



INTERSTATE 30 FRONTAGE  
ROYSE CITY, TEXAS 75189

TxDOT WIDENING  
IH-30 TO 6 LANES  
10 YEAR PLAN



3.33 ACRES  
315' INTERSTATE FRONTAGE

Eastbound Access Road 7,076 VPD  
50,355 VPD





# INTERSTATE 30 FRONTAGE ROYSE CITY, TEXAS 75189

3.33 Acres land on Interstate 30 with 315' of frontage. TxDOT has signed off on a \$77 Billion plan which includes widening Interstate 30 at the site from four lanes to six lanes in the next 10 years. Excellent location in fast growing retail and residential market. The land has excellent visibility from Interstate 30 with good traffic generators, located adjacent to Fellowship Church with 725 members, Holiday Inn & Suites with 83 rooms and just minutes from the new Buc-ee's which opened in 2019. Ideal site for retail center, restaurant or hospitality development.



SEC Interstate 30 &  
Pullen Street



3.33 Acres | 145,055 Square Feet



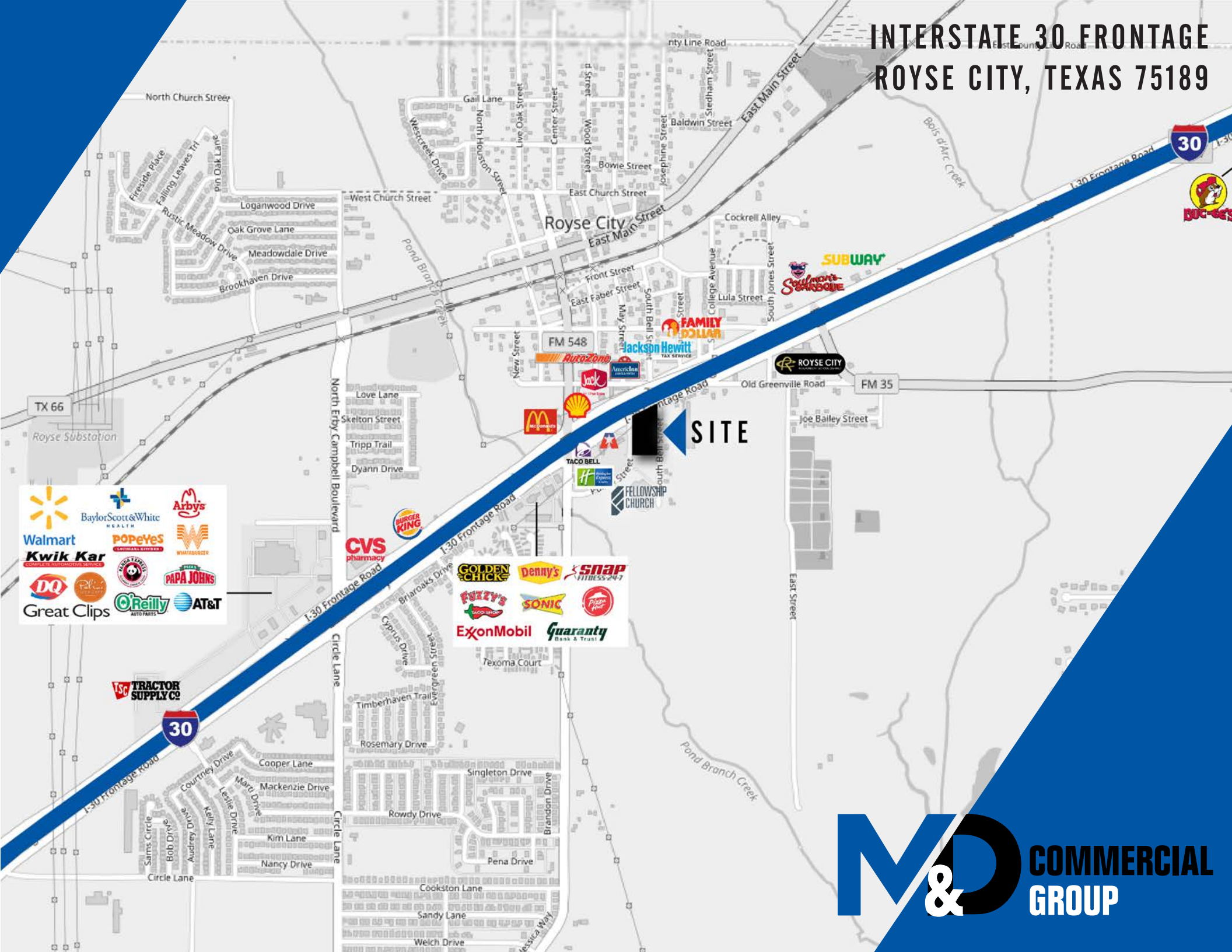
50,355 VPD Interstate 30  
8,041 VPD South FM 548  
7,076 VPD Interstate 30 Access Road



5.53% Annual Population Growth 2018  
5.06% Property Value Increase 2018



# INTERSTATE 30 FRONTAGE ROYSE 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%



**3.33 ACRES  
COMMERCIAL LAND**

315 FEET

TxDOT widening highway to 6 lanes as part of 10 year \$77 Billion Plan

50,355 VPD







**DANNY PEREZ**

**Broker Associate**

**danny@mdregroup.com**

**972.772.6025**

**2701 Sunset Ridge Dr. #109**

**Rockwall, Texas 75032**





# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Keller Williams Realty Rockwall Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0535327 License No.	klrw552@kw.com Email	972-772-7000 Phone
Bob Baker Designated Broker of Firm	0120622 License No.	bbaker@kwplano.com Email	972-599-7000 Phone
Bob Baker Licensed Supervisor of Sales Agent/ Associate	0120622 License No.	bbaker@kwplano.com Email	972-599-7000 Phone
Danny Perez Sales Agent/Associate's Name	0656355 License No.	Danny@mdregroup.com Email	(972) 772-6025 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date