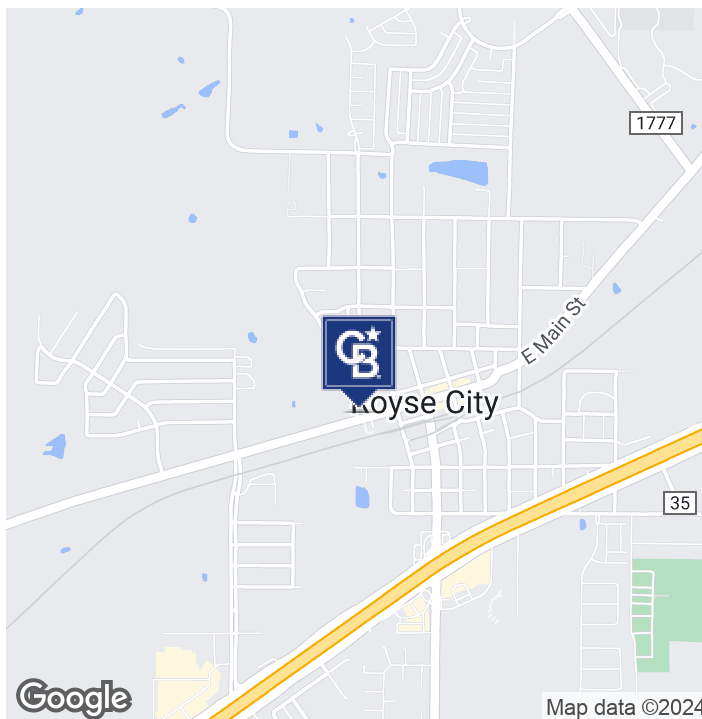


# FOR SALE

## 306 W. HIGHWAY 66

306 W. Highway 66 Royse City, TX 75189



### OFFERING SUMMARY

Sale Price:	\$274,900
Building Size:	708 SF
Lot Size:	0.81 Acres
Price / SF:	\$388.28
Year Built:	1958
Zoning:	C-2 (City of Royse City)
Market:	Dallas-Fort Worth
Submarket:	Royse City

### PROPERTY OVERVIEW

Ideal location on the north side of west Highway 66 in Royse City, excellent opportunity for investment or owner-user with value add potential. Former house measures approximately 708 SF and is situated on approximately .81 acres, this free-standing building has plenty of room for expansion and includes a large 576 SF metal storage shed at the back of the property. Improvements include new exterior paint, new roof, additional electrical outlets, gas hook-ups inside main building for heat, new interior paint in some of the rooms, and a ramp in the back for accessibility. (Note: Light fixture in interior foyer and sliding barn door between the back hallway and middle room are excluded from the sale). Property is being sold as-is, buyer to verify all information.

### PROPERTY HIGHLIGHTS

- Located on the north side of west Highway 66, west of downtown Royse City
- Approximately 708 SF of commercial space on approximately .81 AC, metal shed approx. 576 SF
- Reception/foyer, three rooms/offices, kitchen, restroom, metal storage shed in back
- Property sold as-is, buyer to verify all information
- Property website: <https://buildout.com/website/306whwy66roysecity>

**Angela Harwell, CCIM, RENE, PSA, Commercial Realtor**  
214 578 0087

**Jose Duarte, CCIM**  
972 885 8180



**COLDWELL BANKER  
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JIM STEWART, REALTORS®

# SALE

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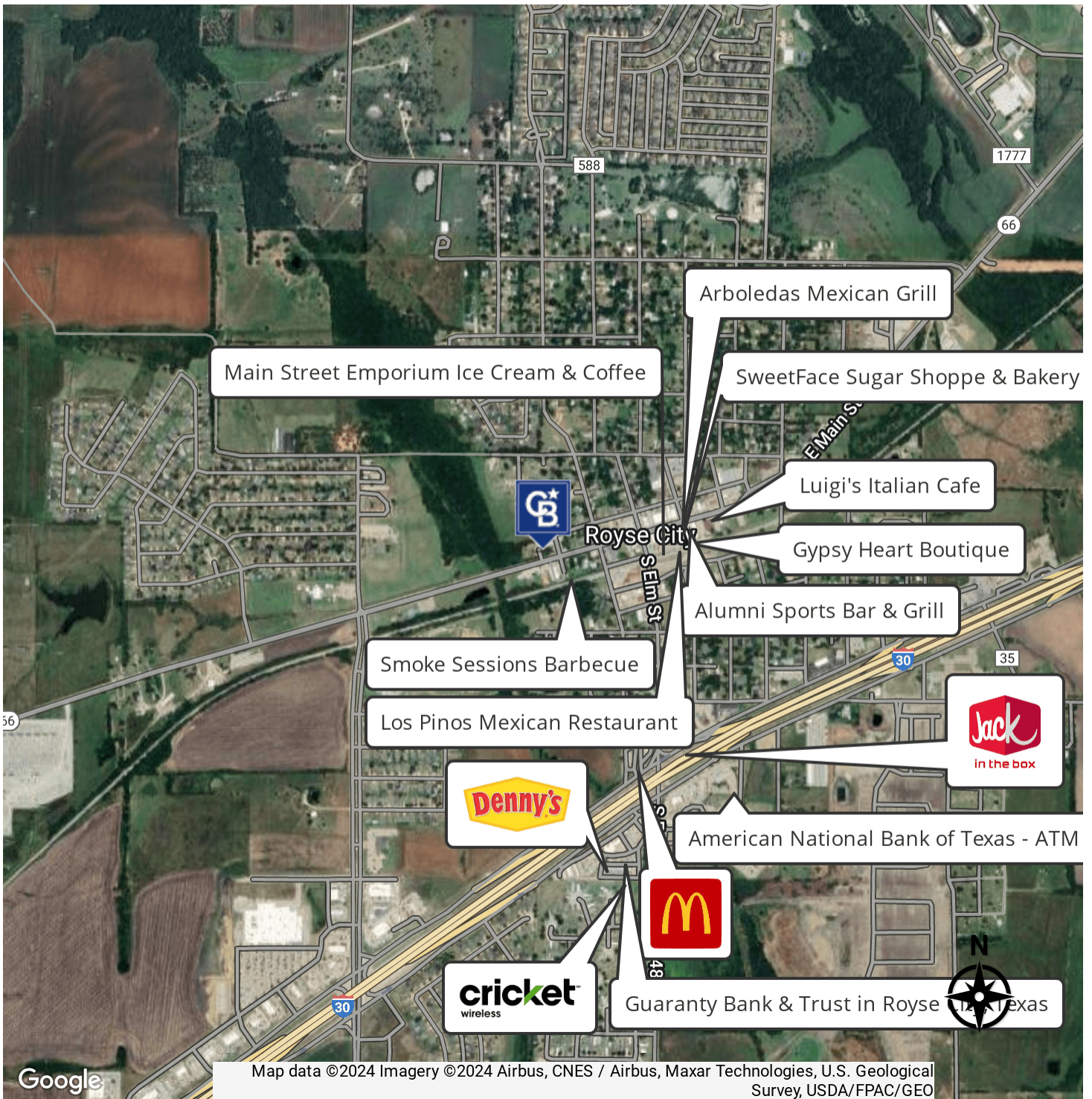
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# SALE

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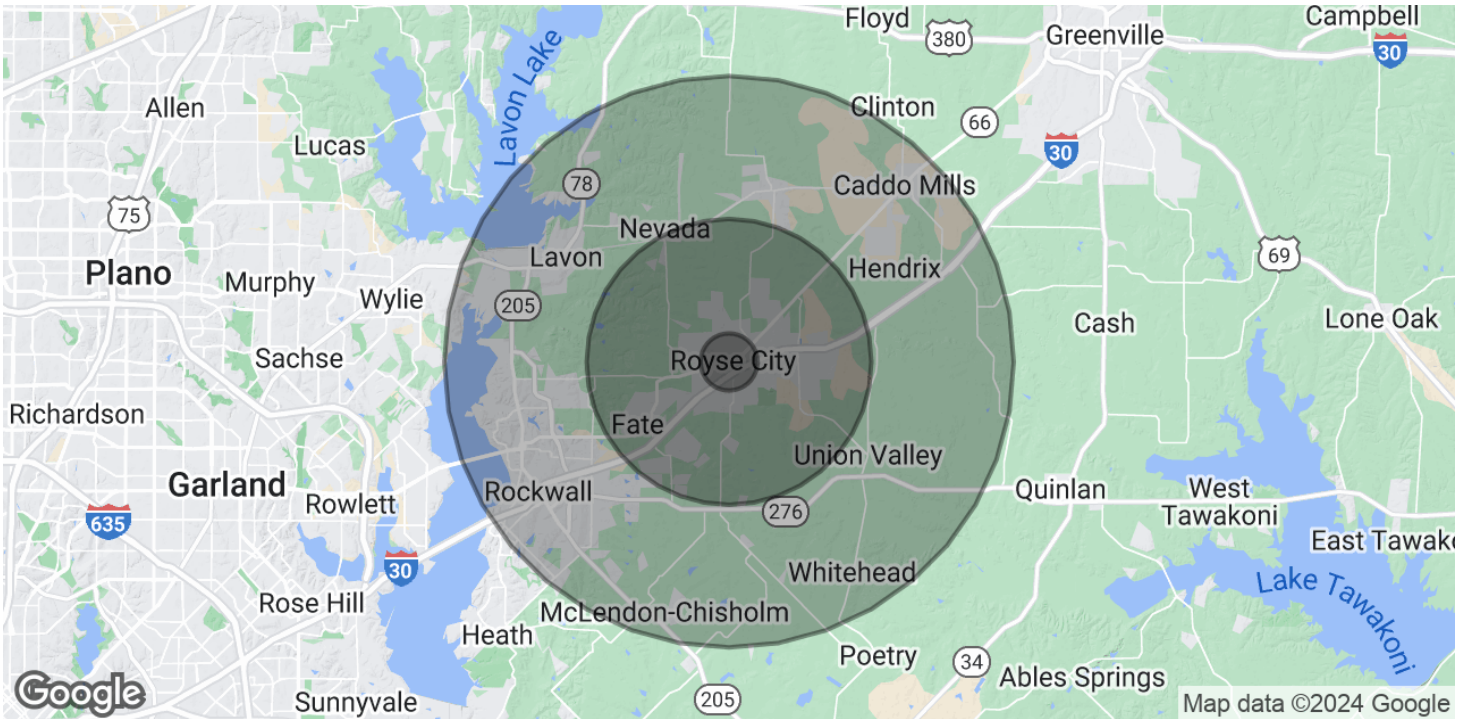


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JIM STEWART, REALTORS®

# SALE

## 306 W. HIGHWAY 66

306 W. Highway 66 Royse City, TX 75189



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,213	19,561	70,779
Average Age	32	31.7	34.6
Average Age (Male)	32.6	31.6	33.7
Average Age (Female)	31.3	31.8	35.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	391	6,343	23,517
# of Persons per HH	3.1	3.1	3
Average HH Income	\$81,887	\$77,357	\$84,054
Average House Value	\$178,641	\$169,093	\$200,210

\* Demographic data derived from 2020 ACS - US Census

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## Information About Brokerage Services

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

### 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.

<b>Coldwell Banker Apex Realtors</b>	<b>590914</b>		<b>(972)783-1919</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Lori Arnold</b>	<b>323729</b>	<b>lori@cbapex.com</b>	<b>(972)783-1919</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Grace Braswell</b>	<b>437683</b>	<b>grace@cbapex.com</b>	<b>(972)727-3377</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Angela Harwell</b>	<b>681213</b>	<b>a.harwell@orioncrg.com</b>	<b>(214)578-0087</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date