	178	280
\$15,000-\$24,999	29	192	311
\$25,000-\$34,999	36	196	305
\$35,000-\$49,999	87	435	745
\$50,000-\$74,999	268	1,509	2,458
\$75,000-\$99,999	240	1,184	2,153
\$100,000-\$149,999	261	1,416	2,819
\$150,000-\$199,999	123	757	1,777
\$200,000 or greater	68	452	937
Median HH Income	\$85,045	\$86,657	\$94,639
Average HH Income	\$106,377	\$110,677	\$117,594

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	158	1,765	2,880
2010 Total Households	487	3,917	6,174
2022 Total Households	1,149	6,319	11,784
2027 Total Households	1,546	7,994	15,144
2022 Average Household Size	3.14	3.11	3.11
2000 Owner Occupied Housing	126	1,314	2,248
2000 Renter Occupied Housing	25	337	466
2022 Owner Occupied Housing	960	5,263	10,364
2022 Renter Occupied Housing	189	1,056	1,420
2022 Vacant Housing	90	435	648
2022 Total Housing	1,239	6,754	12,432
2027 Owner Occupied Housing	1,347	6,897	13,667
2027 Renter Occupied Housing	199	1,097	1,478
2027 Vacant Housing	126	580	884
2027 Total Housing	1,672	8,574	16,028
2022-2027: Households: Growth Rate	30.60 %	24.05 %	25.75 %

Source: esri

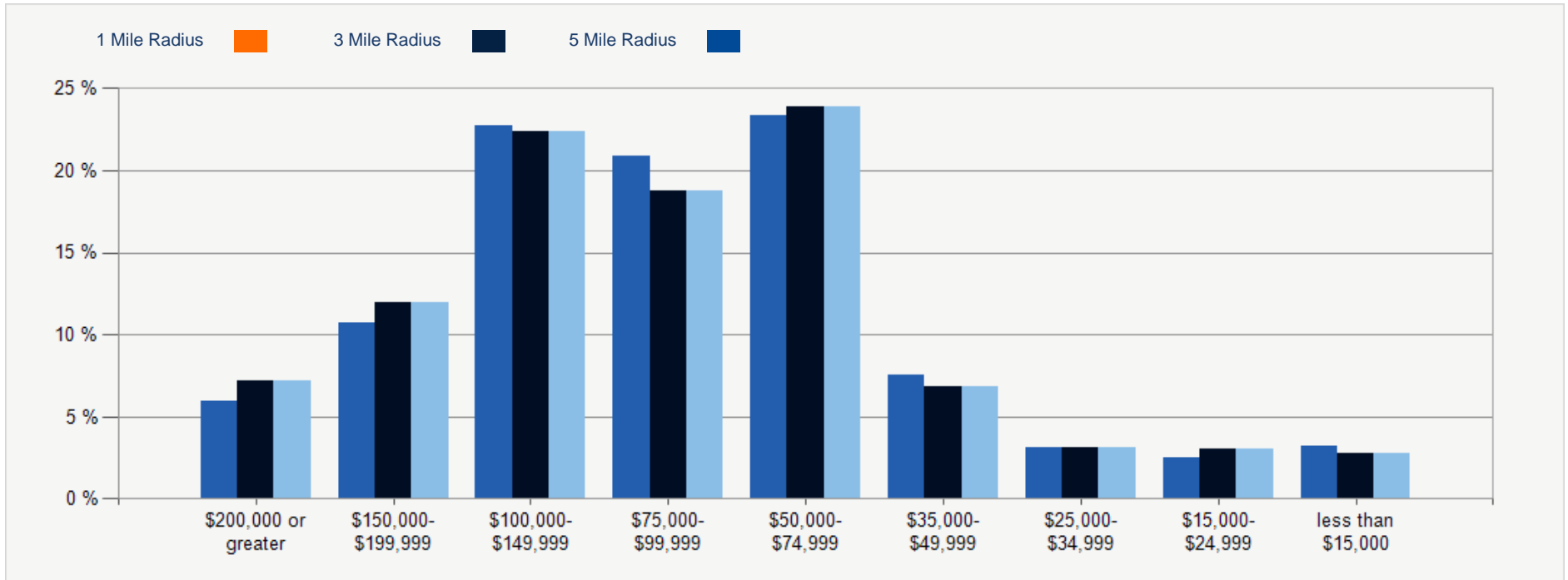
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	251	1,347	2,599
2022 Population Age 35-39	289	1,634	2,953
2022 Population Age 40-44	263	1,467	2,772
2022 Population Age 45-49	247	1,358	2,493
2022 Population Age 50-54	218	1,185	2,183
2022 Population Age 55-59	205	1,074	2,025
2022 Population Age 60-64	176	943	1,773
2022 Population Age 65-69	142	731	1,398
2022 Population Age 70-74	110	556	1,037
2022 Population Age 75-79	75	381	693
2022 Population Age 80-84	35	188	348
2022 Population Age 85+	26	138	269
2022 Population Age 18+	2,613	14,167	26,523
2022 Median Age	35	34	34

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,365	\$86,031	\$94,483
Average Household Income 25-34	\$100,826	\$105,448	\$113,020
Median Household Income 35-44	\$96,802	\$100,243	\$107,075
Average Household Income 35-44	\$118,808	\$122,739	\$130,678
Median Household Income 45-54	\$97,966	\$98,455	\$105,159
Average Household Income 45-54	\$116,613	\$120,516	\$127,983
Median Household Income 55-64	\$85,409	\$86,788	\$94,056
Average Household Income 55-64	\$113,540	\$114,559	\$120,177
Median Household Income 65-74	\$68,590	\$69,600	\$76,388
Average Household Income 65-74	\$93,766	\$98,763	\$104,694
Average Household Income 75+	\$69,122	\$74,501	\$76,150

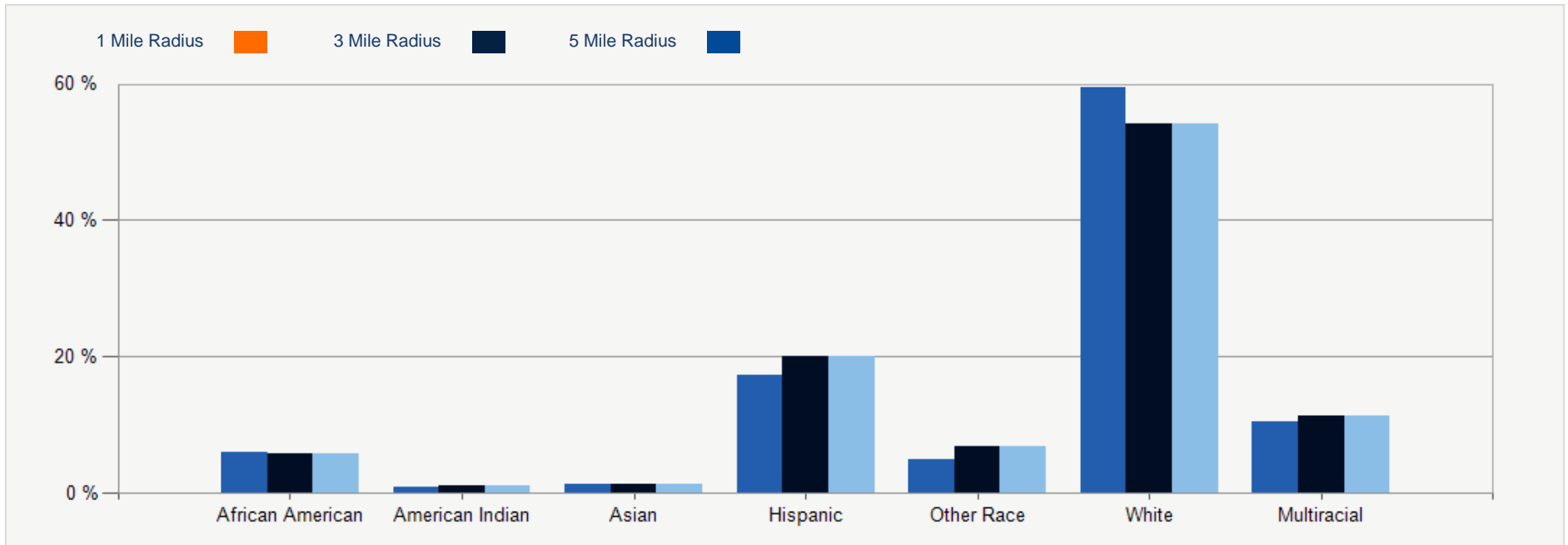
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	404	2,143	4,368
2027 Population Age 35-39	357	1,800	3,577
2027 Population Age 40-44	354	1,876	3,440
2027 Population Age 45-49	299	1,563	2,963
2027 Population Age 50-54	267	1,375	2,519
2027 Population Age 55-59	240	1,222	2,239
2027 Population Age 60-64	222	1,084	2,020
2027 Population Age 65-69	191	952	1,753
2027 Population Age 70-74	147	703	1,298
2027 Population Age 75-79	106	497	890
2027 Population Age 80-84	65	310	547
2027 Population Age 85+	37	182	341
2027 Population Age 18+	3,462	17,732	33,667
2027 Median Age	34	33	33

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,867	\$98,905	\$104,828
Average Household Income 25-34	\$115,250	\$120,811	\$128,104
Median Household Income 35-44	\$103,349	\$108,472	\$115,148
Average Household Income 35-44	\$133,640	\$138,331	\$145,723
Median Household Income 45-54	\$103,897	\$106,575	\$113,143
Average Household Income 45-54	\$131,355	\$135,533	\$142,591
Median Household Income 55-64	\$94,666	\$98,697	\$103,865
Average Household Income 55-64	\$130,202	\$132,054	\$136,087
Median Household Income 65-74	\$77,969	\$79,598	\$86,025
Average Household Income 65-74	\$107,662	\$113,651	\$119,342
Average Household Income 75+	\$80,084	\$86,579	\$89,101

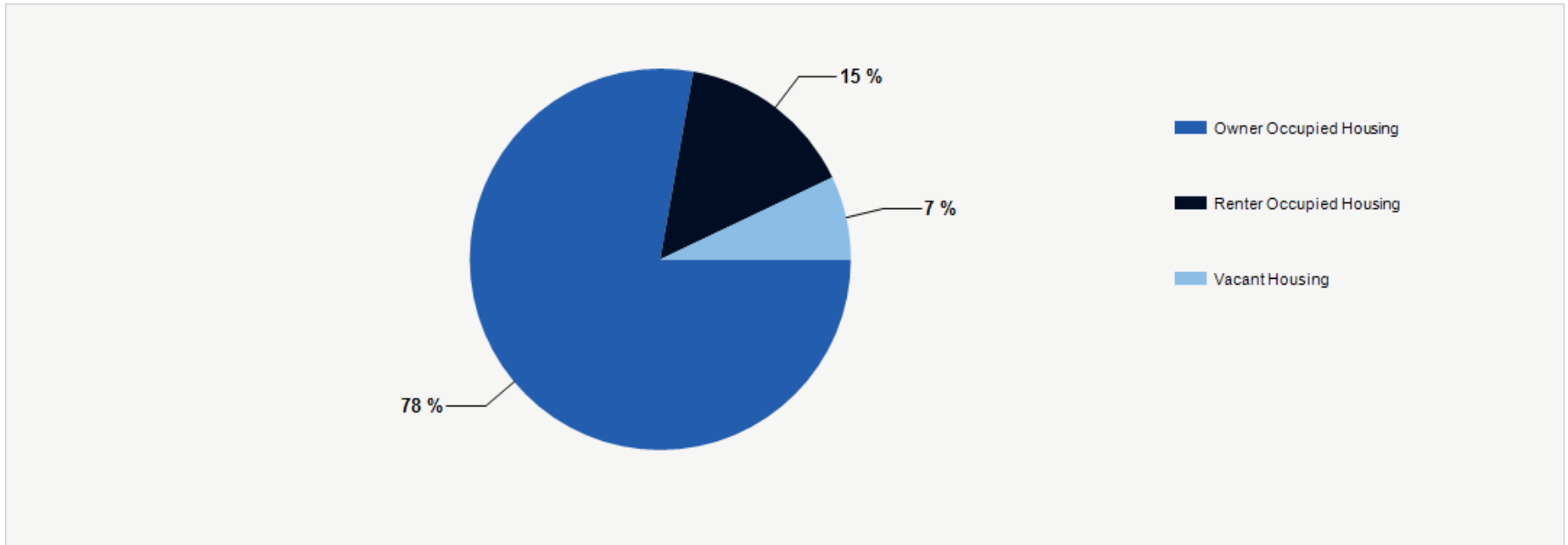
2022 Household Income



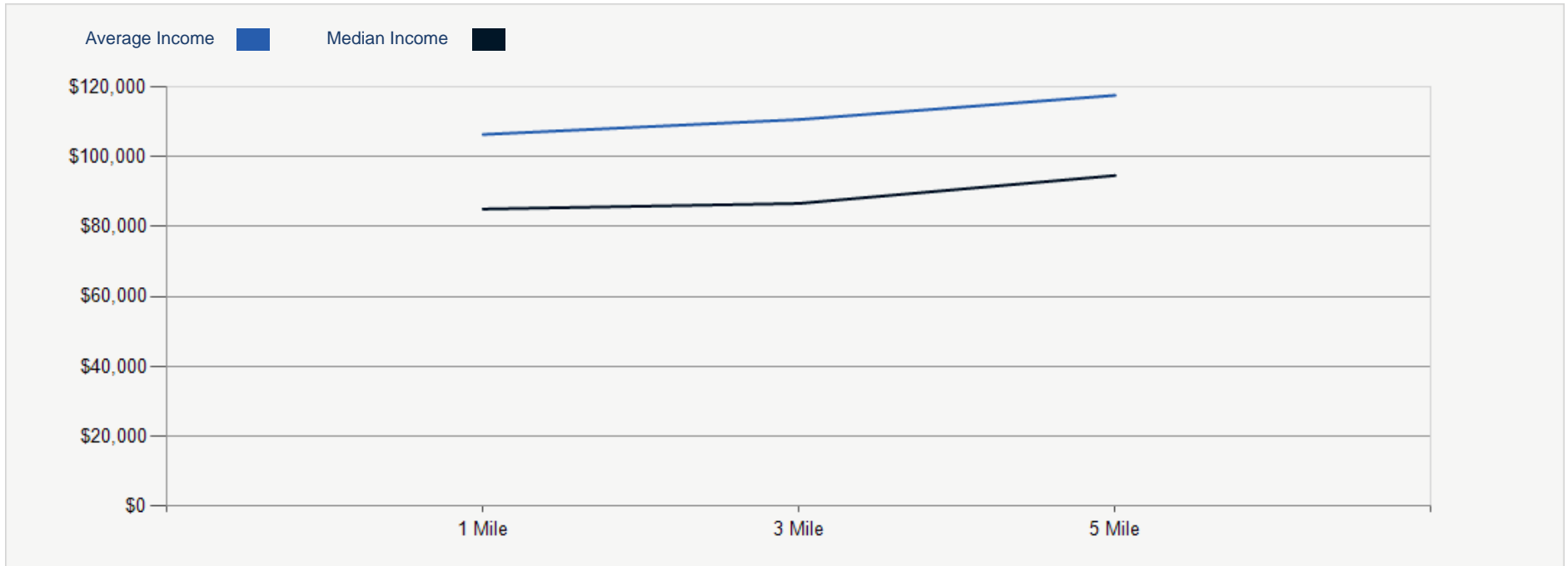
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





ROOTS Commercial Real Estate is a healthcare focused commercial real estate brokerage based in State of Texas. The ROOTS Commercial team have worked with doctors from the Texas Panhandle to the Rio Grande Valley, Houston, and Dallas Fort Worth Metroplex. They are experts in working with startup practices, ground up projects and site selection, leasing and real estate investment. Whether you are looking to start a practice, develop and grow your practice, or sell your practice ROOTS Commercial can help.



Matt Evans is a licensed Real Estate Broker in Texas, Kansas, Iowa, & Wisconsin as well as an experienced Transition Consultant across 10 States. Over the years Matt has been fortunate to work with doctors and healthcare professionals to evaluate their real estate needs. Helping professional's startup their practice, lease space, buy real estate, build their dream practice, or sell their practice. Matt has helped evaluate and negotiate over 100 million dollars in business and real estate value. As an industry expert in the Veterinary industry, he has had exposure of educating doctors at the Southwest Veterinary Symposium, Western Veterinary Conference, Lone Star Vet Academy, and many other continuing education events.



Exclusively Marketed by:

Matt Evans

Principal Broker

(817) 687-8722

matt.evans@rootscre.com

Lic: 630252

