



FOR SALE

5476 TX-276

PURCHASE
PRICE

\$1,800,000

Call Agent

AVAILABLE
SF

9.36

Acres

AVAILABILITY

Immediate

COUNTY

Rockwall



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

This ±9.36-acre tract sits directly on TX-276, one of the most heavily traveled corridors in Rockwall County, with more than 550 feet of highway frontage and immediate access for trucks and commercial traffic. The site falls outside city limits, so use is governed by county approval rather than municipal zoning — a rare combination of visibility and flexibility along the East DFW growth corridor. Utilities, including septic, are already on site, shortening the runway to development. Existing improvements may convey with the sale or be removed at the buyer's discretion, giving a new owner a clean path to build for their own use.

- **±550 feet of frontage on TX-276** — daily visibility to one of Rockwall County's busiest highway corridors
- **No city zoning** — county approval only, opening the door to industrial, flex, outdoor storage, or commercial use
- **Utilities already on site, including septic** — reduces upfront development cost and timeline
- **Existing site improvements negotiable** — structures currently on the property may stay or be removed, buyer's choice
- **Strong fit for IOS, flex/industrial, automation, or truck parking** — the uses in highest demand along the I-30 / TX-276 corridor
- **Royse City ISD** — one of the fastest-growing school districts in the DFW Metroplex

PROPERTY SPECS

5476 TX-276

Royse City, TX 75189

ADDRESS	TX-276, Royse City TX
PROPERTY TYPE	Commercial / Industrial
TOTAL ACRES	±9.36 Acres
ASKING PRICE	\$1,800,000
PRICE PER ACRE	~\$192,308/AC
COUNTY	Rockwall
SCHOOL DISTRICT	Royse City ISD
ZONING	ETJ – No City Zoning
UTILITIES	On-Site, incl. Septic
RESTRICTIONS	None – County Approval



TRADE AREA

Location & Connectivity

Royse City is one of the fastest-growing communities in the Dallas–Fort Worth Metroplex, and Rockwall County carries the highest median household income of any county in Texas. TX-276 is the connective spine through town, linking Royse City to I-30 and the broader East DFW industrial and logistics market — putting this site in front of steady commuter and commercial traffic every day.

- **±33 Miles East of Dallas CBD** via I-30 & TX-276
- **Rockwall County** – Highest Median Household Income of Any County in Texas
- **Royse City** – One of the Fastest-Growing Cities in the DFW Metroplex
- **No City Zoning** – County-Only Approval Supports a Wide Range of Commercial Uses

LABOR MARKET • 5 - MILE RADIUS

20,037

POPULATION

\$116,660

MEDIAN HOUSEHOLD
INCOME

~35 mi

TO DALLAS CBD

~3.6%

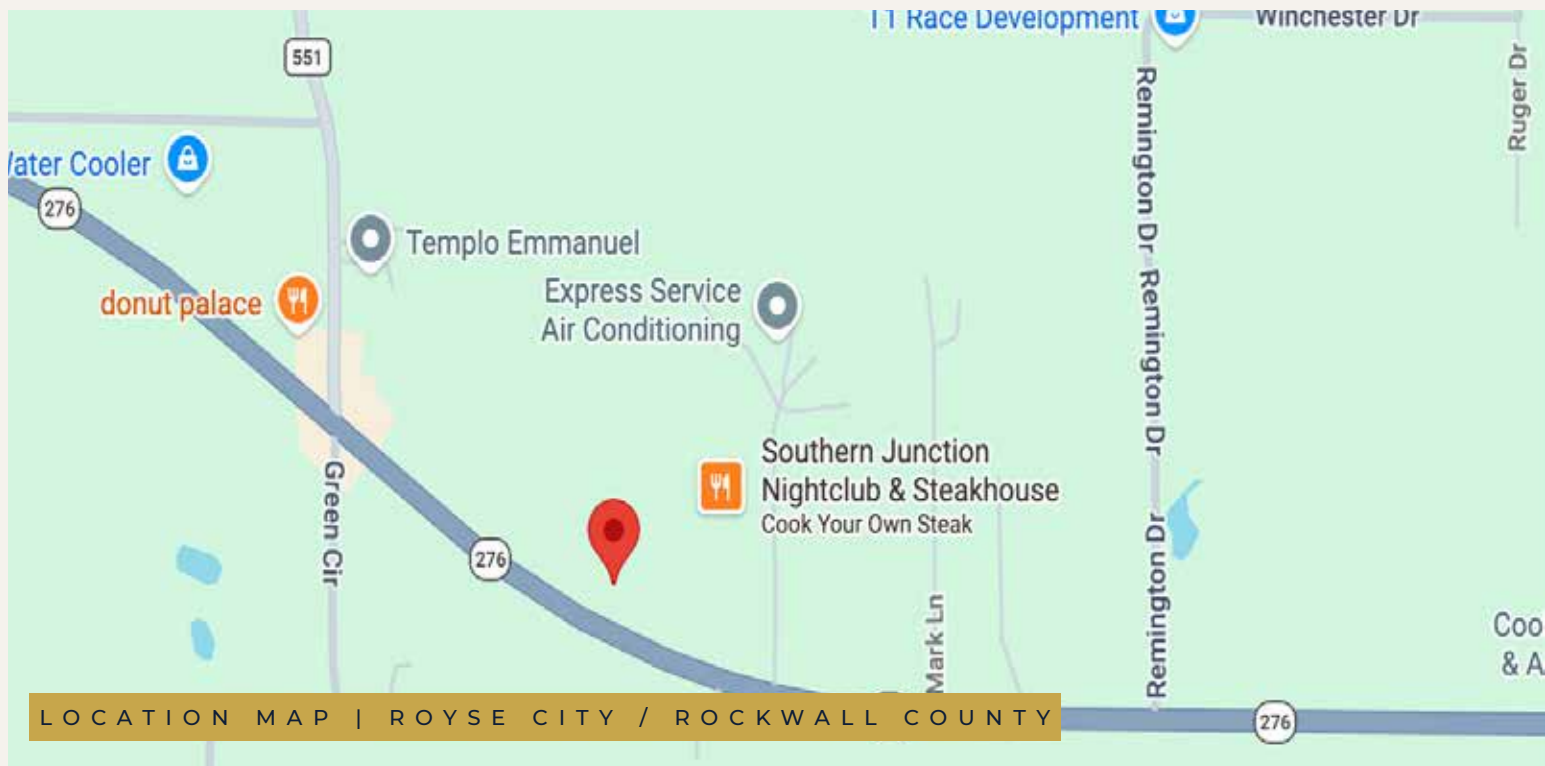
COUNTY
UNEMPLOYMENT

+54%

5-YR GROWTH
FROM 2019-2024

±9.36

ACRES FULL SITE



TX-276

A primary east–west corridor through Royse City carrying daily commuter and commercial traffic between the I-30 corridor and surrounding Rockwall County communities.



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.

2-10-2025



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.

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. **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:
 - 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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	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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CPG-IABS



COVENANT

COMMERCIAL
REAL ESTATE

LEASING · SALES · INVESTMENT · ADVISORY

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