

FOR SALE

8737 CR 2580 Royse City, TX 75189



SIZE: 35-UNIT STORAGE FACILITY 6,000SF ON 3.42 ACRES
PRICE: CONTACT BROKER FOR PRICING
ZONING: ROYSE CITY ETJ (OUTSIDE CITY LIMITS)
HIGHLIGHTS: OPPORTUNITY TO OWN A QUALITY, CASH-FLOWING SELF-STORAGE FACILITY WITH ROOM TO GROW

- * UNITS RANGE FROM 10X10 TO 10X30
- * TWO STEEL BEAMS IN CONCRETE SLABS IN PLACE FOR SH 276 SIGNAGE.
- * APPROX. 500 FEET OF SH 276 FRONTAGE
- * EXCELLENT VISIBILITY AND ACCESSIBILITY OFF SH 276
- * APPROXIMATELY 126,975SF OF BUILDABLE LAND.
- *TRAFFIC COUNTS: CR 2580: 9,939 VPD (2019)
- * UNITS ARE PLUMBED WITH PIPE FOR ELECTRIC/JUST CONDUIT.

DEMOGRAPHICS

Variable	2 miles	5 miles	10 miles
2022 POPULATION	481	7,945	38,814
AVG. HH INCOME	131,456	121,901	117,708
Est. Growth '22-'27	2.3%	3.4%	3.6%

for more information, please contact: 972.961.8532
 Jeanie Gillock (m) 214.304.8774 jgillock@ridgepcr.com

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