

5302 STATE HIGHWAY 276

Royse City, TX.



276

6,761 VPD

PROPERTY OVERVIEW

6,276 sf unique warehouse-office-residential property, fully fenced and gated, for lease on State Highway 276 in Royse City, TX. SH 276 is the main east-west connector between Rockwall & Royse City and the property is just west of FM 35, the main north-south connector to IH-30. The 4,500 SF warehouse has 3 grade level overhead doors with ample parking at the front of the property and a large area for overflow parking or outside storage at the back of the property. Adjacent businesses include Family Dollar, BTA Self Storage, Gomez Tire Shop, MHW Painting, and Union Valley Tiger Mart.

PROPERTY HIGHLIGHT

- 1.01 Acres at the SWQ of State Highway 276 & FM 35/FM 1565
- 4,500 SF Shop/Warehouse & 1,776 SF Office-Residential
- Ideal for automotive, light industrial, manufacturing or machining

FOR LEASE
\$10.00 PSF/MG



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Royse City, TX.

1.1 Acres



5302 STATE HIGHWAY 276

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4,500 SF Warehouse



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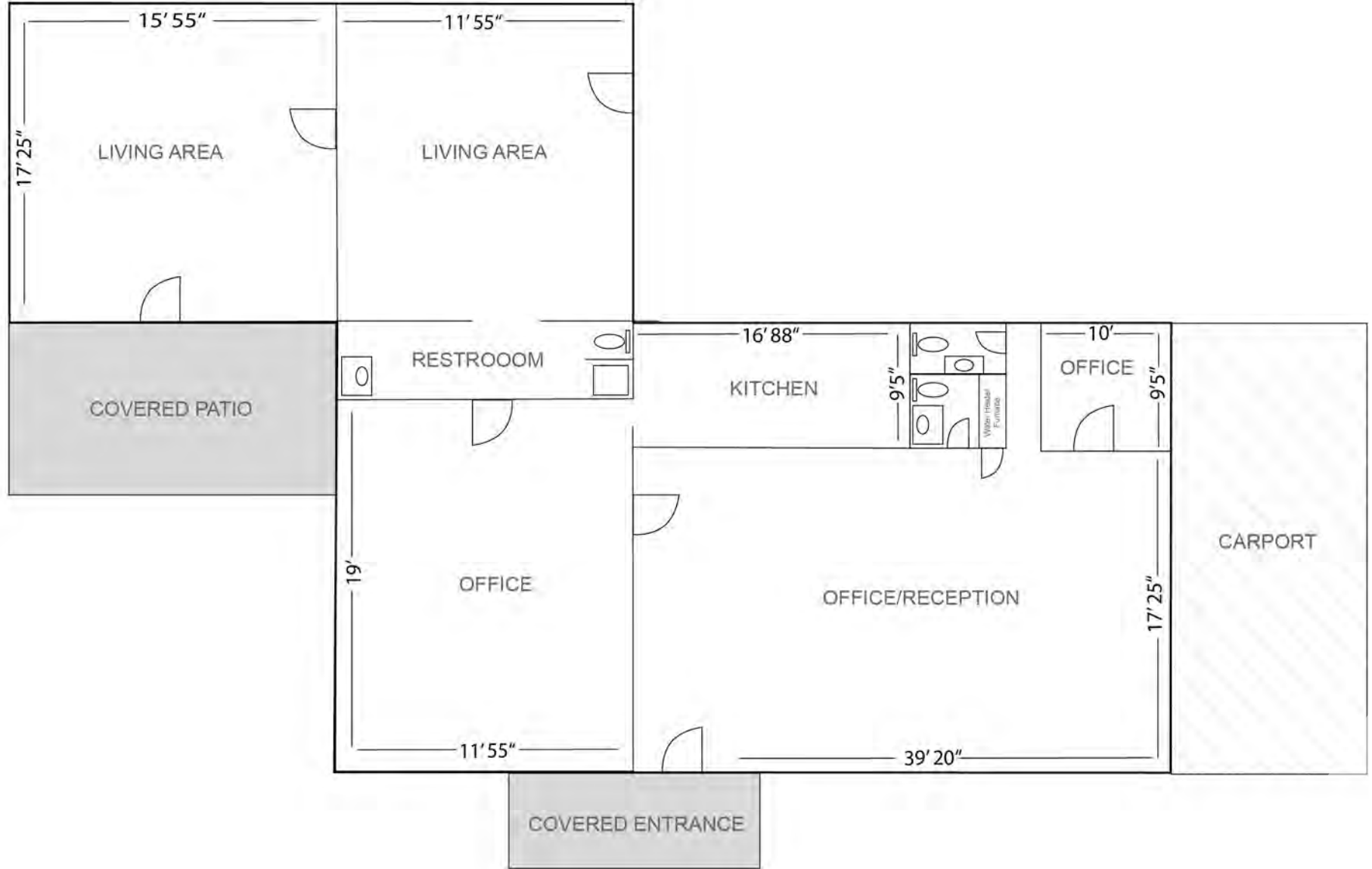
1,776 SF Office & Residential



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1,776 SF Office & Residential



5302 STATE HIGHWAY 276

Royse City, TX.

Office & Reception Area



5302 STATE HIGHWAY 276

Royse City, TX.

Office/Residential Area



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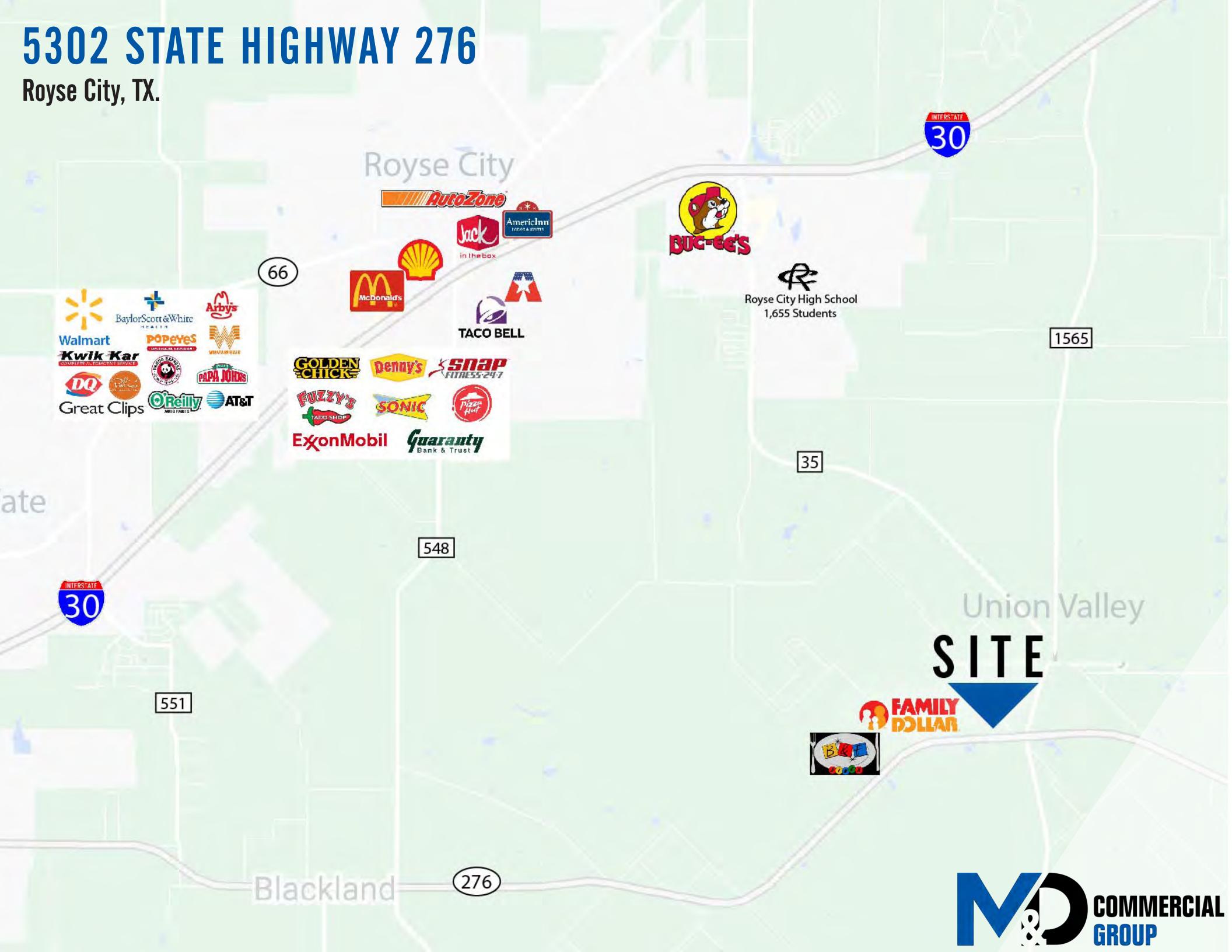
Royse City, TX.

Warehouse



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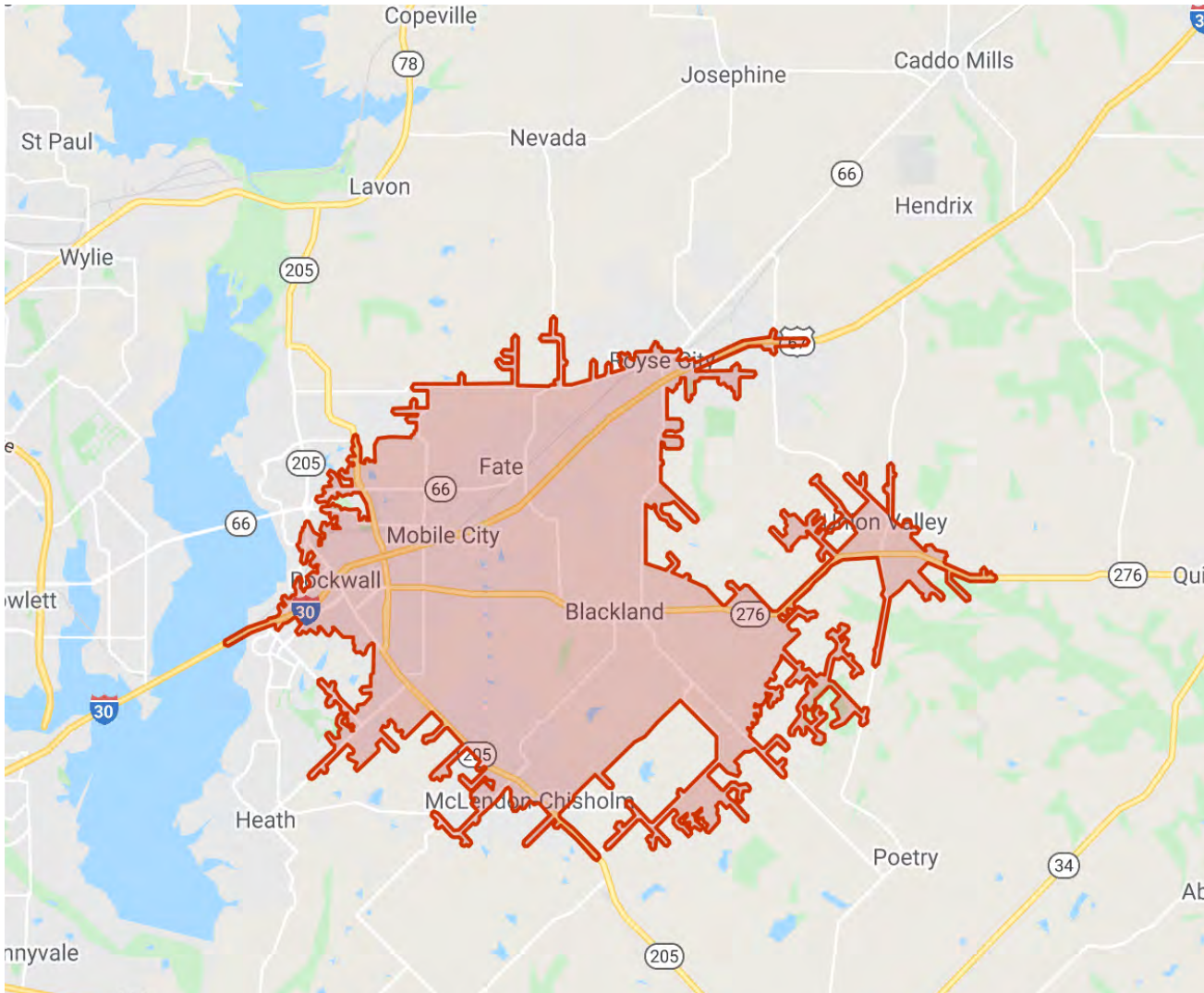
SITE



5302 STATE HIGHWAY 276

Royse City, TX.

10 MINUTE DRIVE TIME



KEY FACTS

49,398

Population



Median Age



Average Household Size

\$95,005

Median Household Income

BUSINESS

BUSINESS



1,690

Total Businesses



17,410

Total Employees

INCOME

INCOME



\$95,005

Median Household Income



\$38,481

Per Capita Income



\$322,169

Median Net Worth

EDUCATION



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/PhD of Degree

EMPLOYMENT

EMPLOYMENT



White Collar



Blue Collar



Services

74%

17%

9%

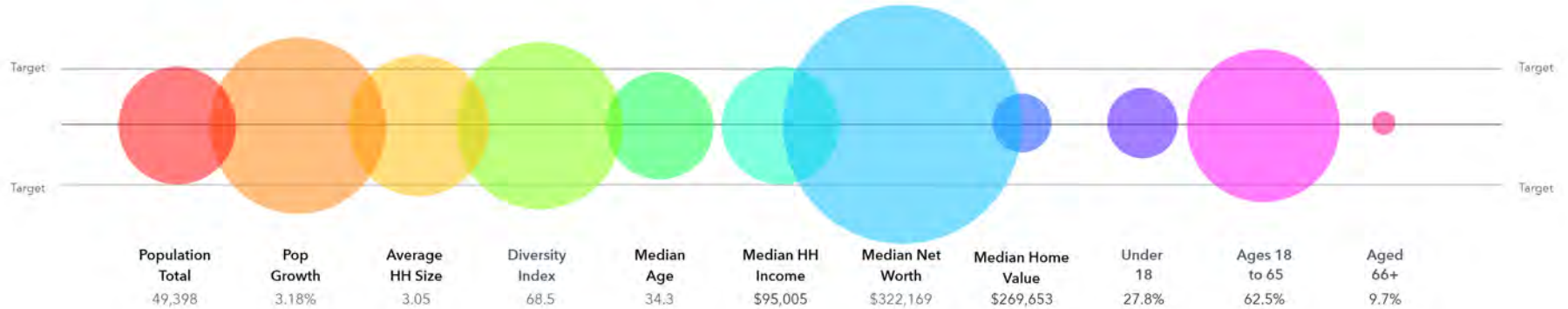


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10 MINUTE DRIVE TIME

MARKET SUMMARY



No High School Diploma 8%

High School Graduate 22%



Bachelor's, Professional or Graduate Degree 38% Some College 33%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19
 20-24 25-29 30-34 35-39
 40-44 45-59 60-89 90+

Commute Time



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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.

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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Kevin Weable Sales Agent/Associate's Name	689810 License No.	Kevin@mdregroup.com Email	214-801-7787 Phone

 Buyer/Tenant/Seller/Landlord Initials Date