

## OFFICE FOR SALE

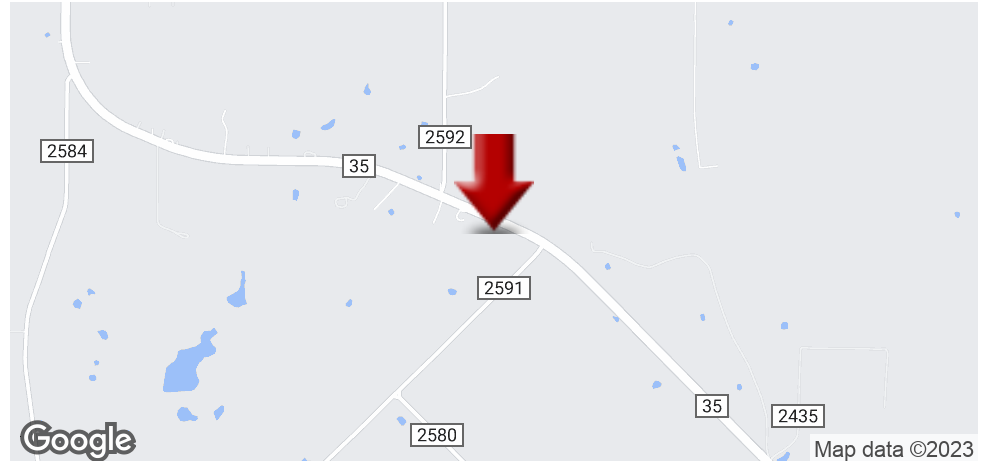


8048 FM 35, Royse City, TX 75189



### PROPERTY OVERVIEW

Incredible opportunity located just minutes from I-30, the incoming Buc-ee's and Royse City Griffins baseball stadium! Perfect for retail, restaurant or office space, this mixed use property sits outside city limits providing freedom for growth. 2 buildings with over 7,400 SF and a 50X30 storage facility. Building is run with CAT 6 data cable and has multiple drops in each office. The entire building is spray foam insulated helping keep a low electricity bill. The digital key system on all of the main



### OFFERING SUMMARY

**SALE PRICE:** \$949,000

**NUMBER OF UNITS:** 3

**LOT SIZE:** 1.267 Acres

**BUILDING SIZE:** 7,410

**PRICE / SF:** \$128.07

### CLICK HERE TO VIEW VIDEO

### PROPERTY OVERVIEW

Incredible opportunity located just minutes from IH-30, Buc-ee's and Royse City Griffins baseball stadium in an exploding market! Perfect for retail, restaurant, office space or showroom, this mixed use property sits outside city limits providing freedom for growth. 2 buildings with over 7400SF and a 50X30 barn. Building is run with CAT 6 data cable and has multiple drops in each office. The entire building is spray foam insulated helping keep a low electricity bill. The digital key system on all of the main doors, coupled with the high tech surveillance system, including audio on the cashier cameras is a business owners dream. The impeccable finish outs will make any transition a breeze.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
2701 Sunset Ridge Dr. #109  
Rockwall, TX 75032

**DANNY PEREZ**  
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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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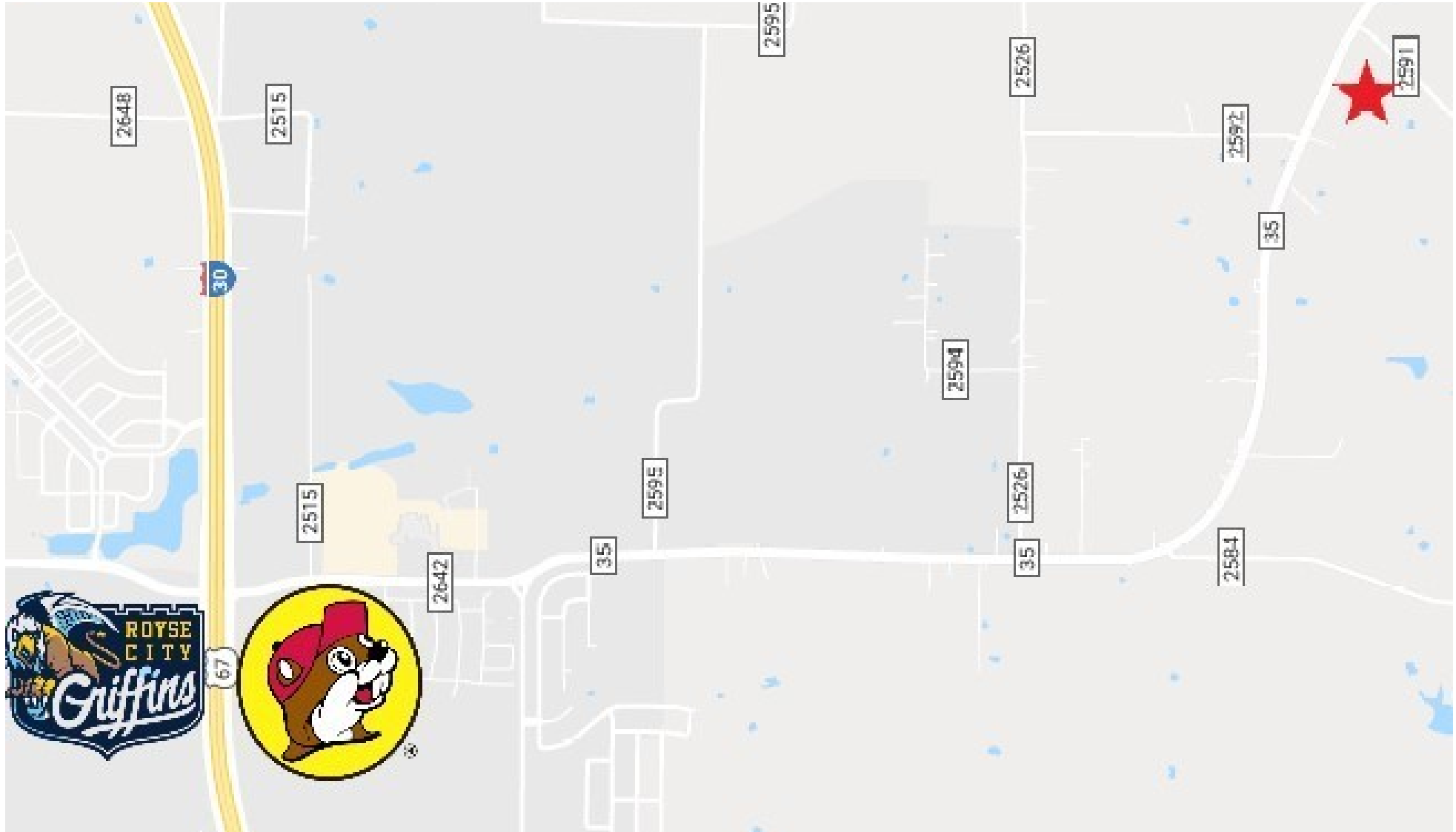
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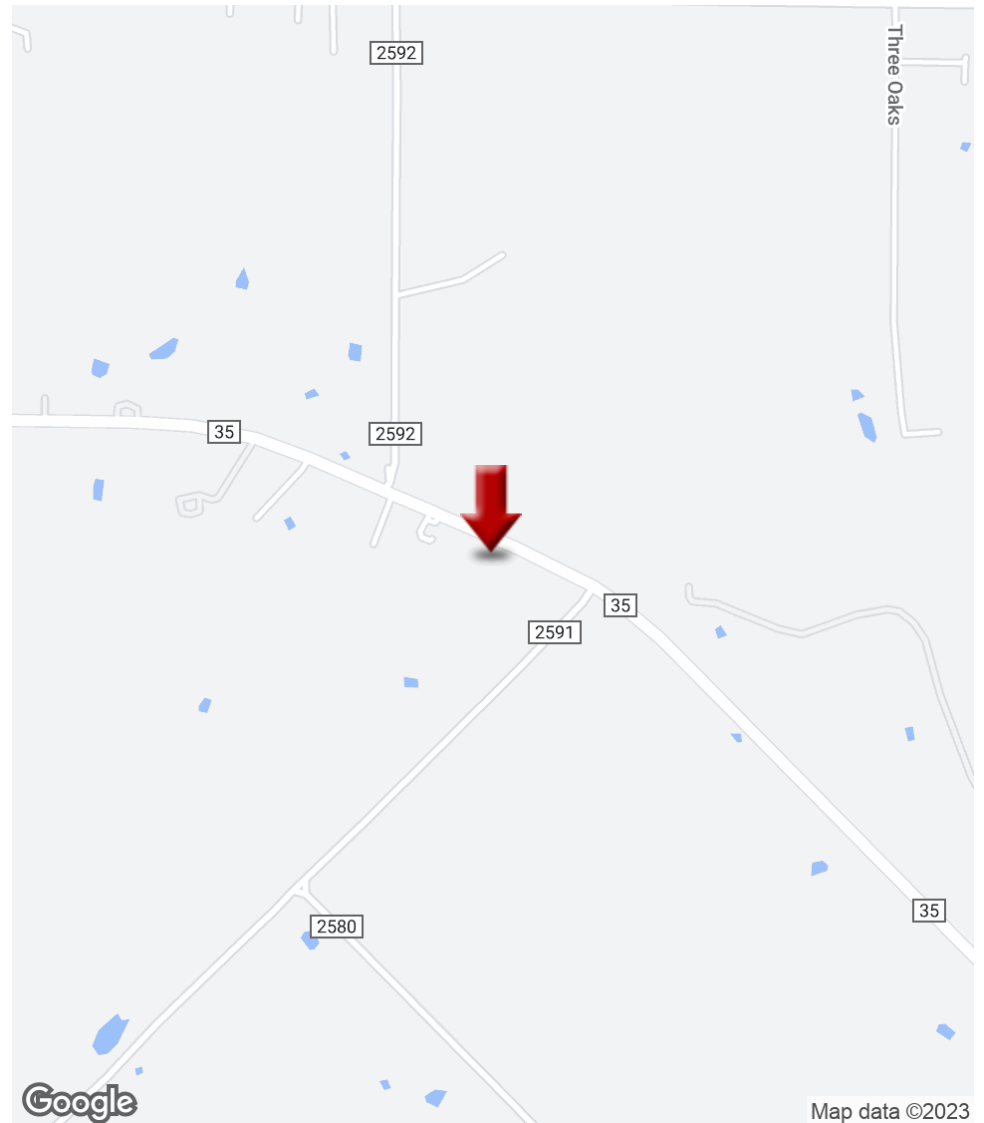
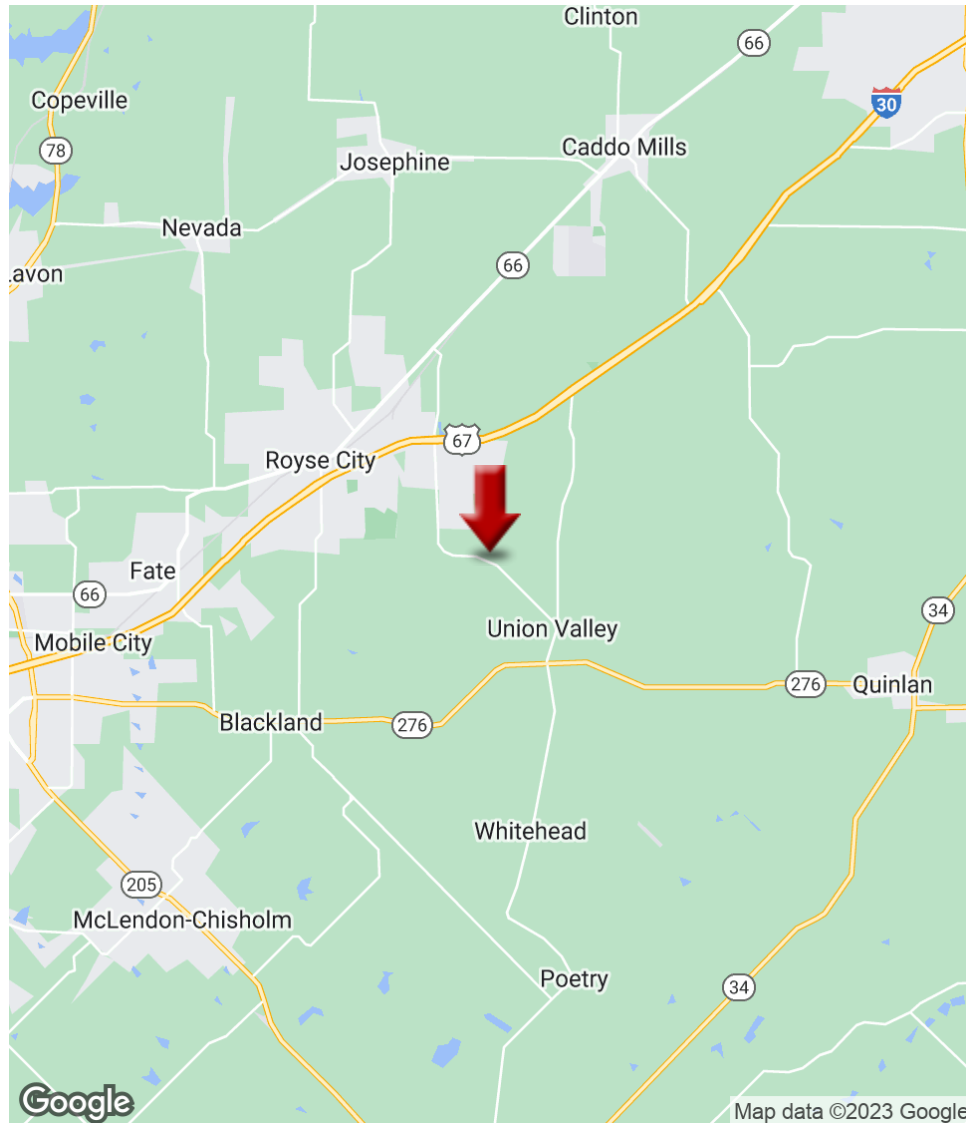
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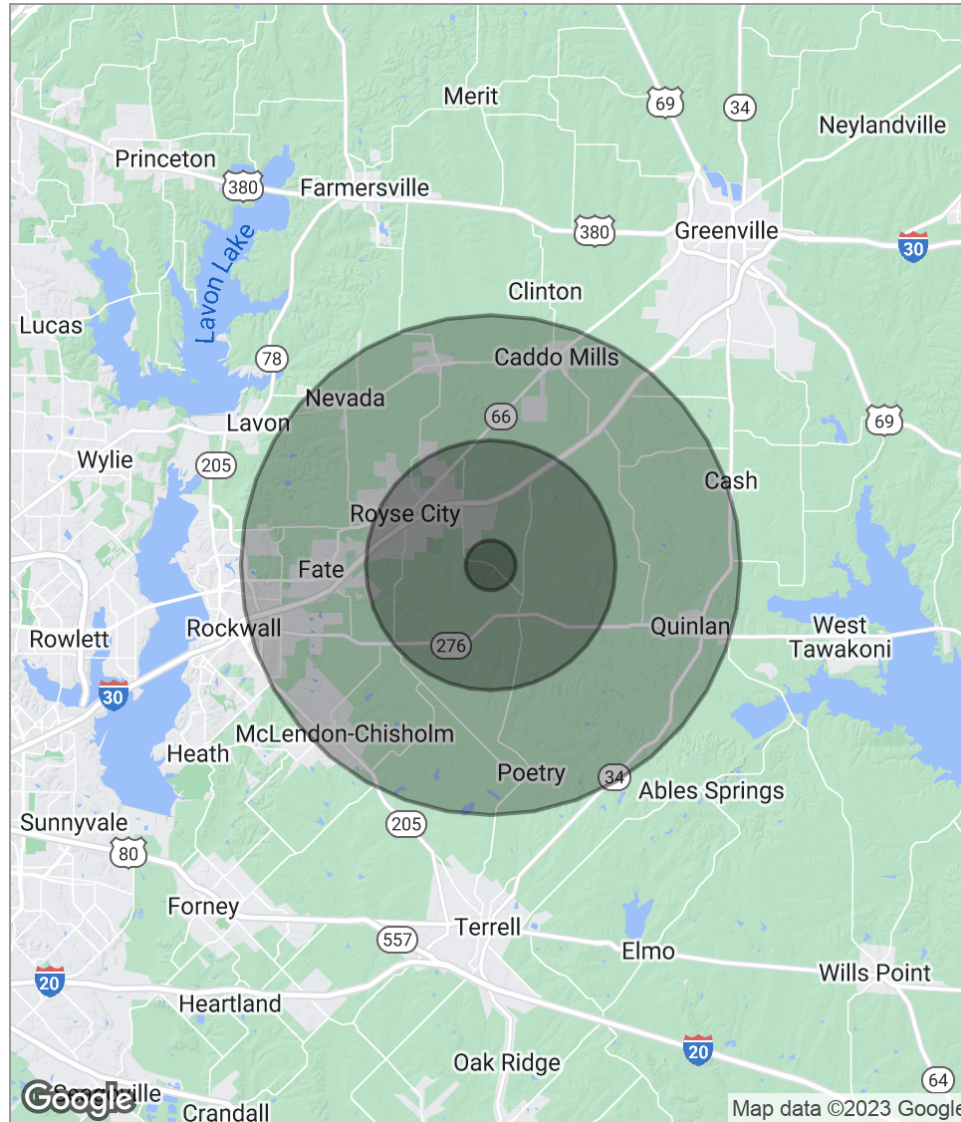
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	347	13,079	51,005
Median Age	39.1	34.4	34.9
Median Age (Male)	37.5	33.5	34.1
Median Age (Female)	40.3	35.1	35.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	113	4,276	16,930
# Of Persons Per HH	3.1	3.1	3.0
Average HH Income	\$66,370	\$73,404	\$80,588
Average House Value		\$156,431	\$187,129

\* Demographic data derived from 2020 ACS - US Census

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