

# NWC I-30 & FM 2642

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

# Metrics

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## Location

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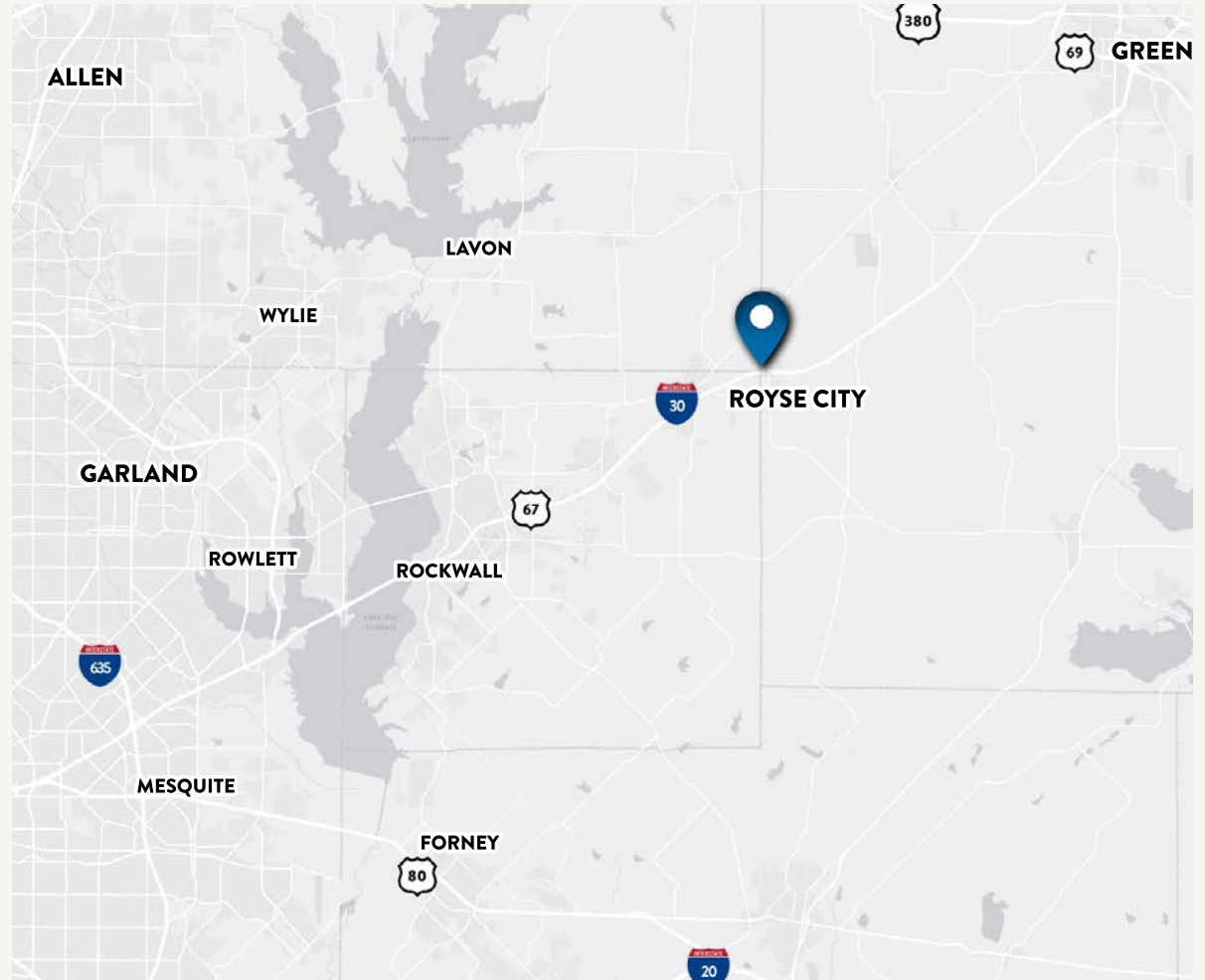
## Size

77 AC

## Traffic Counts

I-30  
97,316 VPD

FM 2642  
10,032 VPD



## Area Attractions



# Site Information

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## 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

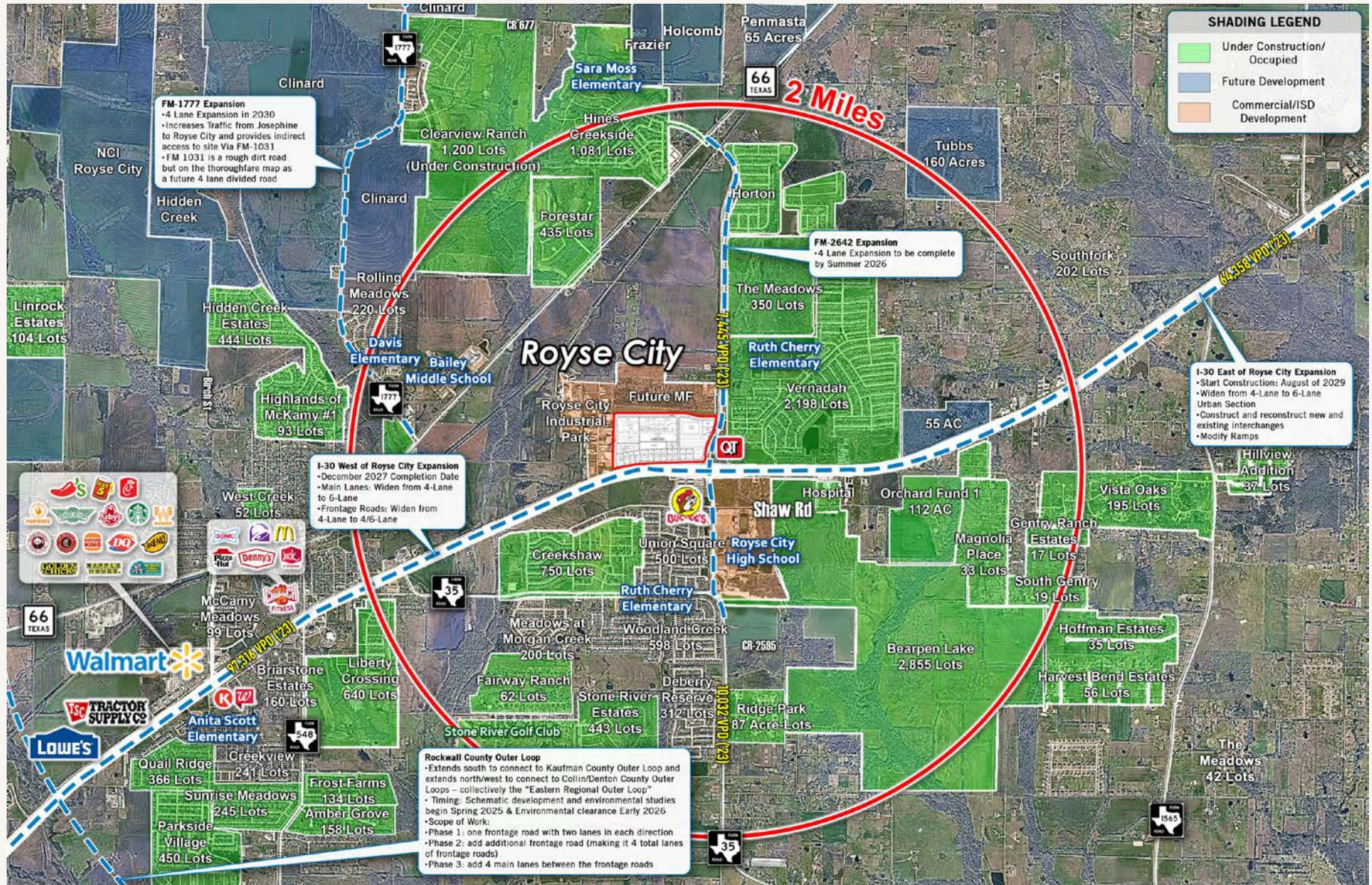
## Residential Growth

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



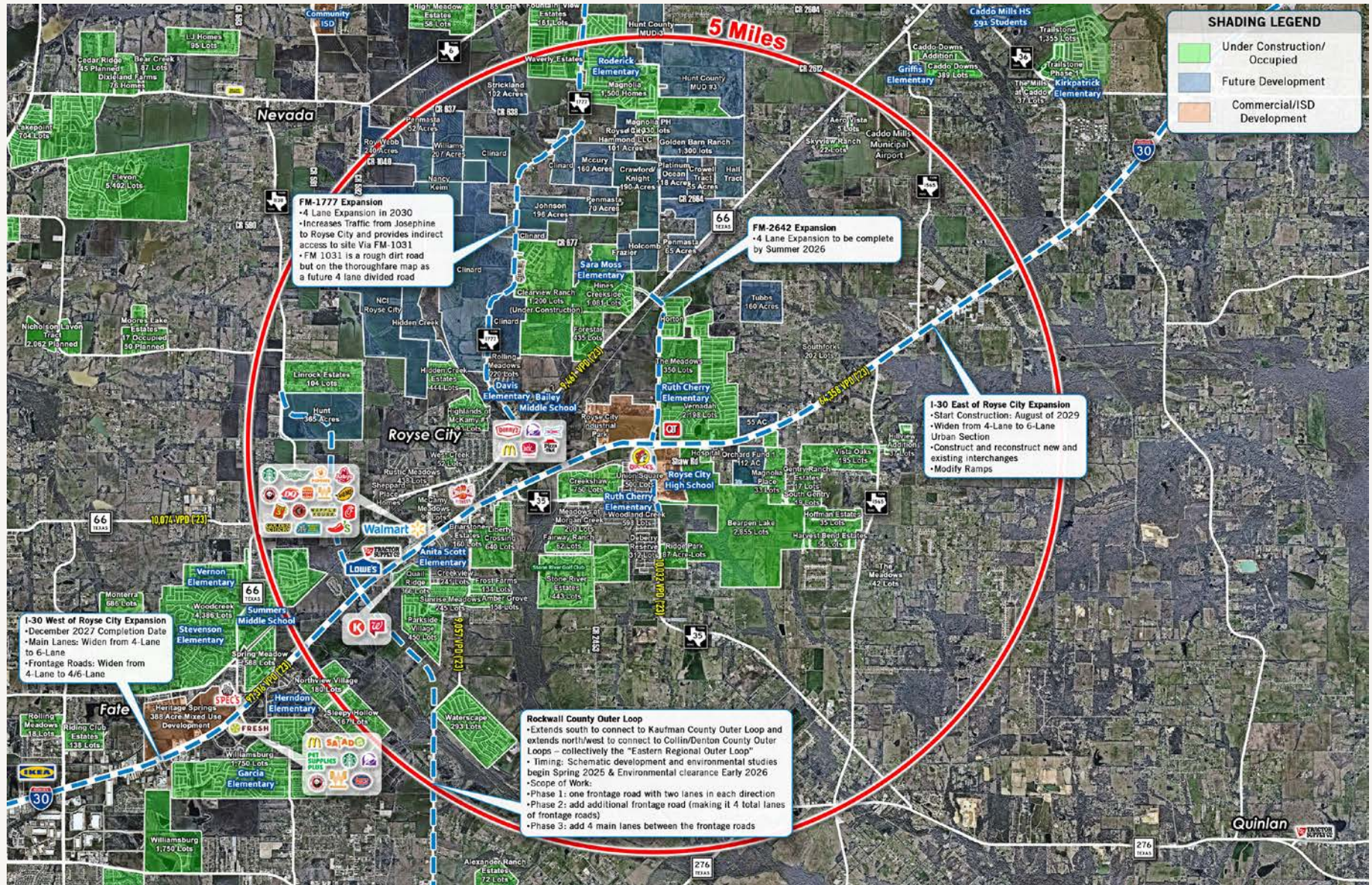
# Close Residential Aerial

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# Far Residential Aerial

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# VENTURE

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