



8.429+/- ACRE ZONED MULTIFAMILY DEVELOPMENT SITE
Interstate 30 | Royse City, Texas

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer the opportunity to purchase an 8.429+/- acre zoned multifamily development site situated in a premier location along Interstate 30 in Royse City, TX (the “Site”). The Site is zoned MF-2 through a Planned Development allowing for a maximum density of 24 units per acre (202+/- units maximum).

With approximately 1,100 feet of frontage along Interstate 30, the Site lies in an unparalleled location in terms of accessibility and visibility. Less than a mile west along I-30 are various community focal points such as Royse City High School and Buc-ee’s. Further west is downtown Royse City and numerous major retailers including Walmart, Lowe’s Home Improvement, Starbucks, and CVS amongst others.

This exceptionally well located and prominent development Site is being offered at \$3,900,000 or \$19,306 per developable unit.

A co-broker fee is available to a Co-Broker that sources a principal that VREA has not previously contacted in any format or sent any information regarding this opportunity. Please contact VREA for additional information.

INVESTMENT OVERVIEW ⁽¹⁾

Property	8.429 +/- Acres
Location	Interstate 30, Royse City, TX 75189 (32.981986,-96.277272)
Access	Via I-30 Frontage Road and CR 2648
Frontage	Approximately 1,100+/- feet along I-30 Frontage Road
Utilities	Water: 12" line along north side of I-30 Frontage Road (Royse City CCN) Sewer: 8" line on west side of Site (Royse City CCN)
Zoning	Zoned MF-2 through a PD (exempt from I-30 Overlay District) - permits 24 unit per acre density
HUD Classification	Difficult Development Area “DDA”
Appraisal District Property ID	38751 (Hunt County)
School District	Royse City ISD (B+ Rating per Niche.com)
Floodplain	None

(1) Purchaser to confirm all information during due diligence

PRICING







Asking Price	\$3,900,000
Asking Price per Developable Unit	\$19,306 (Based on 202+/- Developable Units)
Asking Price Per Square Foot	\$10.62

TAX INFORMATION

Taxing Entity	Tax Rate
City of Royse City	0.578000
Hunt County	0.333241
Hunt Memorial	0.207241
Royse City ISD	1.255200
Total Tax Rate	2.373682

Royse City, TX

2025 Demographics at a Glance

 24,393 Population	 32.8 yrs Median Age	 \$116,660 Median HH Income
 \$322,500 Median Home Value	 83.8% Homeownership	 +792% Growth Since 2000

SOURCES:

U.S. Census Bureau ACS 2024 · DataUSA 2024
Texas Demographics / Cubit Pop. Est. 2025

8.429+/- ACRES
ROYSE CITY, TEXAS



DeBerry Reserve
Impression Homes & Meritage Homes
Up to \$390K



Creekshaw
Homes by David Weekly
Highland Homes & Impression Homes
Up to \$344K

Royse City



Royse City
High School



Future Community by
Greenbrick Partners & Meritage



Budget RVs
of Texas

8.429+/- Acres

Verandah
Homes by Lennar, M/I Homes, & Beazer
Homes up to \$384K



8.429+/- ACRES
ROYSE CITY, TEXAS



Ruth Cherry
Elementary School

Verandah
Homes by Lennar, M/I Homes, & Beazer
Homes up to \$384K

Budget RVs
of Texas

8.429+/- Acres



Caddo Mills
Airport





60% OF UNITS HAVE COVERED PARKING SPACES
48% OF THESE ARE TUCK UNDER GARAGES AND DETACHED GARAGES
12% OF THESE ARE CARPORTS



ROYSE CITY APARTMENTS SCHEMATIC SITE PLAN #4

Royse City, Texas

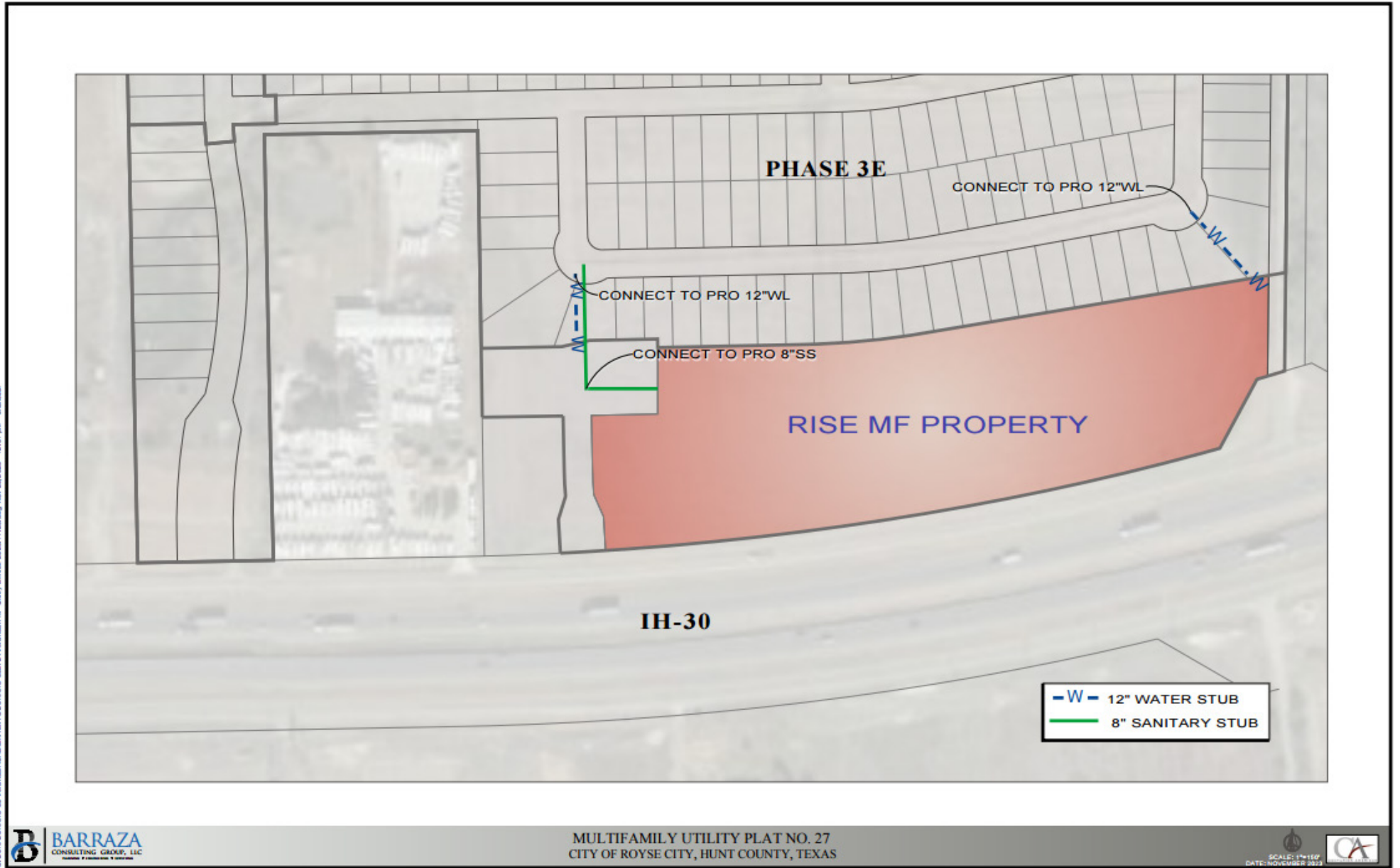
SCALE 1" = 60'-0"



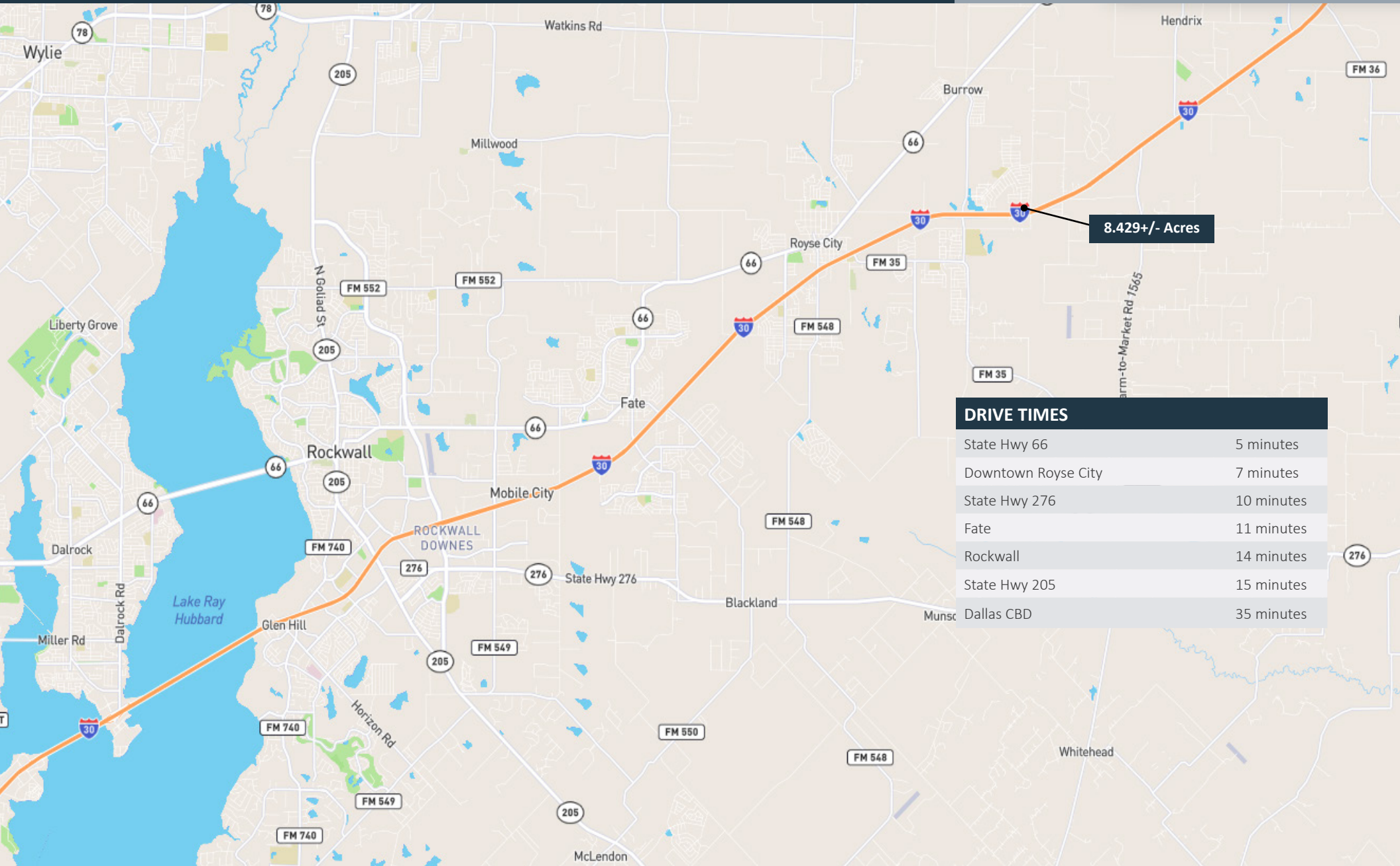
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Rise Commercial

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8.429+/- ACRES ROYSE CITY, TEXAS



INVESTMENT HIGHLIGHTS



Strategic Location

- Strategically located in Royse City along the I-30 corridor between downtown Rockwall (13 miles west) and downtown Greenville (14 miles east), the Site benefits from a limited multifamily supply in the immediate trade area — creating exceptional first-mover advantage for a well-executed apartment development.
- Surrounded by rapidly expanding retail infrastructure along the I-30 corridor including Walmart, Lowe’s, CVS, and Chili’s, this Site offers future residents immediate access to everyday conveniences and dining — a critical driver of multifamily lease-up velocity and long-term resident retention.
- Situated approximately 34 miles from downtown Dallas with direct access via Interstate 30, this multifamily development site sits at the epicenter of one of the DFW Metroplex’s most active growth corridors — perfectly positioned to capture the wave of households priced out of closer-in submarkets and seeking quality rental housing in an amenity-rich, affordable community.



Zoning

- The Site is zoned MF-2 through a Planned Development. MF-2 zoning allows for a maximum density of 24 units per acre. Therefore, a developer could build approximately 202 units at maximum density.
- The Site is also excluded from the I-30 overlay district, exempting a future developer from stricter design and landscape standards.
- Site is also labeled as a DDA “Difficult Development Area” within the HUD census map.
- *Buyer to verify zoning and acceptable uses on the Property.*



Population and Demographics

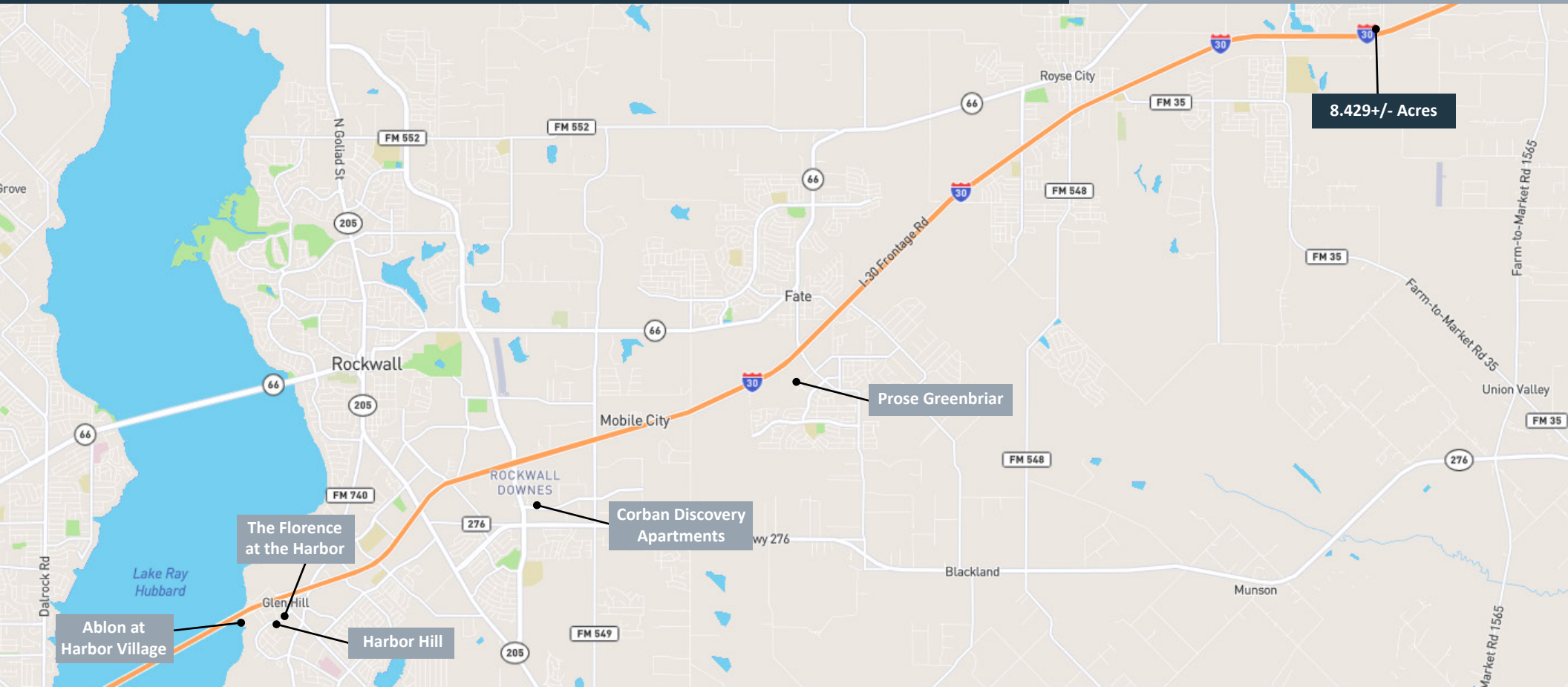
- Royse City’s population has grown an extraordinary 137% since the 2020 Census, reaching an estimated 32,702 residents in 2026 at a current annual growth rate of nearly 11% per World Population Review — making it one of the fastest-growing cities in the entire United States and generating an urgent, undersupplied demand for quality multifamily housing.
- The median household income in Royse City stands at \$116,660 as of 2024, with a median age of just 32.8 years (Source: U.S. Census Bureau / Texas Demographics, 2024) — a young, dual-income demographic profile that represents the prime renter cohort for market-rate multifamily development, with strong purchasing power and high lifestyle expectations.



Royse City Main Street



Royse City, TX



RENT COMPARABLE SUMMARY									
Property	Year Built	No. of Units	Avg SF	Market		Effective		Occupancy	
				Rent	Rent/SF	Rent	Rent/SF		
Harbor Hill	2023	265	873	\$1,842	\$2.11	\$1,823	\$2.09	86%	
Ablon at Harbor Village	2022	375	891	\$1,835	\$2.06	\$1,817	\$2.04	88%	
The Florence at the Harbor	2020	228	786	\$1,455	\$1.85	\$1,440	\$1.83	79%	
Corban Discovery Apartments	2023	295	1,015	\$1,713	\$1.69	\$1,701	\$1.68	94%	
Prose Greenbriar	2024	336	963	\$1,576	\$1.64	\$1,570	\$1.63	94%	
Total/Average:	2022	300	906	\$1,684	\$1.87	\$1,670	\$1.85	88%	

HARBOR HILL



2400 Summer Lee Drive
Rockwall, TX 75032

Year Built: 2023
Number of Units: 265
Rentable Square Feet: 282,628
Average Unit Size: 873 SF
Physical Occupancy: 86.0%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
Studio	16	531	\$1,310	\$2.47	\$1,297	\$2.44
Studio	12	600	\$1,470	\$2.45	\$1,455	\$2.43
1 Bed/1 Bathroom	19	650	\$1,700	\$2.62	\$1,683	\$2.59
1 Bed/1 Bathroom	8	661	\$1,586	\$2.40	\$1,570	\$2.38
1 Bed/1 Bathroom	4	679	\$1,243	\$1.83	\$1,231	\$1.81
1 Bed/1 Bathroom	8	700	\$1,281	\$1.83	\$1,268	\$1.81
1 Bed/1 Bathroom	36	715	\$1,652	\$2.31	\$1,635	\$2.29
1 Bed/1 Bathroom	4	740	\$1,563	\$2.11	\$1,548	\$2.09
1 Bed/1 Bathroom	12	774	\$1,539	\$1.99	\$1,524	\$1.97
1 Bed/1 Bathroom	4	800	\$2,382	\$2.98	\$2,358	\$2.95
1 Bed/1 Bathroom	11	820	\$1,501	\$1.83	\$1,486	\$1.81
1 Bed/1 Bathroom	4	902	\$2,338	\$2.59	\$2,315	\$2.57
2 Bed/2 Bathroom	28	936	\$1,713	\$1.83	\$1,696	\$1.81
2 Bed/2 Bathroom	4	1,016	\$1,894	\$1.86	\$1,875	\$1.85
2 Bed/2 Bathroom	22	1,032	\$1,889	\$1.83	\$1,870	\$1.81
2 Bed/2 Bathroom	28	1,050	\$2,353	\$2.24	\$2,329	\$2.22
2 Bed/2 Bathroom	6	1,055	\$1,931	\$1.83	\$1,912	\$1.81
2 Bed/2 Bathroom	4	1,088	\$2,653	\$2.44	\$2,626	\$2.41
2 Bed/2 Bathroom	16	1,120	\$2,366	\$2.11	\$2,342	\$2.09
2 Bed/2 Bathroom	3	1,150	\$2,520	\$2.19	\$2,495	\$2.17
2 Bed/2 Bathroom	4	1,153	\$2,110	\$1.83	\$2,089	\$1.81
2 Bed/2 Bathroom	8	1,305	\$2,388	\$1.83	\$2,364	\$1.81
3 Bed/2 Bathroom	4	1,570	\$2,875	\$1.83	\$2,846	\$1.81
Total / Averages:	265	873	\$1,842	\$2.11	\$1,823	\$2.09

Concessions

Offering concessions such as fee application fee and free parking for 3 months at lease signing.
*Figure per CoStar.

ABLON AT HARBOR VILLAGE



2600 Lakefront Trail
Rockwall, TX 75032

Year Built: 2022
Number of Units: 375
Rentable Square Feet: 675,762
Average Unit Size: 891 SF
Physical Occupancy: 87.5%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
Studio	40	590	\$1,062	\$1.80	\$1,051	\$1.78
1 Bed/1 Bathroom	71	670	\$1,610	\$2.40	\$1,594	\$2.38
1 Bed/1 Bathroom	83	742	\$1,611	\$2.17	\$1,595	\$2.15
1 Bed/1 Bathroom	16	807	\$1,280	\$1.59	\$1,267	\$1.57
1 Bed/1 Bathroom	16	849	\$1,845	\$2.17	\$1,827	\$2.15
2 Bed/2 Bathroom	55	1,086	\$2,143	\$1.97	\$2,122	\$1.95
2 Bed/2 Bathroom	5	1,169	\$2,279	\$1.95	\$2,256	\$1.93
2 Bed/2 Bathroom	7	1,188	\$2,250	\$1.89	\$2,227	\$1.87
2 Bed/2 Bathroom	43	1,193	\$2,247	\$1.88	\$2,225	\$1.87
2 Bed/2 Bathroom	5	1,243	\$2,583	\$2.08	\$2,557	\$2.06
2 Bed/2 Bathroom	10	1,244	\$2,320	\$1.86	\$2,297	\$1.85
2 Bed/2 Bathroom	20	1,291	\$2,920	\$2.26	\$2,891	\$2.24
2 Bed/2 Bathroom	4	1,315	\$2,859	\$2.17	\$2,830	\$2.15
Total / Averages:	375	891	\$1,835	\$2.06	\$1,817	\$2.04

Concessions

Up to 8 weeks free on select units.
*Figure per CoStar.

THE FLORENCE AT THE HARBOR



2500 Summer Lee Drive
Rockwall, TX 75032

Year Built: 2020
Number of Units: 228
Rentable Square Feet: 296,123
Average Unit Size: 786 SF
Physical Occupancy: 79.4%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
Studio	22	483	\$1,085	\$2.25	\$1,074	\$2.22
1 Bed/1 Bathroom	54	621	\$1,198	\$1.93	\$1,186	\$1.91
1 Bed/1 Bathroom	27	647	\$1,395	\$2.16	\$1,381	\$2.13
1 Bed/1 Bathroom	5	657	\$1,546	\$2.35	\$1,530	\$2.33
1 Bed/1 Bathroom	8	705	\$1,388	\$1.97	\$1,374	\$1.95
1 Bed/1 Bathroom	32	730	\$1,363	\$1.87	\$1,349	\$1.85
1 Bed/1 Bathroom	4	767	\$1,665	\$2.17	\$1,648	\$2.15
2 Bed/2 Bathroom	16	942	\$1,619	\$1.72	\$1,603	\$1.70
2 Bed/2 Bathroom	20	1,046	\$1,740	\$1.66	\$1,723	\$1.65
2 Bed/2 Bathroom	30	1,097	\$1,798	\$1.64	\$1,780	\$1.62
2 Bed/2.5 Bathroom	10	1,322	\$2,170	\$1.64	\$2,148	\$1.62
Total / Averages:	228	786	\$1,455	\$1.85	\$1,440	\$1.83

Concessions

Various concessions being offered.
*Figure per CoStar.

CORBAN DISCOVERY APARTMENTS



2350 Discovery Boulevard
Rockwall, TX 75032

Year Built: 2023
Number of Units: 295
Rentable Square Feet: 473,074
Average Unit Size: 1,015 SF
Physical Occupancy: 94.0%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
1 Bed/ 1 Bathroom	36	650	\$1,389	\$2.14	\$1,380	\$2.12
1 Bed/ 1 Bathroom	36	750	\$1,402	\$1.87	\$1,392	\$1.86
1 Bed/ 1 Bathroom	36	850	\$1,471	\$1.73	\$1,461	\$1.72
1 Bed/ 1 Bathroom	4	942	\$1,740	\$1.85	\$1,728	\$1.83
1 Bed/ 1 Bathroom	32	975	\$1,608	\$1.65	\$1,597	\$1.64
1 Bed/ 1 Bathroom	25	1,075	\$1,717	\$1.60	\$1,705	\$1.59
1 Bed/ 1 Bathroom	4	1,076	\$1,899	\$1.76	\$1,886	\$1.75
2 Bed/ 2 Bathroom	33	1,125	\$1,870	\$1.66	\$1,858	\$1.65
2 Bed/ 2 Bathroom	24	1,175	\$1,929	\$1.64	\$1,916	\$1.63
2 Bed/ 2 Bathroom	29	1,230	\$1,960	\$1.59	\$1,947	\$1.58
3 Bed/ 2 Bathroom	24	1,360	\$2,085	\$1.53	\$2,071	\$1.52
3 Bed/ 2 Bathroom	12	1,560	\$2,337	\$1.50	\$2,321	\$1.49
Total / Averages:	295	1,015	\$1,713	\$1.69	\$1,701	\$1.68

Concessions

Up to 8 weeks free on select units.
*Figure per CoStar.

PROSE GREENBRIAR



375 W. Greenbriar Road
Fate, TX 75189

Year Built: 2024
Number of Units: 336
Rentable Square Feet: 476,522
Average Unit Size: 963 SF
Physical Occupancy: 93.5%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
1 Bed/ 1 Bathroom	120	731	\$1,380	\$1.89	\$1,375	\$1.88
1 Bed/ 1 Bathroom	48	818	\$1,534	\$1.88	\$1,528	\$1.87
2 Bed/ 2 Bathroom	39	1,105	\$1,586	\$1.44	\$1,580	\$1.43
2 Bed/ 2 Bathroom	129	1,191	\$1,771	\$1.49	\$1,764	\$1.48
Total / Averages:	336	963	\$1,576	\$1.64	\$1,570	\$1.63

Concessions

No concessions.
*Figure per CoStar.

AREA HIGHLIGHTS

- The Dallas-Fort Worth area features a well-diversified Economy, ranking fifth nationwide for growth with remarkable Gross Domestic Product (GDP) of \$800 billion in 2024. According to recent Urban Land Institute surveys, it has also earned recognition as the leading real estate market for 2025.
- According to the Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year wage growth of 4.2% as of mid-2025, surpassing the state and national average. Employment growth remains a leader among U.S. metropolitan areas.
- The DFW metro's estimated population of 8.3 million ranks fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poising DFW to surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include #2 in the country for most commercial projects underway, #1 Real Estate Market to Watch (2024 and 2025), and 6th Most Innovative City in the World.
- Hunt County, where the site is located, is witnessing demographic shifts and has an estimated 2026 population of 127,462, representing rapid growth with a 3.35% increase over the previous year, according to US Census Data.

The Site is located in Hunt County, which is part of the Dallas Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas and has a population of 8.3 million, making it the fourth largest population center in the country.



**GROSS METROPOLITAN
PRODUCT**
\$800 Billion



**DFW POPULATION
GROWTH**
3.14% (2021-2023)



**DFW ESTIMATED
POPULATION**
8.3 Million



ECONOMIC OVERVIEW

DFW has the fourth largest economy in the nation among MSAs and has one of the highest concentrations of corporate headquarters in the United States, including twenty-four Fortune 500 companies. Truist reports showcase DFW's stellar performance, leading in year-over-year job growth rate as of April 2023 and securing the second-highest overall job growth among major U.S. metros. In December 2023, Multi-Housing News ranked DFW as one of the hottest rental markets, with average asking rents of \$1.70 per square foot. DFW's population of 8.3 million ranks fourth nationally and is projected to exceed 10 million by 2030, surpassing Chicago as the third-largest metro in the U.S. Recent accolades include ranking second in the country for Most Commercial Projects Underway, fifth for Fastest-Growing Economy in 2023, and sixth as the Most Innovative City in the World. DFW shines as a beacon of economic strength, growth, and innovation.

The Dallas-Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. Some of the largest companies in DFW include global leaders such as Texas Instruments, AT&T, Comerica, Lockheed Martin and Southwest Airlines. Total employment as reported by the U.S. Bureau of Labor Statistics for the DFW metropolitan area increased by 64,500 or 1.5 percent in 2024.



DALLAS-FORT WORTH MAJOR EMPLOYERS

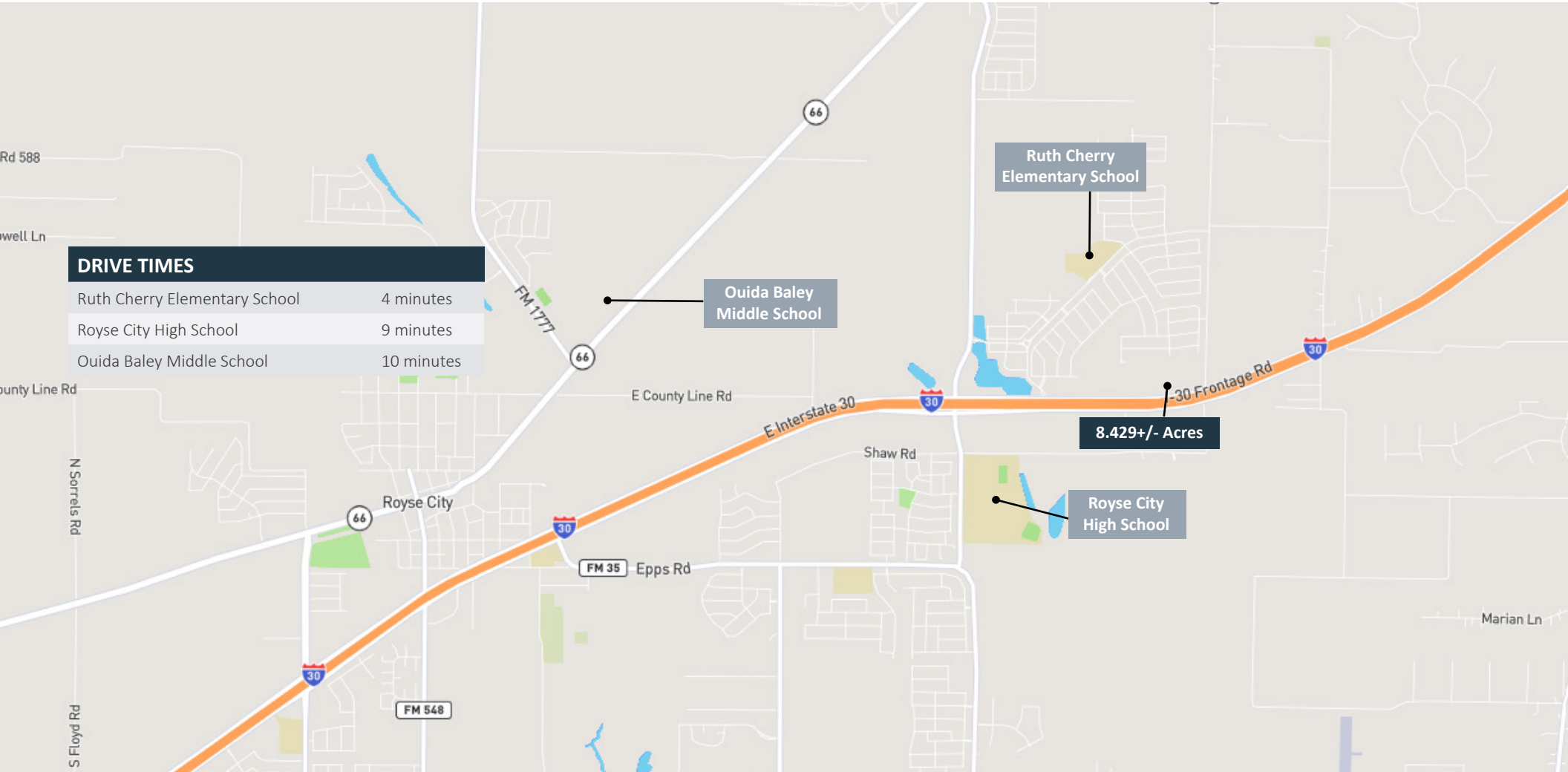
COMPANY NAME	EMPLOYEES
Wal-Mart	34,698
American Airlines	24,700
Bank of America	20,000
Texas Health Resources	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
AT&T	15,800
Lockheed Martin	14,126
JPMorgan Chase	13,500
UT Southwestern Medical Center	13,122

Source: City of Dallas Office of Economic Development



EDUCATION OVERVIEW

The Royse City Independent School District serves approximately 10,000 students across multiple campuses, including elementary, middle, and high schools, and plays a key role in supporting the area's growing population. The district has earned an overall "B+" rating from Niche, reflecting solid performance across academics, faculty, and overall student experience. Additionally, the district has undertaken ongoing campus expansions and facility upgrades to accommodate continued growth.



AREA OVERVIEW

Located in southeastern Hunt County, Royse City is one of the fastest-growing communities in the Dallas–Fort Worth metroplex, offering a balance of small-town charm and convenient access to major employment centers. Positioned along I-30, Royse City provides direct access to Dallas, approximately 30 miles west, and Rockwall, approximately 9 miles southwest. The city has experienced significant growth in recent years, with its population more than doubling since 2020, driven by continued expansion across the metroplex. Residents benefit from access to highly rated schools within Royse City ISD, as well as nearby recreational activities at Lake Ray Hubbard and Lake Lavon, both offering a variety of outdoor activities including boating, fishing, and hiking.

TRANSPORTATION



Air: DFW International Airport, located 44 miles west of the Site, is the fourth largest airport in the world in terms of operations and twelfth largest in terms of passengers. The total estimated economic output of DFW Airport is \$38 billion and it served over 87.8 million passengers in 2024. Commercial flights, both domestic and international, are also available from Love Field airport, located 33 miles west of the Site.



Highway: The Site is directly located along Interstate 30, approximately 2 miles south of Texas State Highway 66, and 7 miles north of Texas State Highway 276, providing convenient regional connectivity and direct access to Dallas.

APARTMENT MARKET OVERVIEW

Per CoStar data, the Northeast Outlying Multifamily submarket is outperforming the broader DFW metro, posting 1.4% rent growth year-over-year compared to a -1.7% decline market-wide, with rents forecast to continue growing through year-end 2026 while the broader DFW average is projected at -1.0%. With 384 units absorbed over the past 12 months and only one active construction project in the pipeline, the Royse City I-30 corridor presents a rare, supply-constrained opportunity for new multifamily development. Per CoStar, properties within a 14-mile radius of the Site are achieving effective rents up to \$2.09 per square foot.

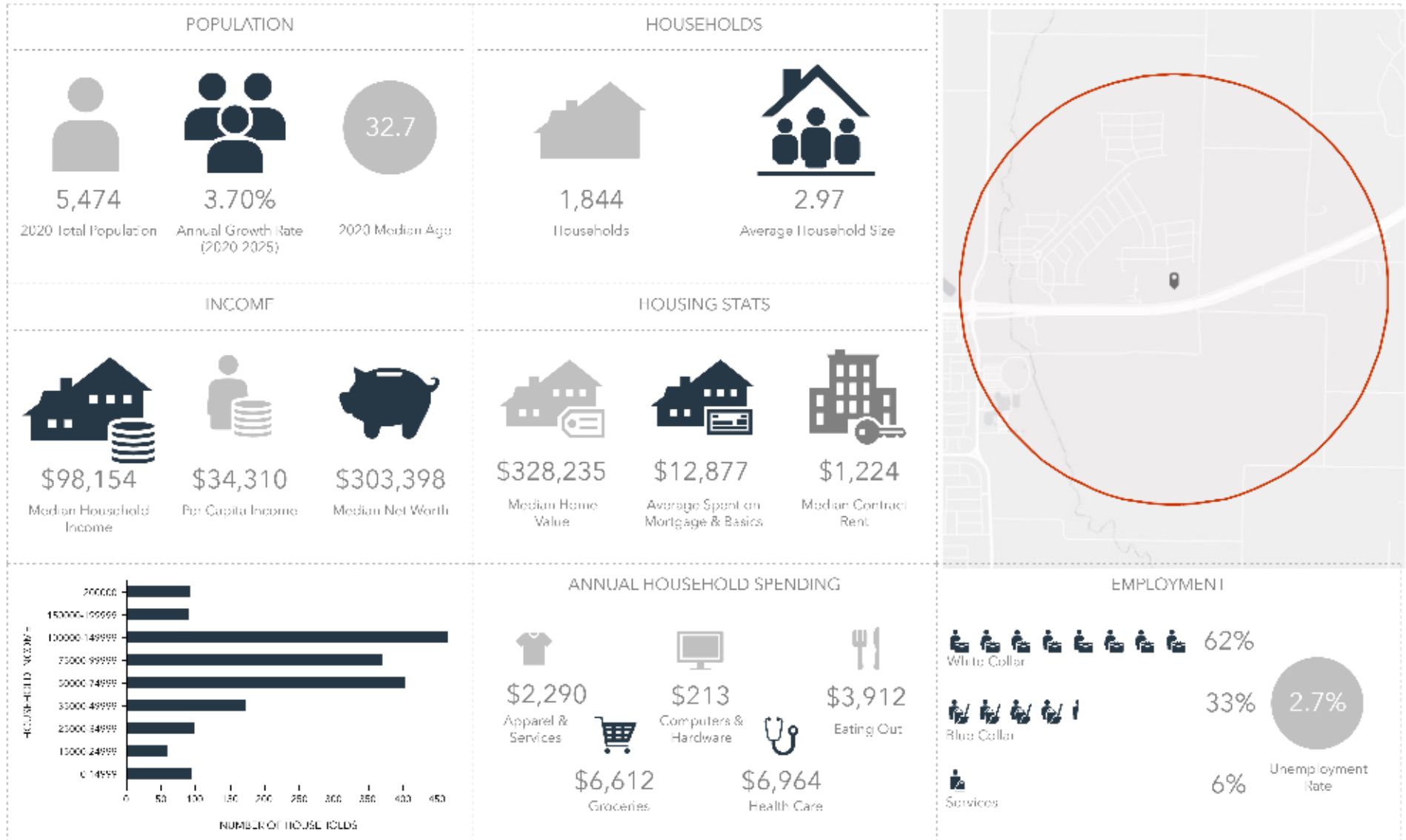


Royse City High School

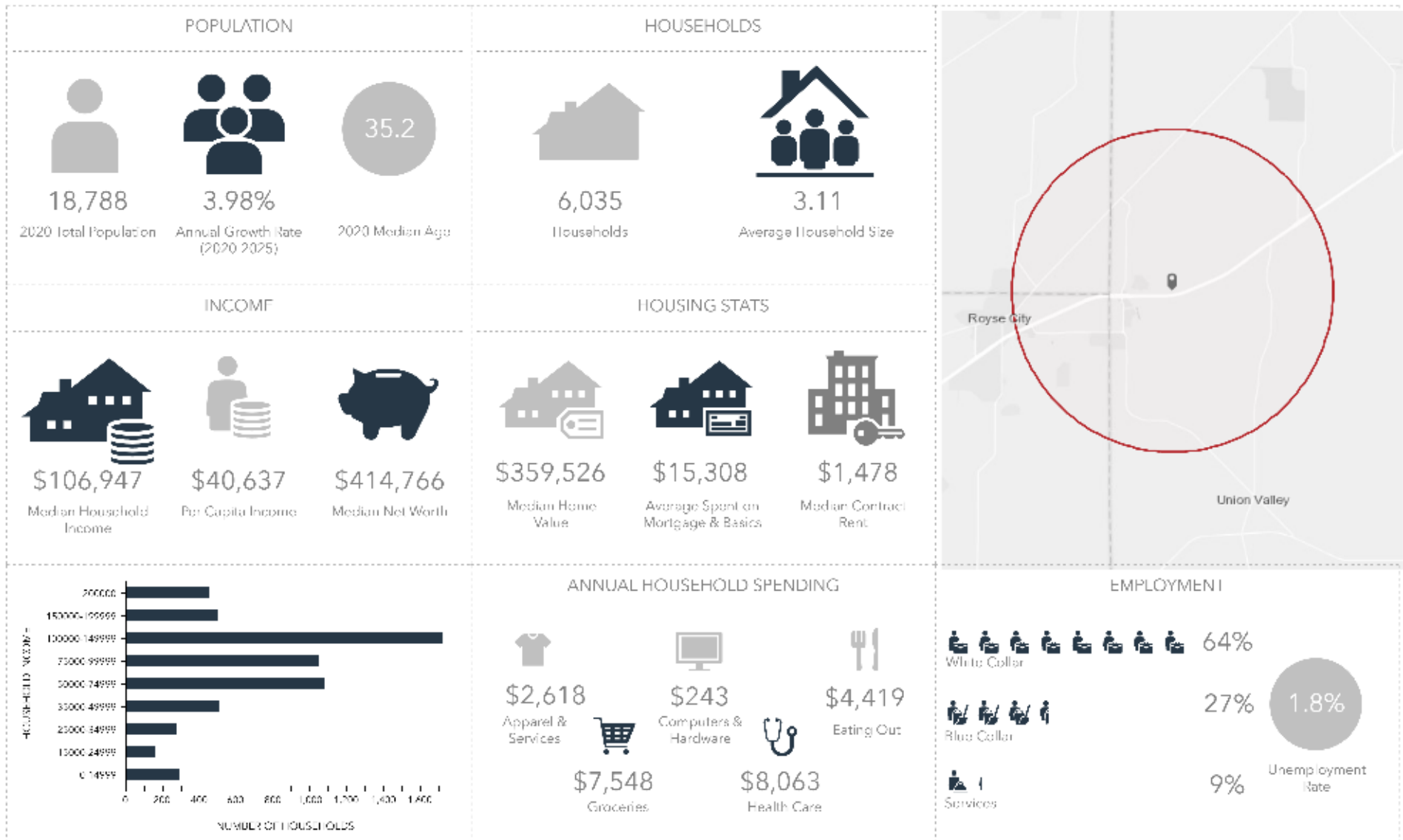


Dallas Fort Worth International Airport

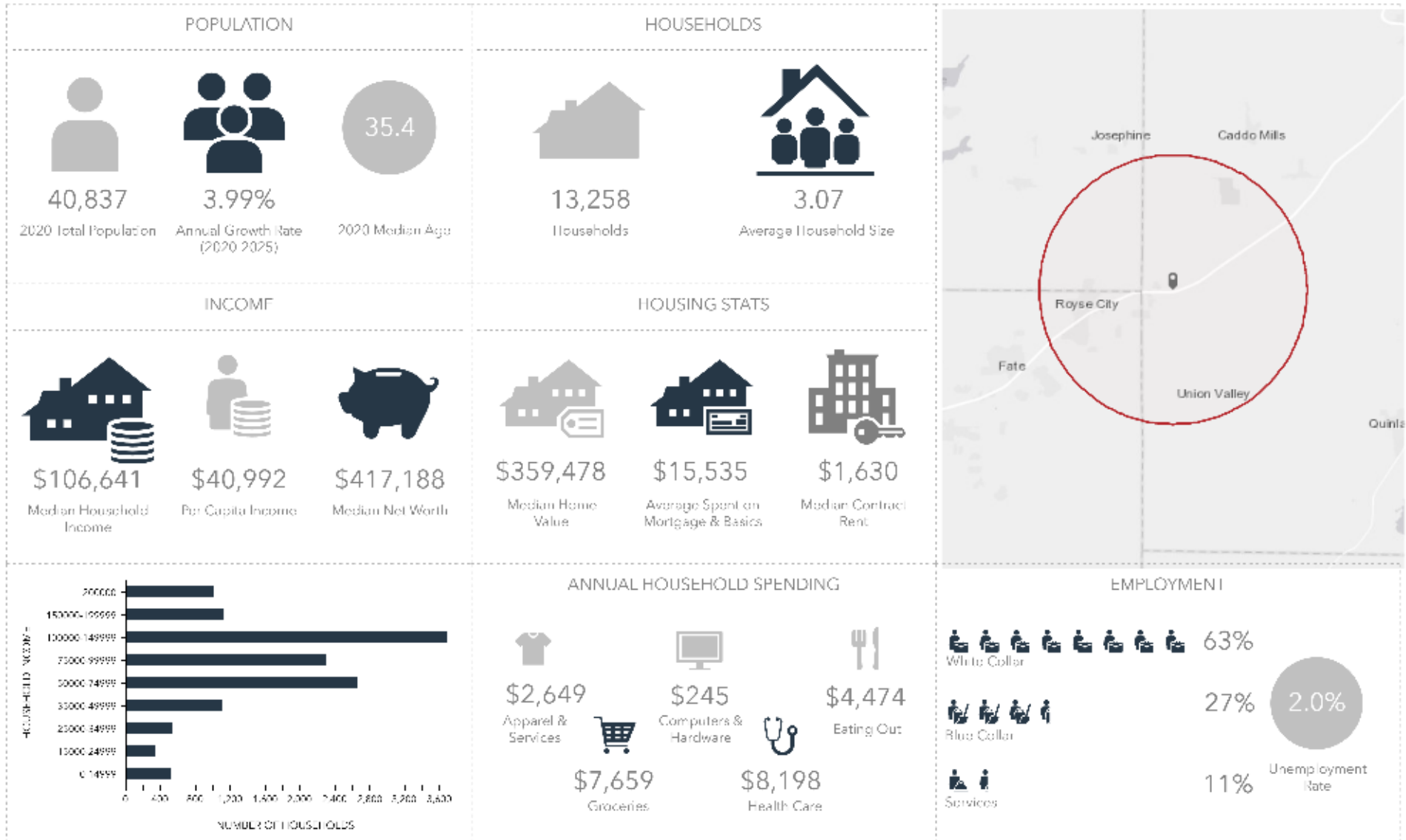
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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.

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Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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8.429+/- Acres | I-30 | Royse City, TX



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