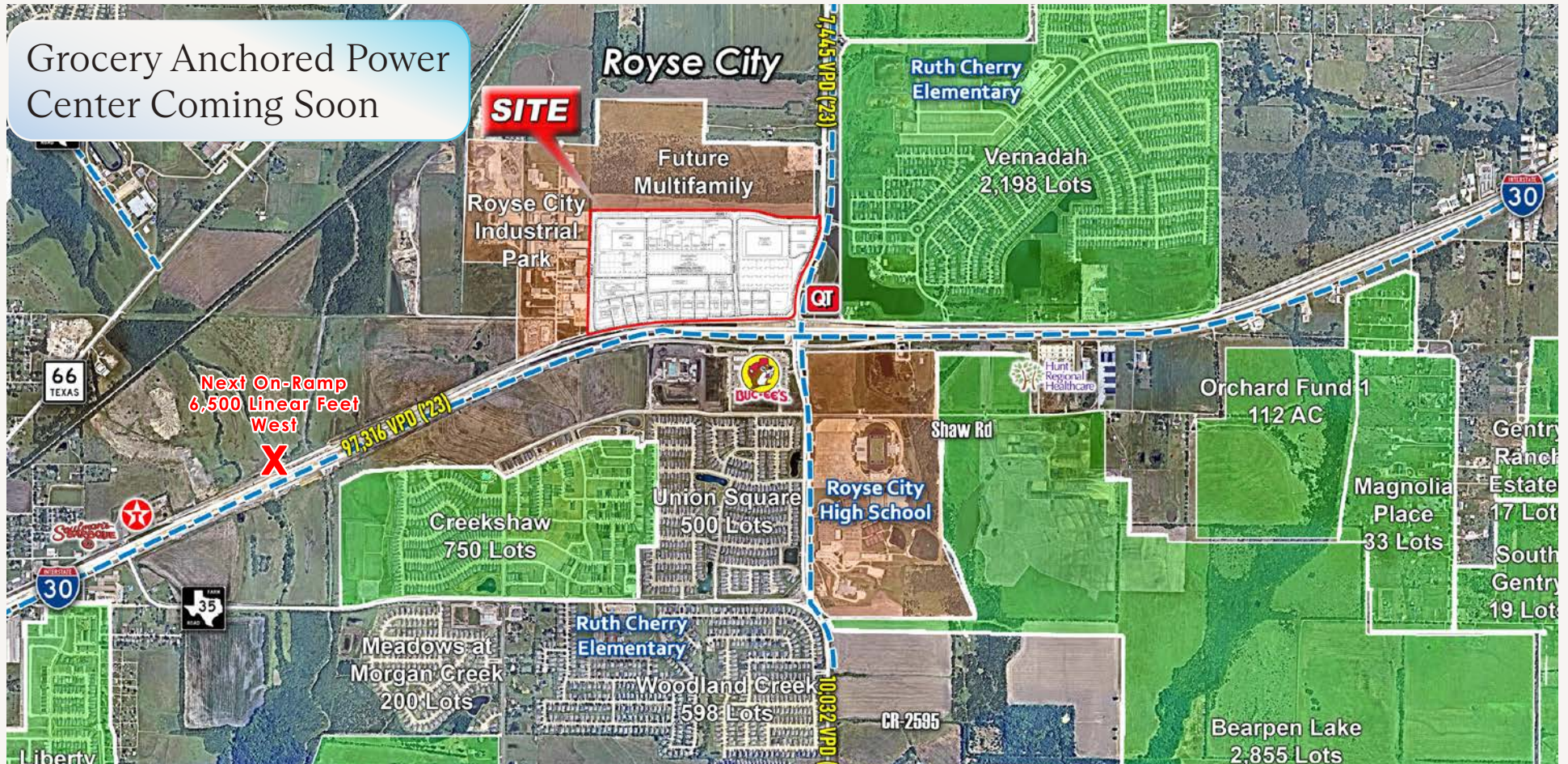


Grocery Anchored Power Center Coming Soon



NWC I-30 & FM 2642

For lease:
Pad & Retail
Opportunities
Royse City, TX 75189

Metrics

NWC I-30 & FM 2642
Royse City, TX 75189

Location

NWC I-30 & FM 2642
Royse City, TX 75189

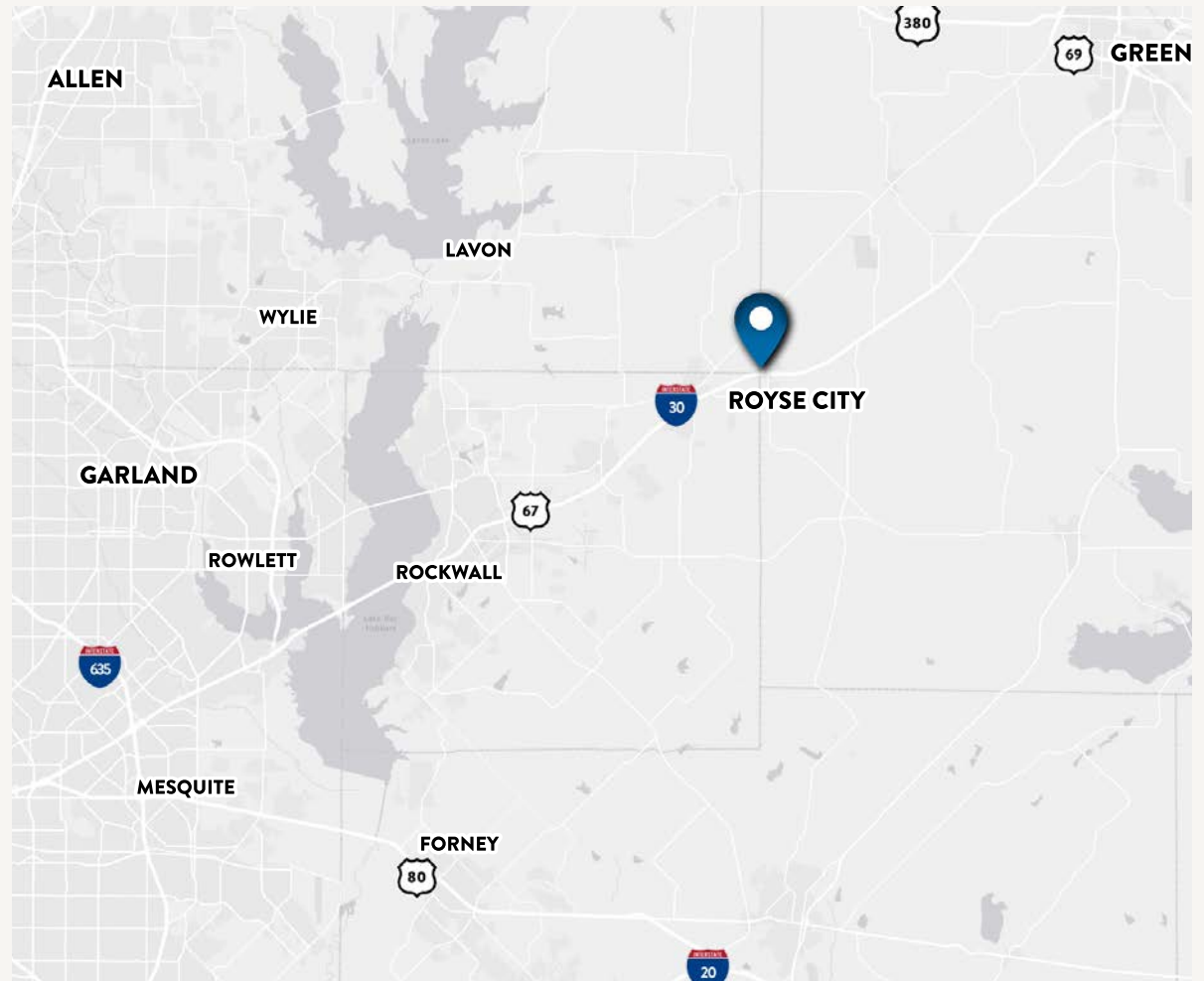
Size

77 AC

Traffic Counts

I-30
97,316 VPD

FM 2642
10,032 VPD



Area Attractions



Site Information

NWC I-30 & FM 2642
Royse City, TX 75189

Property Highlights

1. Highly visible regional site on I-30
2. Grocery, big box and junior anchored
3. Multiple curb cuts and easy access from I-30
4. High residential growth and under-served retail market
5. The site will eventually serve as Royse City's leading retail intersection

2025 Demographic Summary

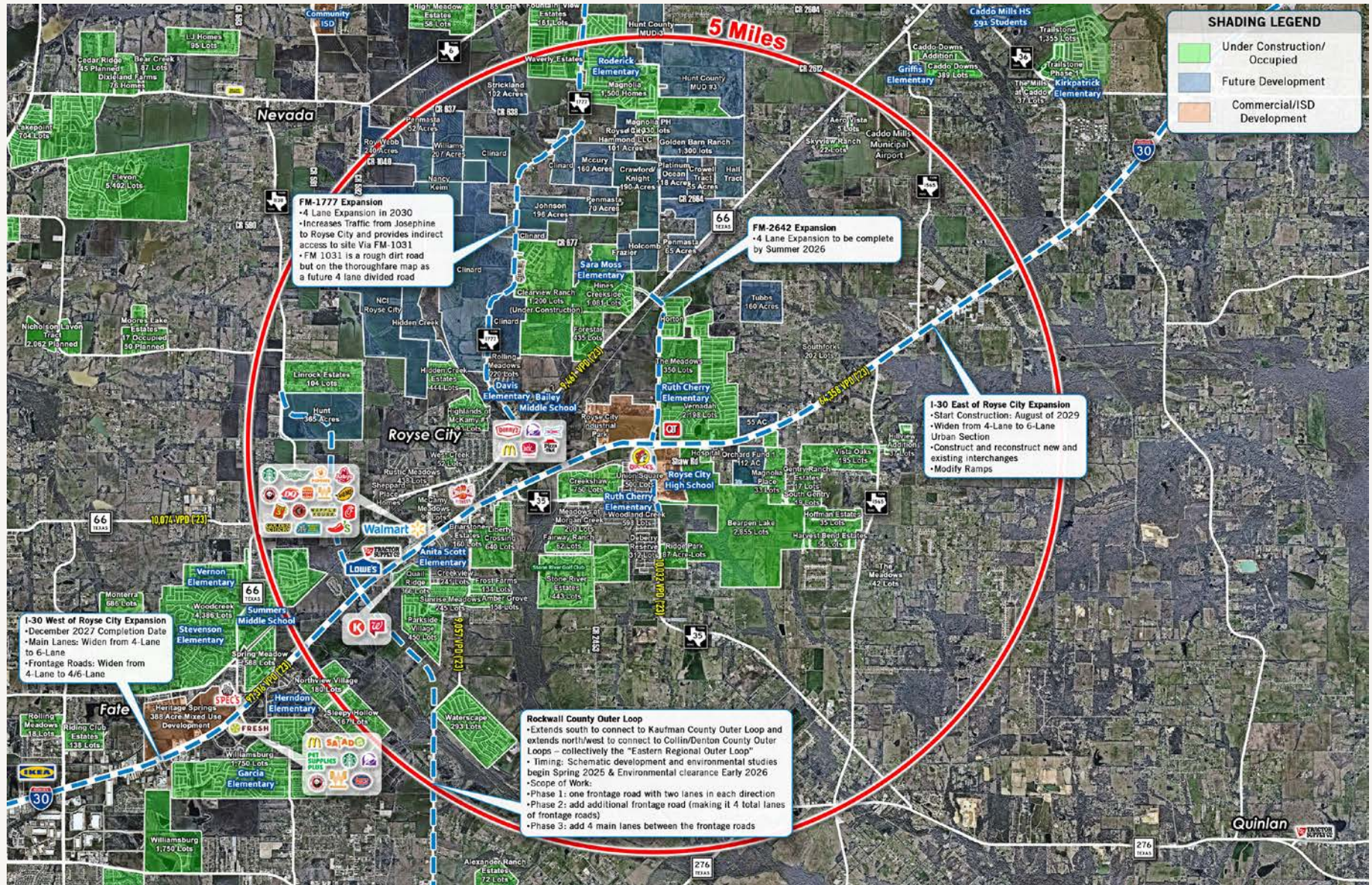
	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,350	17,174	38,510
EST. DAYTIME POPULATION	464	2,025	3,701
EST. AVG. HH INCOME	\$115,300	\$136,886	\$135,534

Residential Growth

1. There are currently 51,250 single family lots in various stages of development within a 15 minute drive time of the site and 30,523 lots within a 10 minute drive time per the recent RSI study
2. Taking all the growth into account there will be approximately 62,234 people within the 10 minute drive and 120,503 people within the 15 minute drive by Q1 2028 (RSI study)
3. Average household income within a 3 mile radius of the site is over \$136,000

Far Residential Aerial

NWC I-30 & FM 2642
 Royse City, TX 75189



NWC I-30 & FM
2642
Royse City, TX
75189

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VENTURE

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