

COMMERCIAL LAND FOR SALE

38.9 ACRES FM 2642

0 FM 2642, Royse City, TX 75189



SALE PRICE: \$1,350,000

LOT SIZE: 38.9 Acres

ZONING: AG

MARKET: Light Industrial, Medical, Office, Retail

CROSS STREETS: I-30, Highway 66, FM 2642

PROPERTY OVERVIEW

Great commercial location between I 30 and Highway 66 on FM 2642. Endless possibilities for this site - Mixed Use - Church, Day Care, Medical, Retail, Town Homes, Single Family, Fitness Facility and more. This property is by The Meadows Mixed Use Development and Verandah Subdivision. Water Meter onsite (BHP), Electricity, Phone, Cable and Sewer near site. Property location is within 25 minutes of Dallas. The Railroad is Dallas/Garland Railroad GNRR.

PROPERTY HIGHLIGHTS

- Rail Service
- Frontage
- Mixed Use
- Will Subdivide

For more information contact

CINDY MILLER

Agent

972.772.7000

Cmiller54@kw.com

KW COMMERCIAL
2701 Sunset Ridge
Rockwall, TX 75032

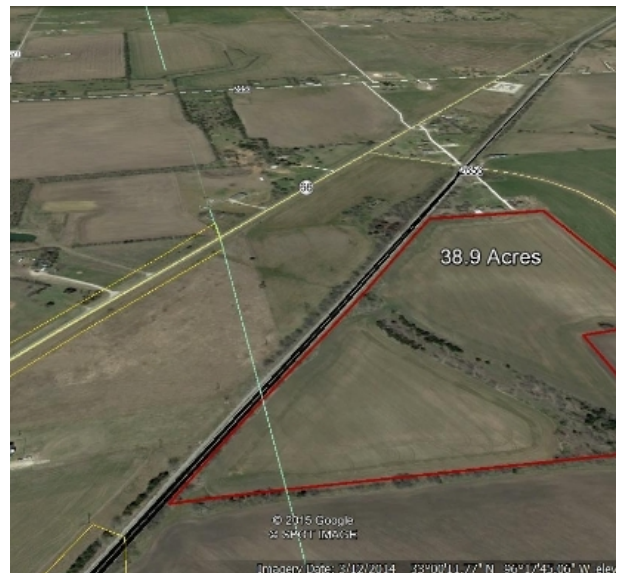
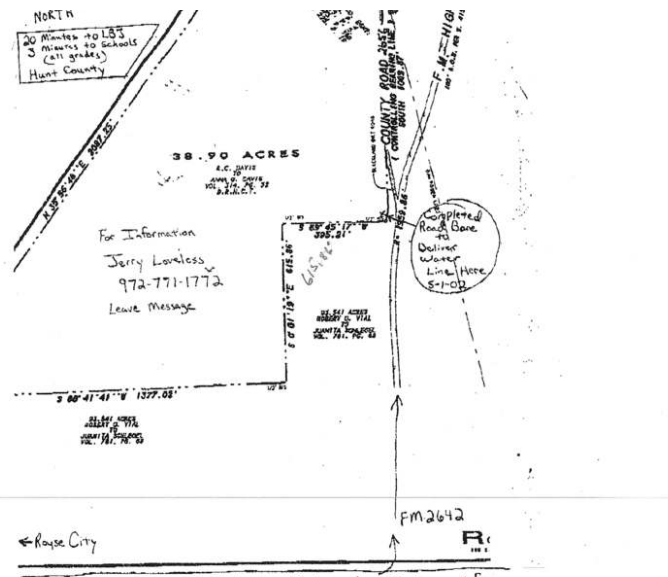
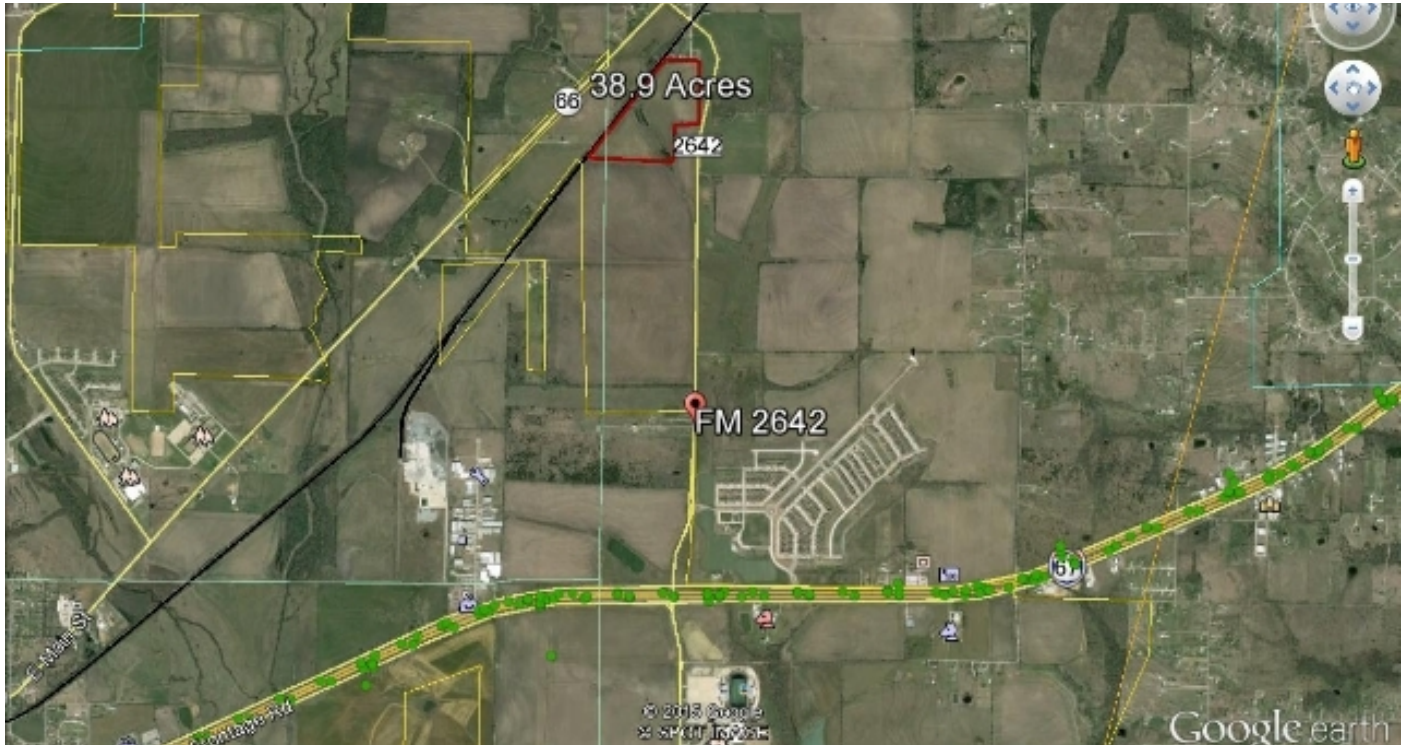
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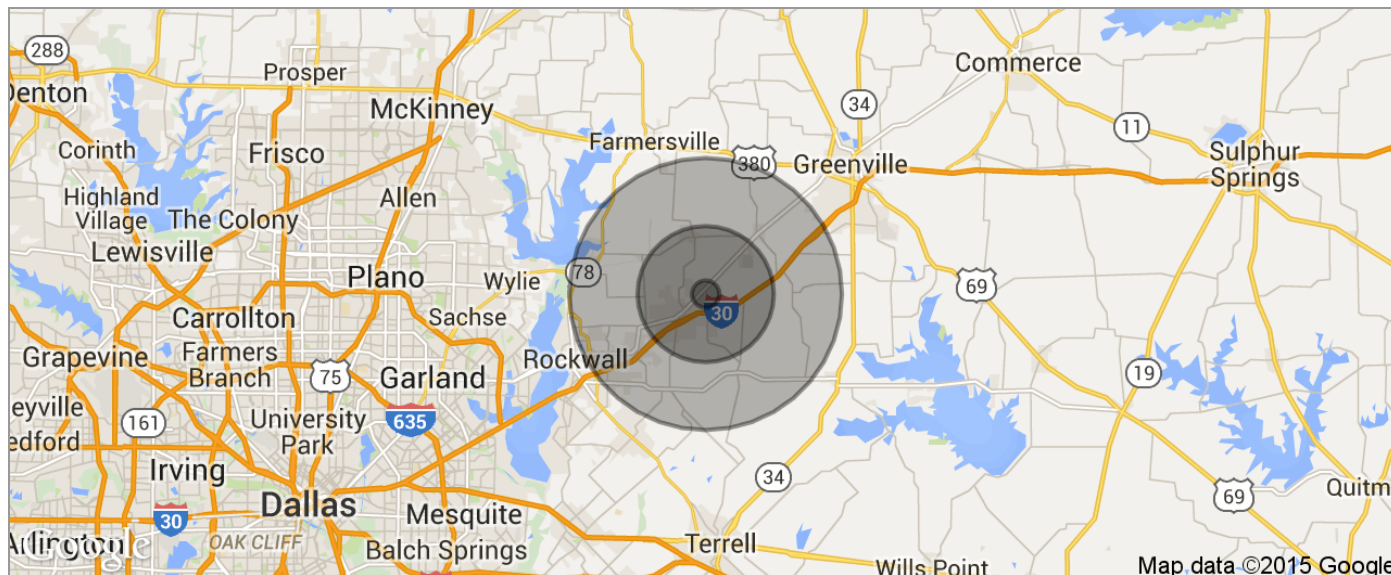
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	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	320	11,719	50,638
MEDIAN AGE	33.8	33.8	34.8
MEDIAN AGE (MALE)	32.7	33.1	33.9
MEDIAN AGE (FEMALE)	35.0	34.4	35.5
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	107	3,886	16,889
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$71,643	\$74,586	\$76,929
AVERAGE HOUSE VALUE	\$195,331	\$169,652	\$172,382
RACE			
% WHITE	85.6%	85.0%	85.1%
% BLACK	3.8%	4.2%	4.6%
% ASIAN	1.9%	1.8%	1.8%
% HAWAIIAN	0.0%	0.4%	0.2%
% INDIAN	0.9%	0.9%	0.8%
% OTHER	5.0%	5.5%	5.5%
ETHNICITY			
% HISPANIC	12.5%	14.7%	14.4%

* Demographic data derived from 2010 US Census

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