

1.24 ACRES GROUND LEASE AVAILABLE

POPEYES
LOUISIANA KITCHEN

Arby's

WATABURGER

DQ

CVS
pharmacy

BURGER
KING

TRACTOR
SUPPLY CO.

Walmart

O'Reilly
AUTO PARTS

RICE EXPRESS

Pizza
hut

brush
DENTAL

SNAP
FITNESS 24-7

Denny's

SONIC

Guaranty
Bank & Trust

GOLDEN
CHICK

FUZZY'S
TACO SHOP

ExxonMobil

FM 548 5,406 VPD

Eastbound Access Road 6,958 VPD

30
50,355 VPD

SWQ IH-30 & FM 548
ROYCE CITY, TEXAS 75189



COMMERCIAL
GROUP

SWQ IH-30 & FM 548

ROYCE CITY, TEXAS 75189

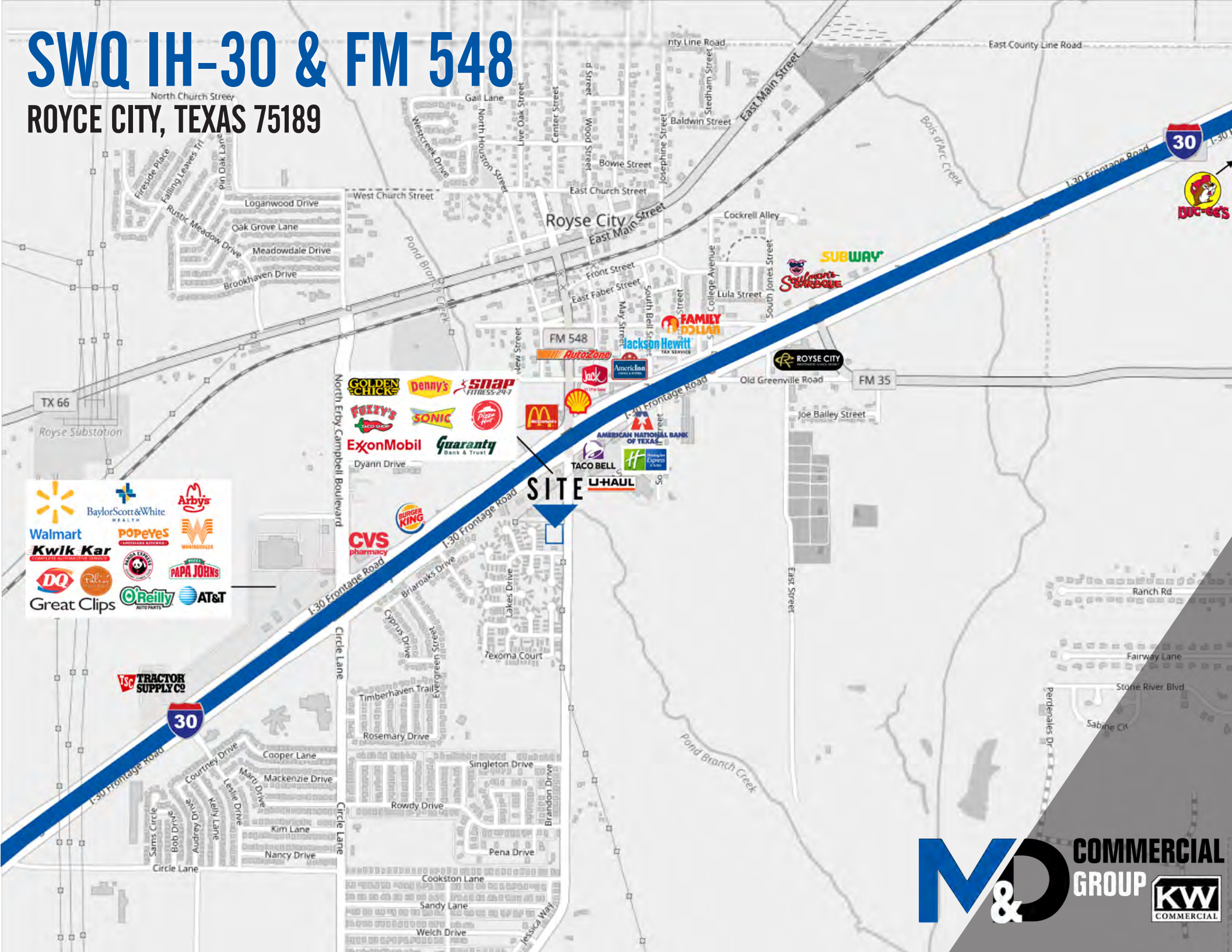


1.24 ACRES

Ground lease available for 1.24 acres (will divide) zoned for commercial use. Located the fast-growing market of Royce City in Rockwall County, 1 mile population growth over the next 5 years is estimated at 17.41%. Located adjacent to retail, restaurants & hotel uses, the site benefits from ease of access to E Interstate 30, good co-tenancy and a growing residential population.

SWQ IH-30 & FM 548

ROYCE CITY, TEXAS 75189





TOTAL POPULATION

1 Mile: 1,296
3 Mile: 8,862
5 Mile: 20,196



TOTAL HOUSEHOLDS

1 Mile: 417
3 Mile: 2,846
5 Mile: 6,527



AVERAGE HH INCOME

1 Mile: \$78,621
3 Mile: \$76,989
5 Mile: \$77,067



5 YEAR GROWTH

1 Mile: 17.41%
3 Mile: 16.90%
5 Mile: 16.43%

1.24 ACRES

U-HAUL

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MD COMMERCIAL
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COMMERCIAL

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