

S. Bell St. Royse City - I-30 Overlay ...

S. Bell St. off I-30 Frontage, Royse City, TX 75189

Presented By:
Ebbby Halliday



S. Bell St. Royse City - S. of I-30 Frontage

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Property Details

Development plat and 3D renderings available that have been FULLY APPROVED by the City. ARB has approved architectural plans, landscape plans, and Civil plans are currently in review for approvals. Seller has Geotech soil report, topography survey, land survey, and fully approved permit for office, warehouse use. This site is ready for a builder, developer, or end user to PLUG & PLAY.

Price: \$1,170,000

- I-30 Corridor District
- Commercially Zoned - mixed use approved office, retail, flex, light industrial, neighborhood services, retail. warehouse, etc.
- Fully approved Site Plan, Fully approved by architectural review board architectural plan, landscape plan, and civil plan is in review.
- Seller can provide 3D Renderings, architectural plans, city approvals, so that you can simply plug and play!
- Perfect for builder, developer, investor, end user. BRING US AN OFFER!

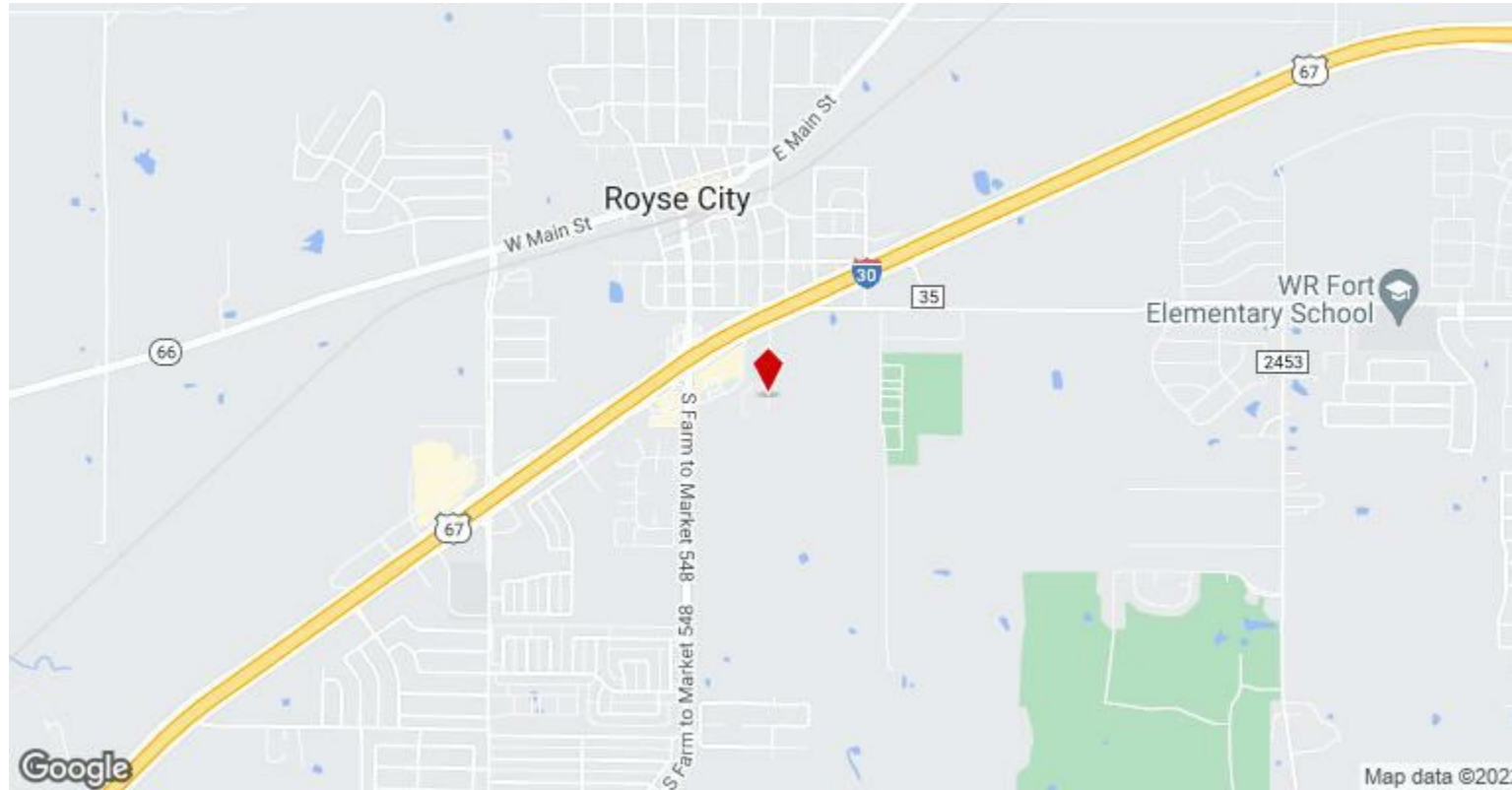
View the full listing here: <https://www.loopnet.com/Listing/S-Bell-St-off-I-30-Frontage-Royse-City-TX/26411569/>

Price:	\$1,170,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Industrial
Sale Type:	Owner User
Total Lot Size:	1.80 AC
No. Lots:	1
Zoning Description:	Commercial C1, C2
APN / Parcel ID:	12895

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Location



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Property Photos



Commercial Land near I-30 Frontage in Royse City



S Bell St. Royse City

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Property Photos



South Bell Street Royse City Commercial Land



Royse City Commercial Land near I-30

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Royse City Commercial Land near I-30



S. Bell St Royse City Commercial Light Industrial Flex Office Retail Warehouse

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Property Photos



Royse City Commercial Land C1 or C2 Zoning



Warehouse & Office Use

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Property Photos



Commercial Land in Royse City



Royse City Land For Sale

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Property Photos



S. Bell St. Royse City Commercial Land For Sale



S Bell St. Royse City

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Property Photos



814 S. Bell St. Royse City



Prelim 3D Rendering White

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Property Photos



3D(2) Rendering



Bldg A rendering 1

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Bldg A rendering 2



Bldg A rendering 3

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Property Photos



Bldg B rendering 1



Bldg B rendering 2

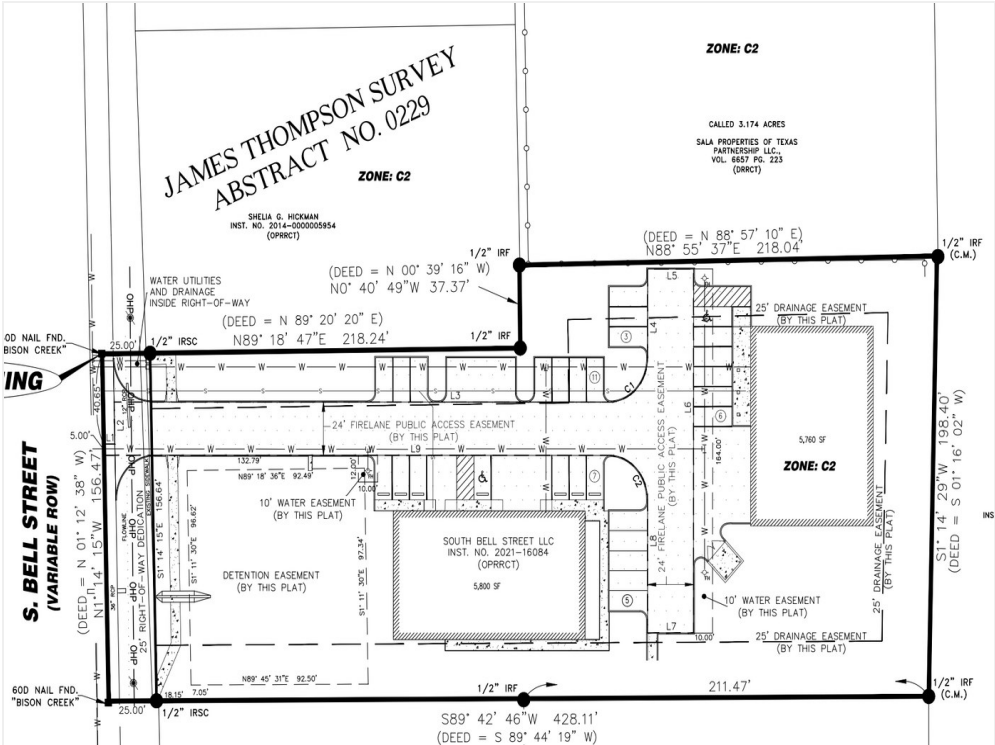
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Property Photos



3D Rendering

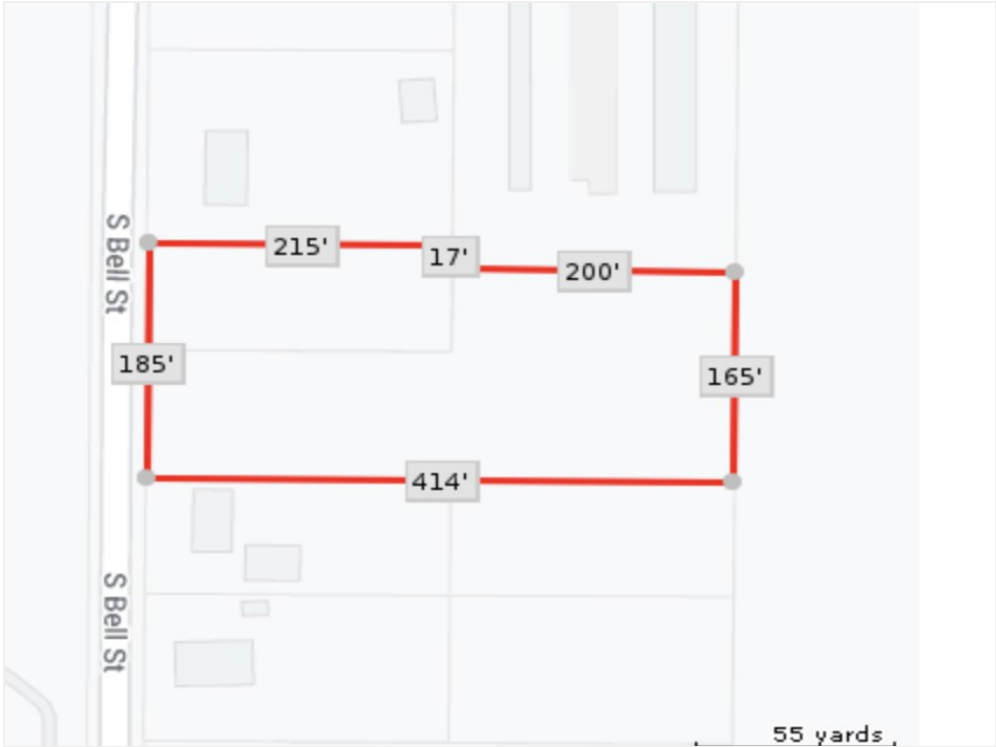


Plat - Fully Approved by City and ARB

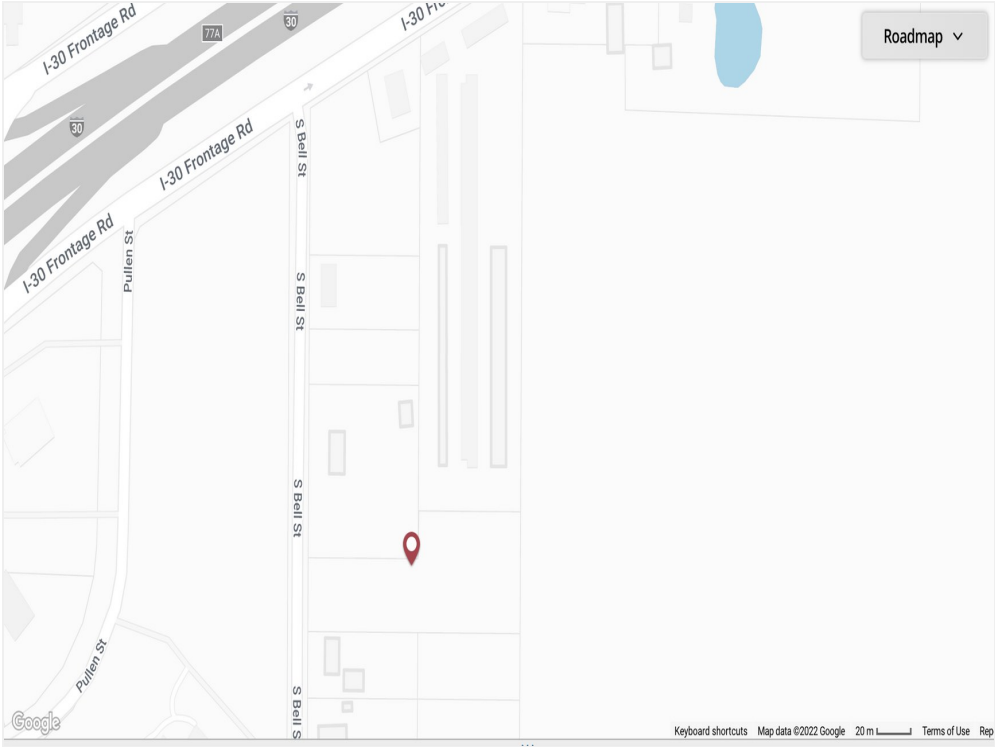
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Parcel Dimensions



S. Bell St. - Pindrop

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