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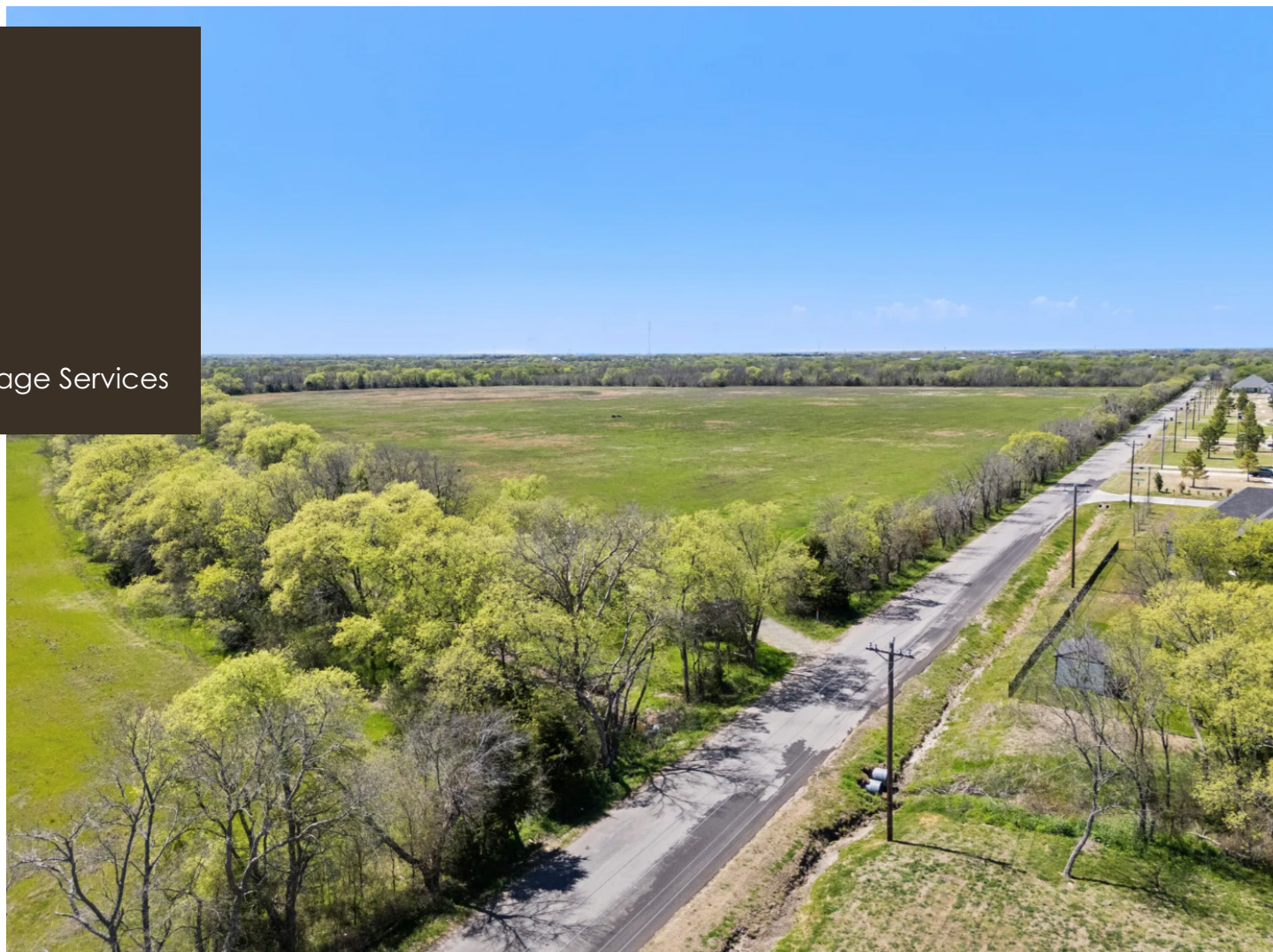
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Executive Summary

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SITE OVERVIEW

ACCESS From Rockwall - I-30 East - Exit 2642 - Go Thru light and stay on frontage road South on FM 1565 - West on CR 2526 - Property on South Side

FINANCING 1031 Exchange
Cash | Conventional

TOPOGRAPHY Varied

FLOODPLAIN Minimal

RESTRICTIONS Agricultural, Development

UTILITIES Water - City of Royse City

JURISDICTION Royse City ETJ & Union Valley ETJ

TRAFFIC COUNT I-30 - 85,000 VPD

MARKET FUNDAMENTALS (2025)

- 1-mile radius population 6,561
- 3-mile radius population 27k
- 5-mile radius population 55.1k
- Median household income \$112,000



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Property Summary

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Pleased to offer the opportunity to acquire 67 acres of prime land in the rapidly growing community of Royse City, Texas, offering approximately 2,329 feet of frontage along County Road 2526.

Conveniently situated between FM35 and FM 1565 and Hwy 276, the site provides excellent access, visibility, and positioning within one of Texas' fastest growing regions. Bordering Twin Pines (1AC lots), a nearby planned residential subdivision, the property benefits from proximity to a 16-inch water line installed by the City of Royse, which may potentially serve the tract.

The property lies within both the Royse City and Union Valley ETJs, located less than three miles from I-30 and under 20 minutes from Rockwall and Greenville. Approximately 3 miles from Historic Downtown Royse City.

New development, Bear Pen Creek, is closed in proximity of Subject and has commenced Phase I and installation of sewer. The site offers strong exposure, with traffic counts exceeding 85,000 vehicles per day alone I-30, and is supported by a growing mix of nearby amenities, many commercial, a Buc-ee's less than five minutes away, multiple restaurants, Lowe's, Chili's and a recently completed 7-Eleven approximately two miles away on FM 35. H-E-B and Quik Trip has been approved for its location by Buc-ee's.

The location also provides convenient access to schools, retail, and dining, offering an idea blend of country living with city convenience.



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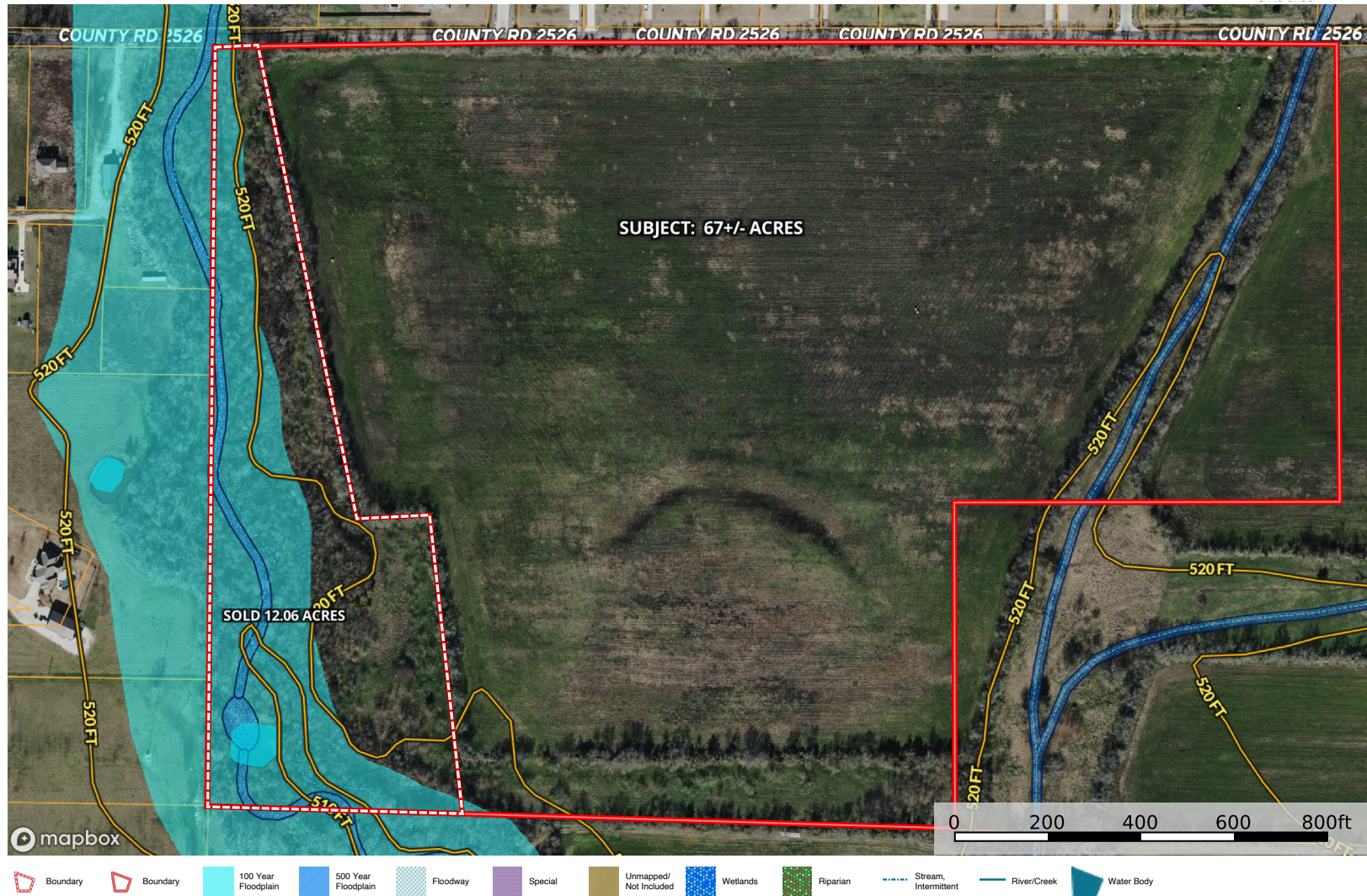
PHOTOS

TBD CR 2526 | Royse City, TX



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DISCLAIMER

This marketing brochure has been created to provide a summary of information regarding the property described herein. The information contained in this brochure has been obtained from sources believed to be reliable; however, it has not been independently verified.

Platinum Land Group has not conducted an independent investigation of the property and makes no representations or warranties, express or implied, as to the accuracy or completeness of the information provided. All information, including but not limited to acreage, zoning, utilities, development potential, pricing, and property details, is subject to change without notice.

Prospective buyers are strongly encouraged to conduct their own independent due diligence and consult with their legal, financial, and technical advisors prior to making any investment decision.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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