

LAND FOR SALE

49.26 ACRES LIGHT INDUSTRIAL LAND

County Line & I 30, Royse City, TX 75189



SALE PRICE:	\$1,354,650
PRICE PER ACRE:	\$27,500
LOT SIZE:	49.26 Acres
ZONING:	Industrial

PROPERTY OVERVIEW

49.26 Industrial acres- backs up to the rail line-I-30 in view from property -Near the new Walmart & across the interstate from the proposed Buccee's - Centrally located- Royse City, Collin County, at the county line- High profile location

PROPERTY FEATURES

- Rail Service
- 49.26 Acres
- Light Industrial
- I 30 Frontage
- High Growth Area - Walmart, Buc ee's, Minor League Ball Park

KW COMMERCIAL
2701 Sunset Ridge
Rockwall, TX 75032

CINDY MILLER
Realtor/Broker
214.325.3646
cmiller54@kw.com

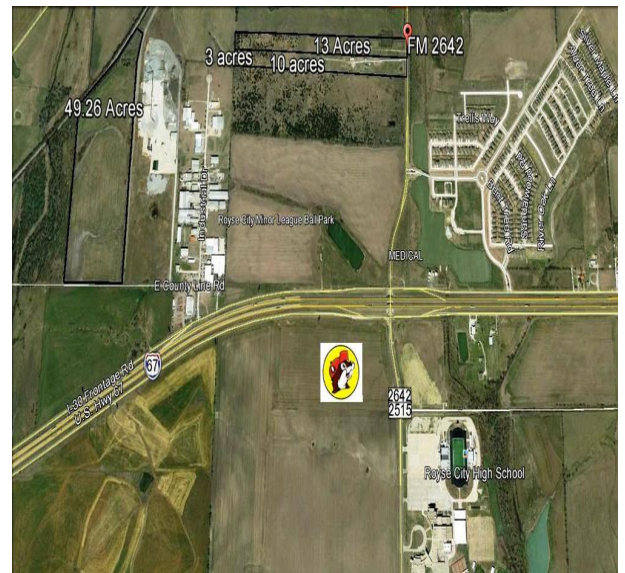
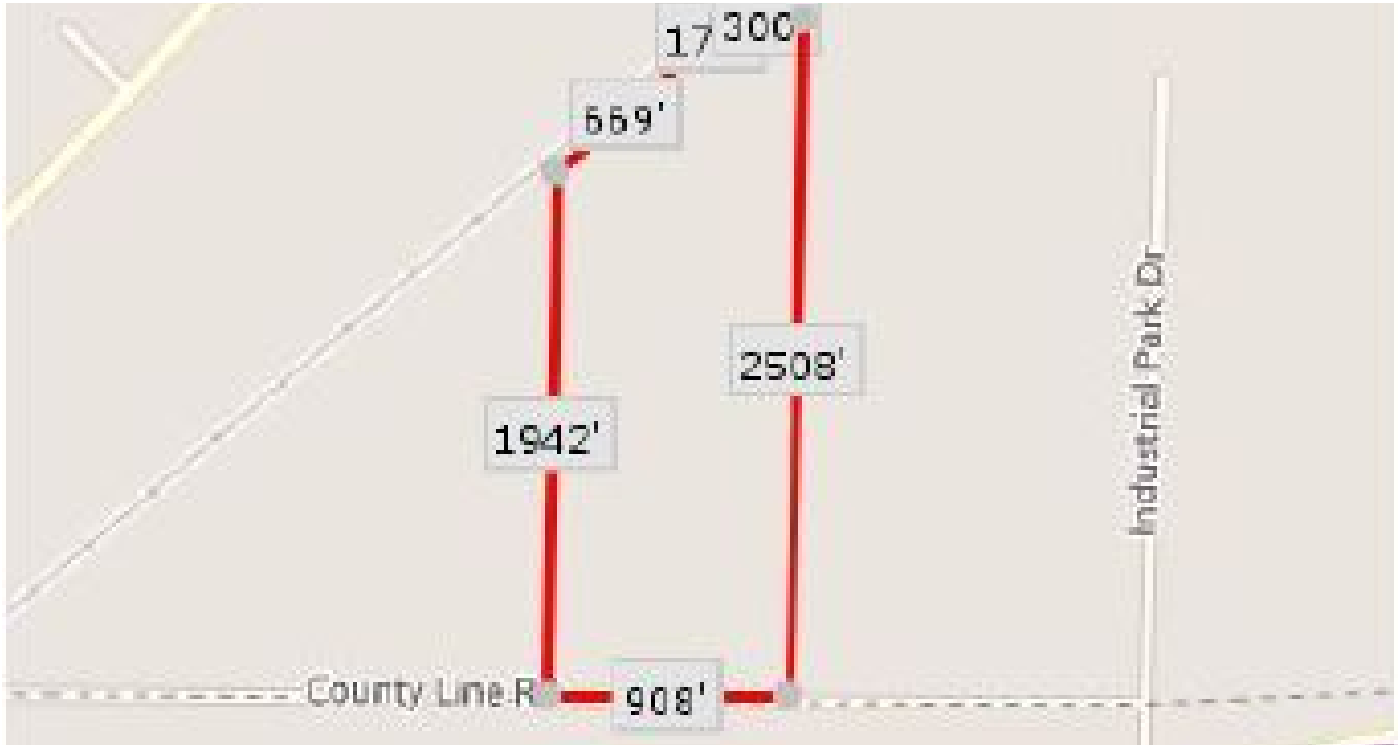
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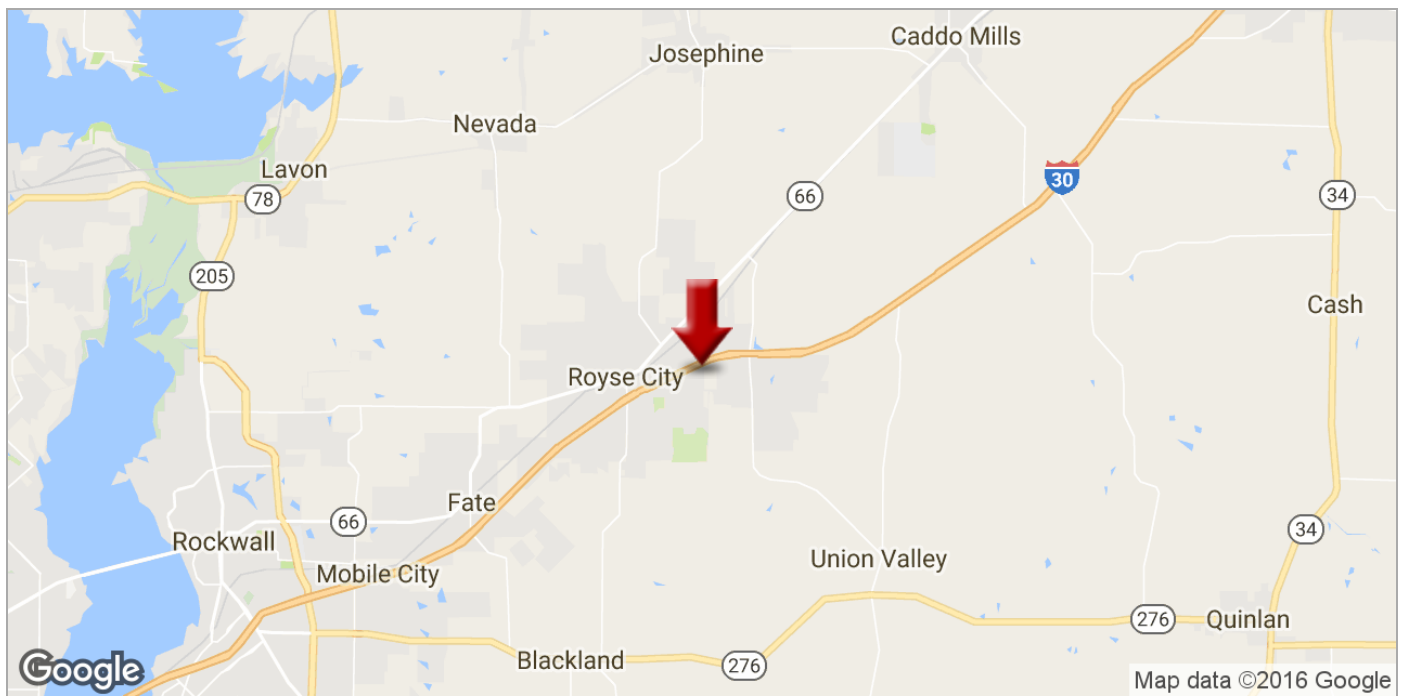
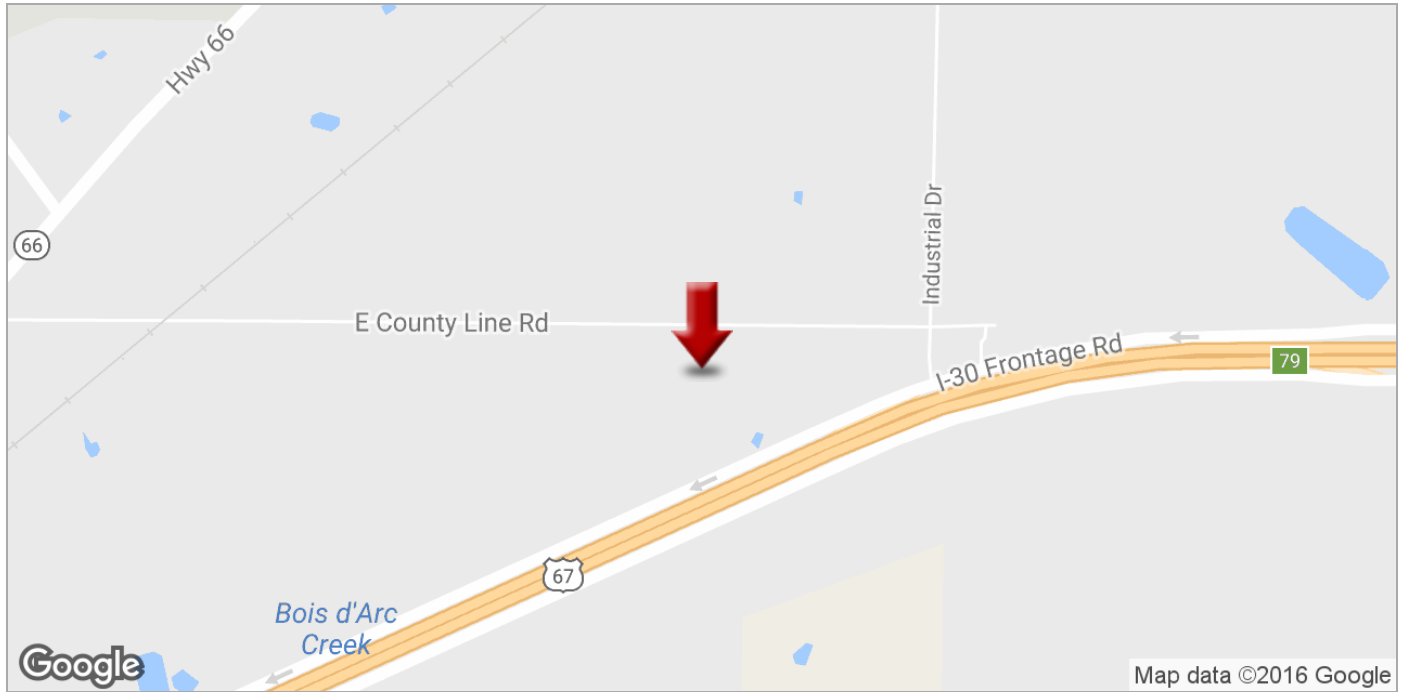
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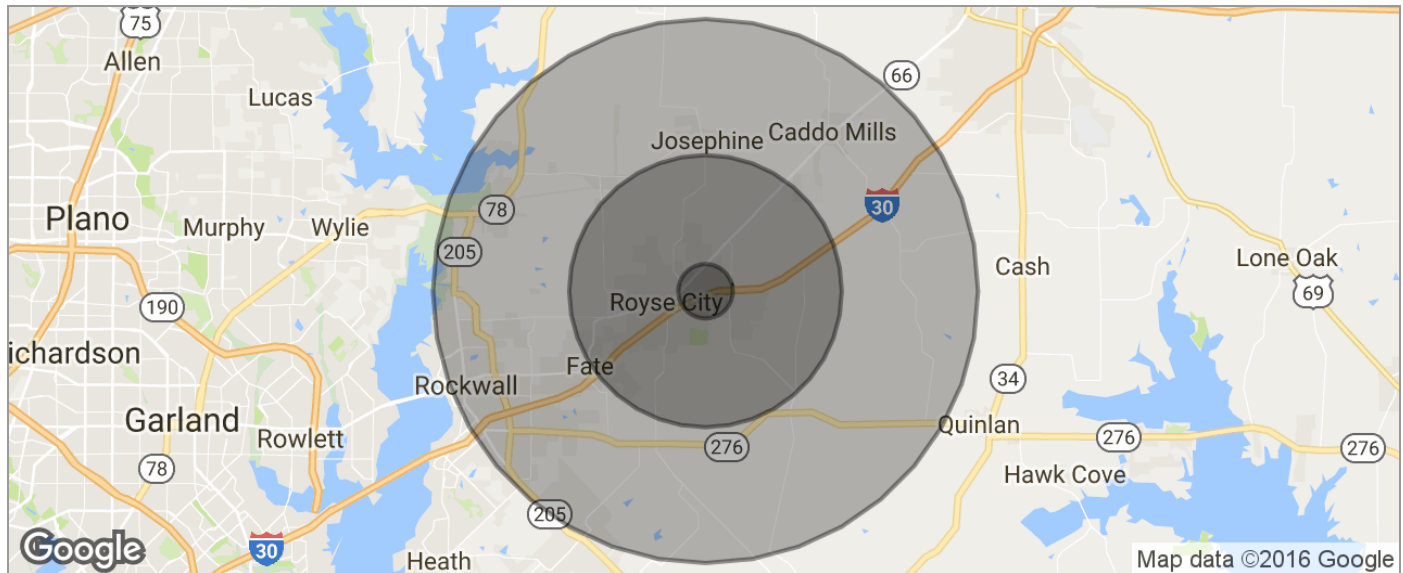
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	804	15,316	57,228
MEDIAN AGE	30.7	32.6	34.9
MEDIAN AGE (MALE)	30.5	32.2	34.1
MEDIAN AGE (FEMALE)	31.0	33.0	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	257	4,998	19,076
# OF PERSONS PER HH	3.1	3.1	3.0
AVERAGE HH INCOME	\$76,835	\$75,257	\$80,580
AVERAGE HOUSE VALUE	\$170,367	\$166,995	\$180,397
RACE	1 MILE	5 MILES	10 MILES
% WHITE	78.7%	82.5%	85.4%
% BLACK	5.8%	5.0%	4.7%
% ASIAN	2.4%	2.1%	1.8%
% HAWAIIAN	0.2%	0.3%	0.3%
% INDIAN	1.0%	1.0%	0.8%
% OTHER	7.8%	6.6%	5.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	16.3%	15.7%	14.2%

* Demographic data derived from 2010 US Census

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