



FM 548 CROSSING ROYSE CITY, TX 75189

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PROPERTY OVERVIEW



LOCATION

FM 548
Royse City, TX 75189



ACREAGE

Gross: ± 91.1



ZONING

Royse City ETJ



FUTURE LAND USE

Urban Village
(Mixed-Use)



UTILITIES

Water: On Site
Sewer: Adjacent



ISD

Royse City ISD



VPD

FM 548: $\pm 2,488$

CREEK
 ± 220 LOTS



PROPOSED OUTER LOOP ALIGNMENT

ELM GROVE RD

PARKSIDE
VILLAGE
 ± 415 LOTS

MERCER MEADOWS
 ± 300 LOTS

PROPOSED
DENSE
RESIDENTIAL

S FM 548

BAHAMAS
BY MEGATEL
 $\pm 1,145$ LOTS

NORTHVIEW
VILLAGE
 ± 180 LOTS

PARKER RD

SITE

FINAL ALIGNMENT: EOY 2025
FRONTAGE ROADS: 2036
FREEWAY LANES: 2050
*ESTIMATE AND SUBJECT TO
BEING FUNDED

CIRCLE RD

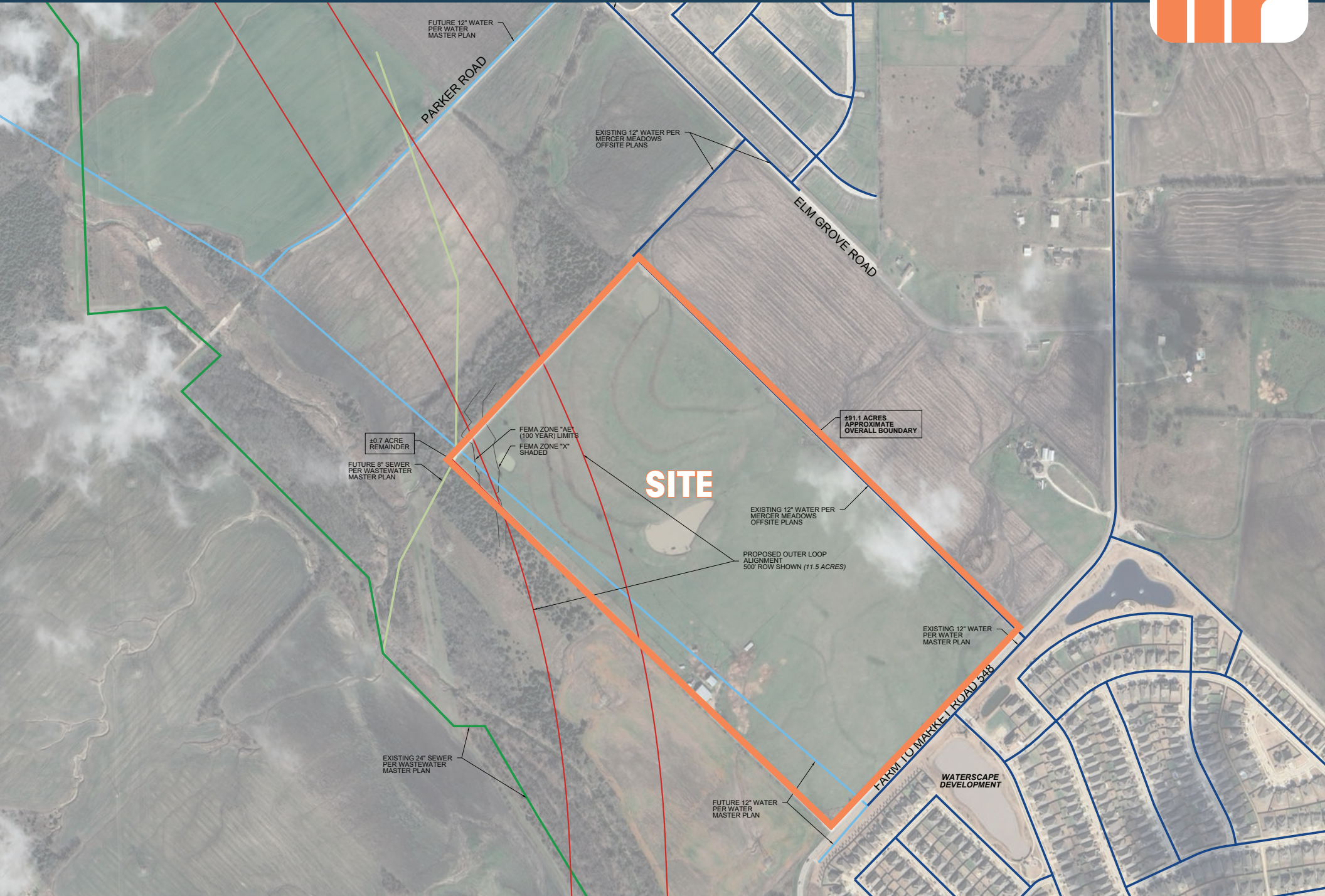
SLEEPY
HOLLOW
 ± 220 LOTS

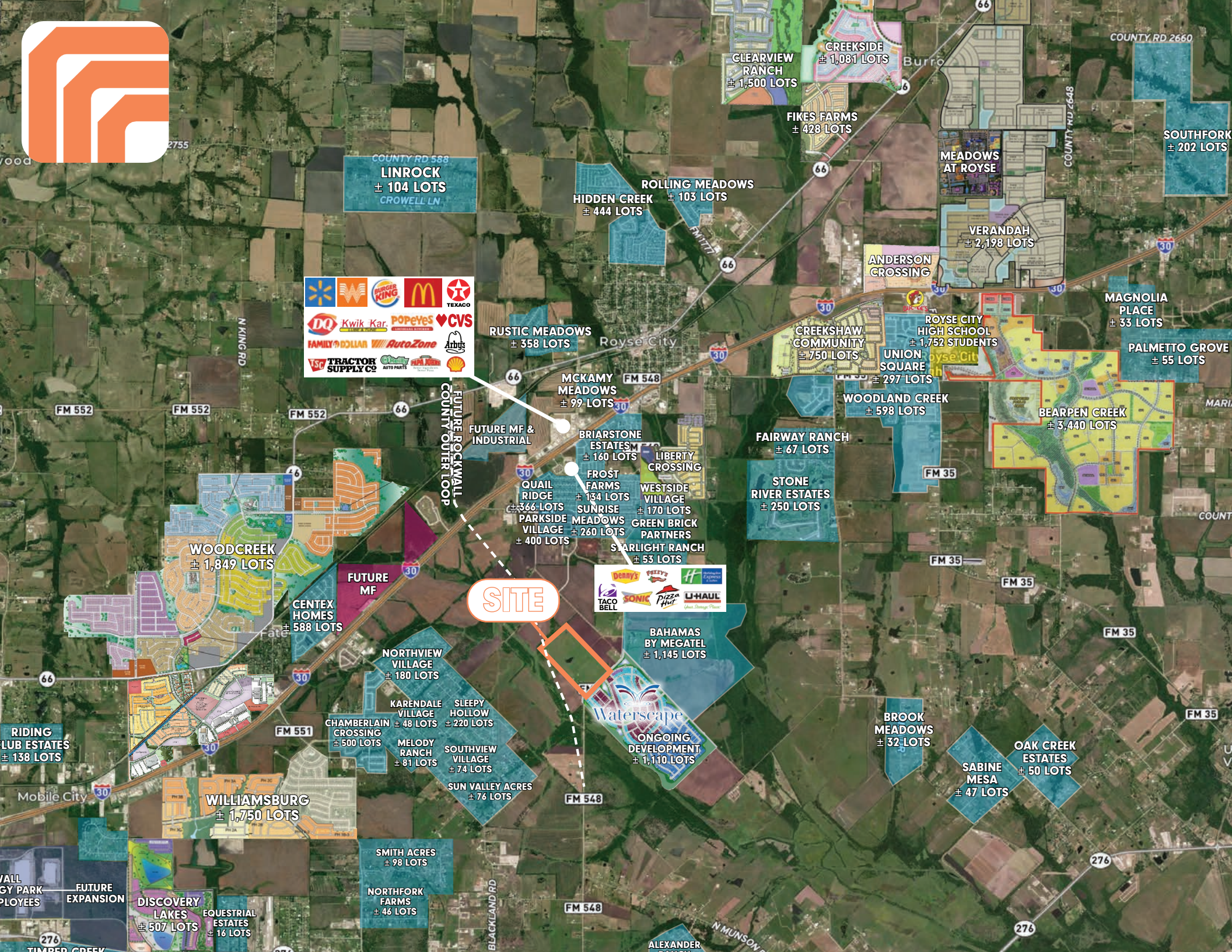
SOUTHVIEW
VILLAGE
 ± 74 LOTS

S FM 548

Waterscape
 $\pm 1,110$ LOTS

UTILITY MAP





SITE



MARKET OVERVIEW



SUMMARY

LOCATED ONLY 30-MINUTES EAST OF DALLAS, ROYSE CITY IS A FAST-GROWING COMMUTER CITY. THE CITY AND ITS SURROUNDING AREA ARE HOME TO NUMEROUS LARGE RESIDENTIAL DEVELOPMENTS, INCLUDING WOODCREEK, WILLIAMSBURG, CHAMBERLAIN CROSSING, AND THE ONGOING WATERSCAPE DEVELOPMENT.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2025 POPULATION	37,019	55,743	172,138
2030 POPULATION	50,717	74,870	228,916
POP. GROWTH 2025-2030	7.4%	6.9%	6.6%
2025 TOTAL HOUSEHOLDS	11,562	17,590	57,510
MEDIAN HOUSE HOLDS INCOME	\$110,218	\$108,180	\$113,325
2025 TOTAL BUSINESSES	604	1,022	5,452
2025 TOTAL EMPLOYMENT	4,244	7,116	40,824



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THIS REPRESENTS AN ESTIMATED SALE PRICE FOR THIS PROPERTY. IT IS NOT THE SAME AS THE OPINION OF VALUE IN AN APPRAISAL DEVELOPED BY A LICENSED APPRAISER UNDER THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Frederick	800830	cfrederick@rangerealtyadvisors.com	214-416-8225
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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