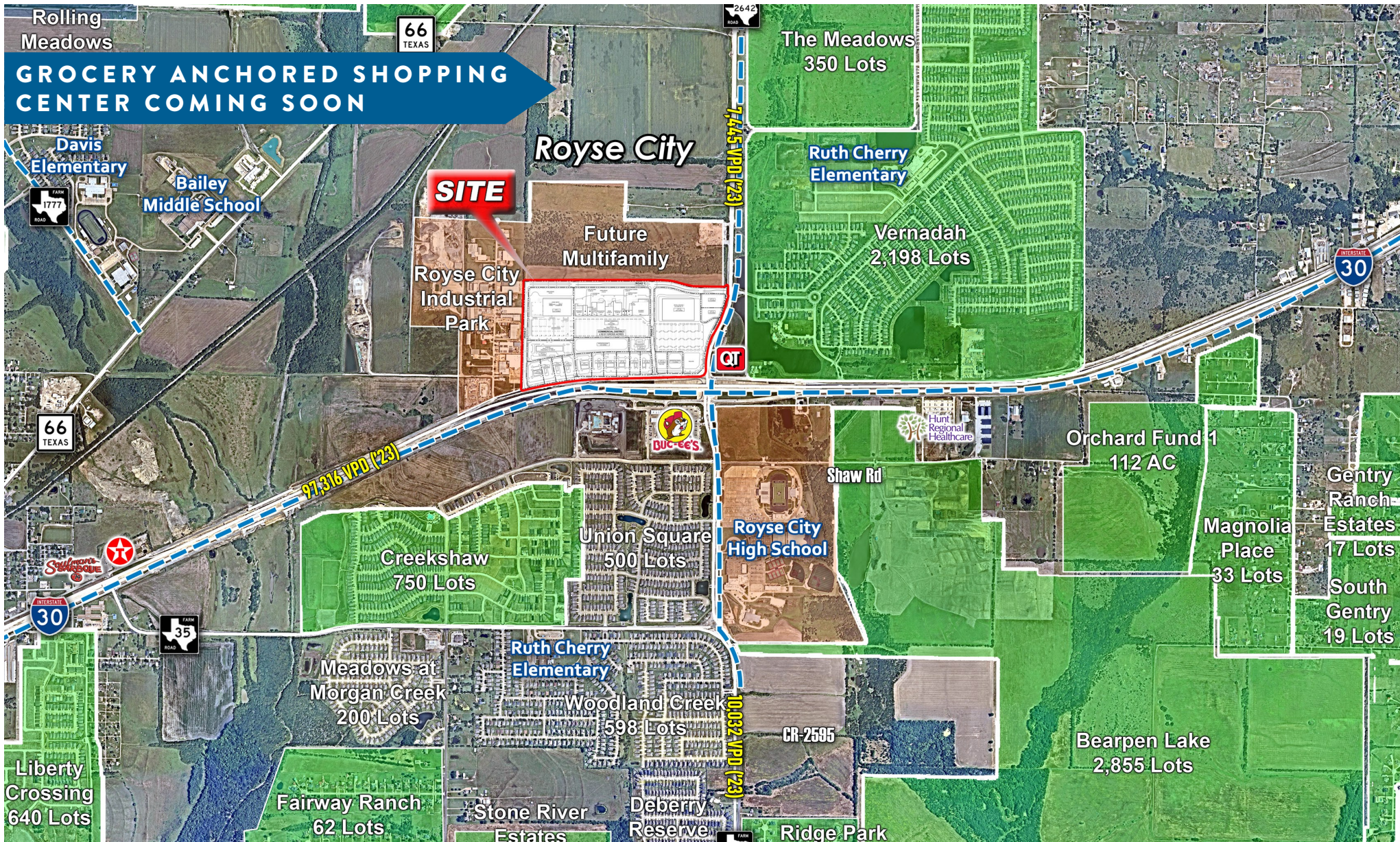




NWC I-30 & FM 2642 FOR LEASE

214.378.1212

ANCHOR, JR BOX, PAD & RETAIL OPPORTUNITIES
ROYSE CITY, TX

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

DEVELOPED BY:
UCD
UNITED COMMERCIAL
DEVELOPMENT

LOCATION

NWC I-30 & FM 2642

SIZE

77 AC

TRAFFIC COUNTS

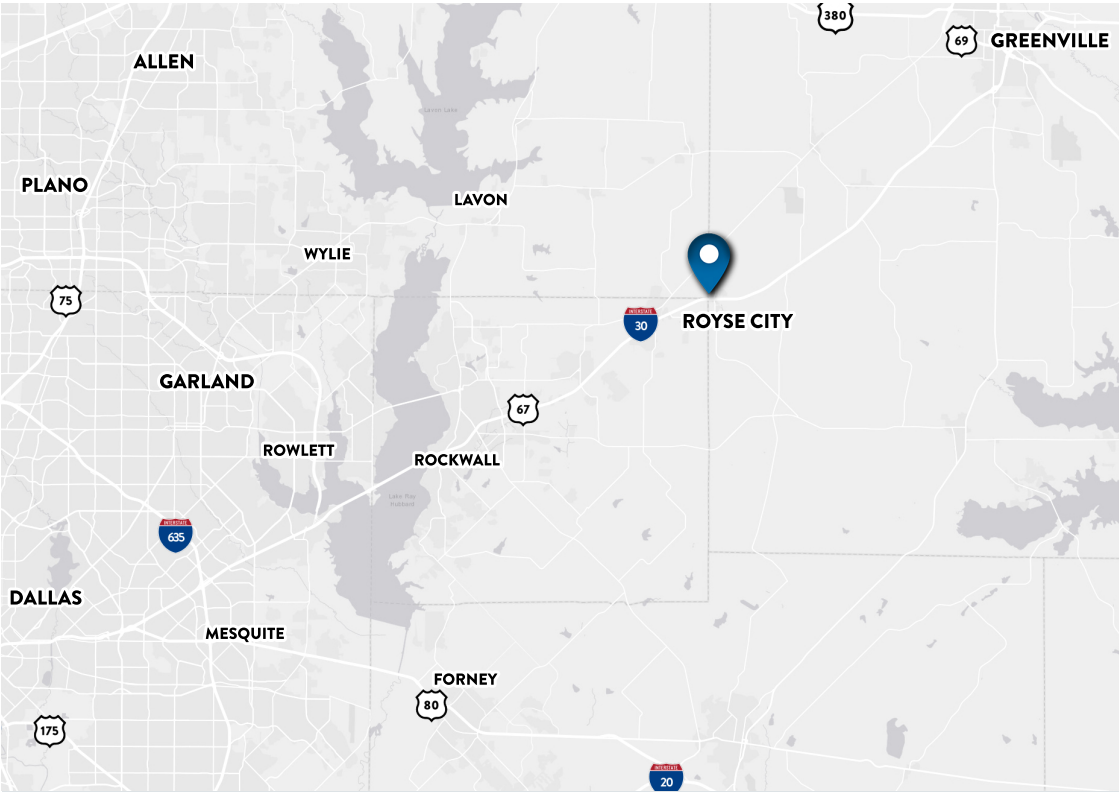
I-30	FM 2642
97,316 VPD 2023	10,032 VPD 2023

PROPERTY HIGHLIGHTS

- ★ HIGHLY VISIBLE REGIONAL SITE ON I-30
- ★ GROCERY, BIG BOX AND JUNIOR ANCHORED
- ★ MULTIPLE CURB CUTS AND EASY ACCESS FROM I-30
- ★ HIGH RESIDENTIAL GROWTH AND UNDERSERVED RETAIL MARKET
- ★ THE SITE WILL EVENTUALLY SERVE AS ROYSE CITY'S LEADING RETAIL INTERSECTION

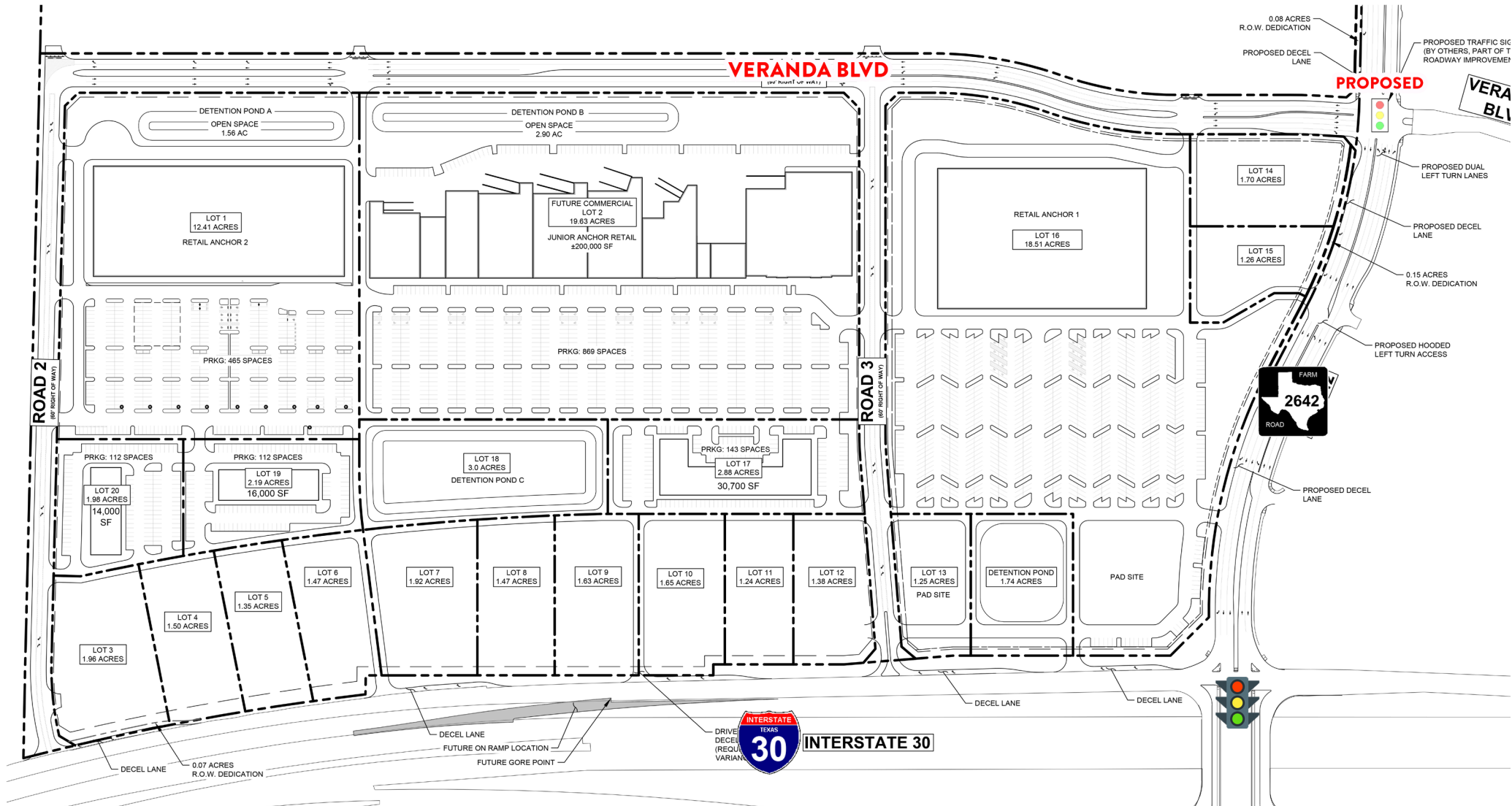
RESIDENTIAL GROWTH HIGHLIGHTS

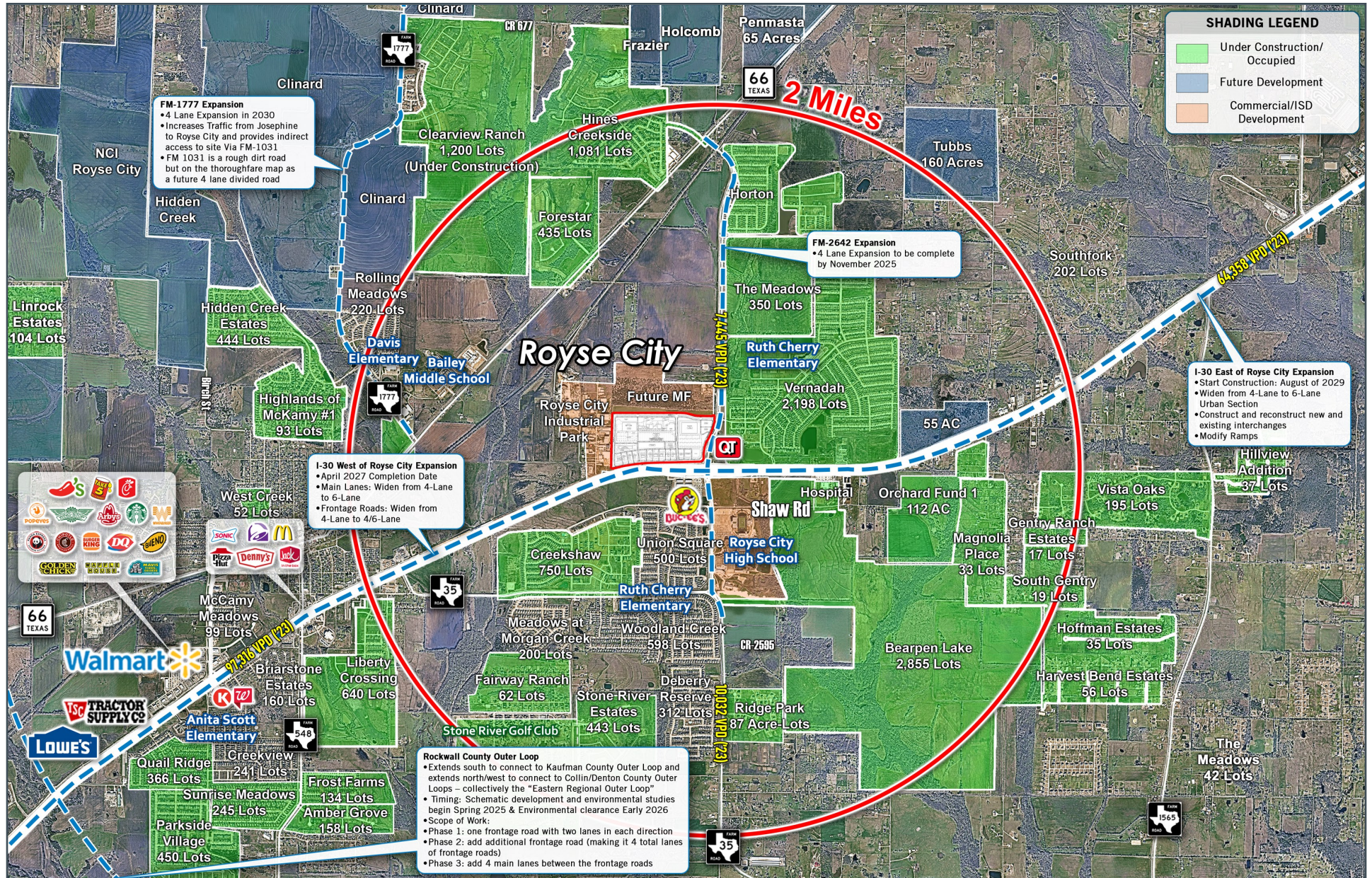
- ★ THERE ARE CURRENTLY 51,250 SINGLE FAMILY LOTS IN VARIOUS STAGES OF DEVELOPMENT WITHIN A 15 MINUTE DRIVE TIME OF THE SITE AND 30,523 LOTS WITHIN A 10 MINUTE DRIVE TIME PER THE RECENT RSI STUDY
- ★ TAKING ALL THE GROWTH INTO ACCOUNT THERE WILL BE APPROXIMATELY 62,234 PEOPLE WITHIN THE 10 MINUTE DRIVE AND 120,503 PEOPLE WITHIN THE 15 MINUTE DRIVE BY Q1 2028 (RSI STUDY)
- ★ AVERAGE HOUSEHOLD INCOME WITHIN A 3 MILE RADIUS OF THE SITE IS OVER \$136,000

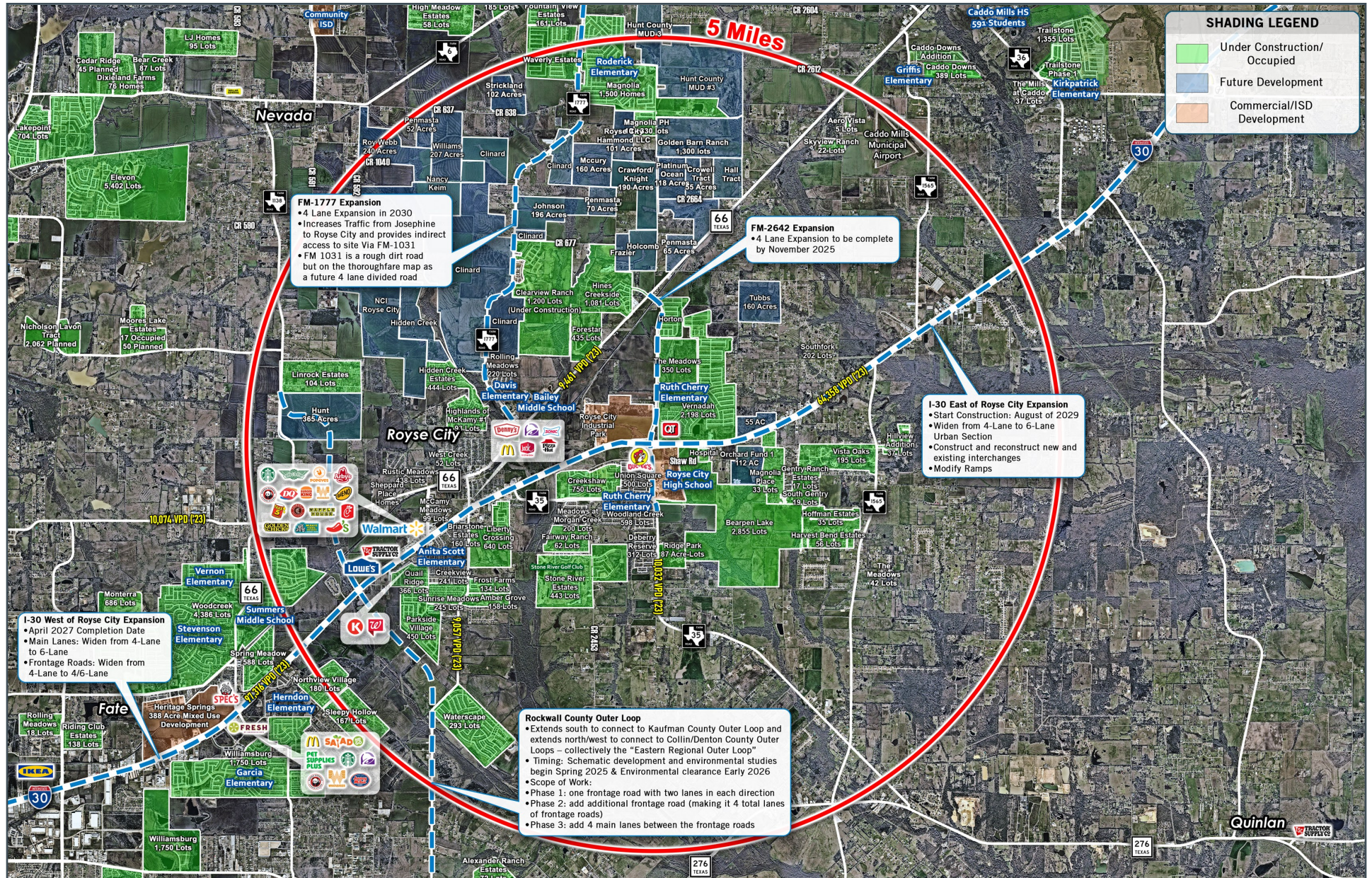


2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,350	17,174	38,510
EST. DAYTIME POPULATION	464	2,025	3,701
EST. AVG. HH INCOME	\$115,300	\$136,886	\$135,534









DEVELOPED BY:



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SUITE 720
DALLAS, TEXAS 75225
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Phone

Amy Pietrovic
Sales Agent/Associate's Name

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License No.

apietrovic@venturedfw.com
Email

214-378-1212
Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Buyer/Tenant/Seller/Landlord Initials

Date