

501 S Elm St, Royse City, TX



1,760 SF Office/Retail for Sale
2024 Newly Renovated
Fully ADA Compliant
Just South of Downtown Royse City
<One Minute from Interstate 30

Main Contact

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Non-Endorsement & Disclaimer Notice

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Table of Contents

Pages 4-7 | Property Overview

Pages 8-11 | Location Overview

Page 12 | Contacts



Property Overview

The option to acquire a prime 1,760 square-foot office/retail building in the heart of Royse City, TX.

Listed By:
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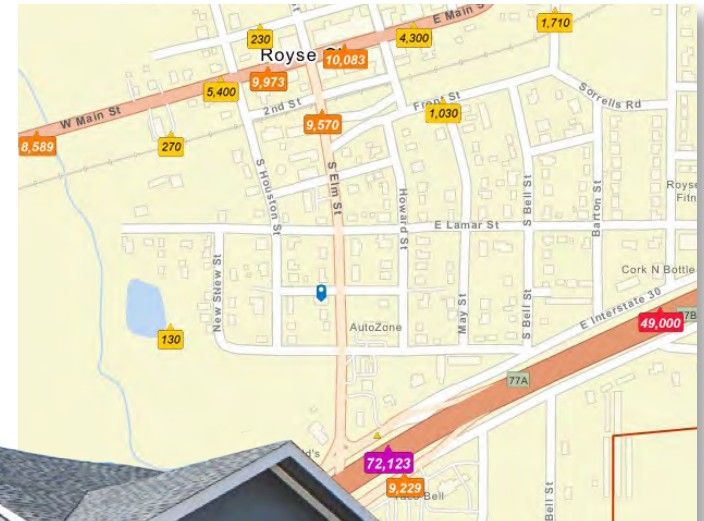
Property Overview

M&D Commercial is pleased to present a prime opportunity to acquire a 1,760 SF mixed-use property, strategically located just south of Downtown Royse City. This newly renovated space showcases high-end modern finishes throughout and is fully ADA-compliant, ensuring accessibility for all clients and employees. The property also includes convenient on-site parking on the north and west end of the site, located on a corner lot.

Zoned Commercial, this asset offers exceptional versatility and is ideally suited for a wide range of uses, including general office or retail concepts. Positioned on the corner of South Elm Street and West Pearl Street, the site benefits from excellent visibility and direct access to high-volume local traffic, just one minute north of Interstate 30.

This property represents an outstanding opportunity for businesses seeking a high-quality, turn-key space in a dynamic and rapidly expanding community. Whether for an owner-occupied business or as part of an investment portfolio, this location offers the ideal combination of modern upgrades, strategic positioning, and flexible use potential.

Please note that the furniture will not convey in the sale. Contact Cody Rollins and Chris Hargrave for more information.

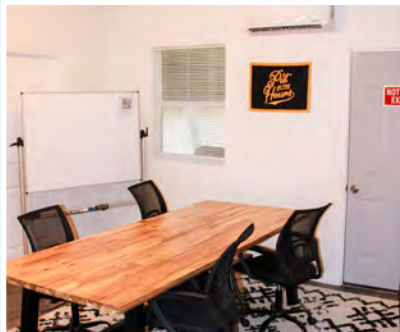
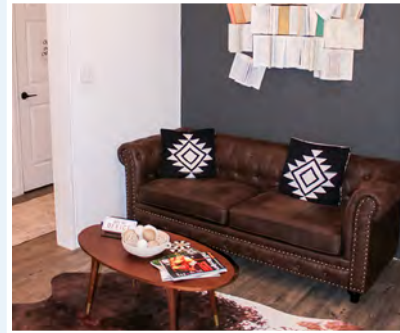


Size	1,760 SF
Acres	0.165 Acres
Year Built	1946
Year Renovated	2024
Zoning	Commercial
Parking	6 Spaces
ADA Compliant	Yes
Traffic	+72,123 VPD



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Highlights

1,760 SF Office/Retail

Newly Renovated

Fully ADA Compliant

6 Parking Spaces

Located on Corner Lot

0.20 Miles from I-30

0.20 Miles from Downtown RC

Zoned Commercial



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Location Overview

The property is located within the thriving community of Royse City, TX within Rockwall County.

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Retail Hub With Room for Development

Royse City, TX Overview

Royse City, Texas, is an emerging commercial hub located just east of the Dallas-Fort Worth metroplex, offering prime opportunities for business expansion and investment. With its rapid population growth and strategic location along major highways like Interstate 30, the city provides excellent access to the broader DFW market, making it an attractive option for companies looking to tap into both suburban and urban customer bases. Royse City's growing infrastructure, competitive commercial real estate options, and proximity to key distribution routes create a favorable environment for retail, industrial, and office developments. The city's expanding residential base and family-oriented community further drive demand for services, retail, and entertainment, positioning Royse City as a high-potential area for businesses looking to capitalize on the region's growth.

\$117,109

Median HH
Income
(Royse City CDC)

9,890

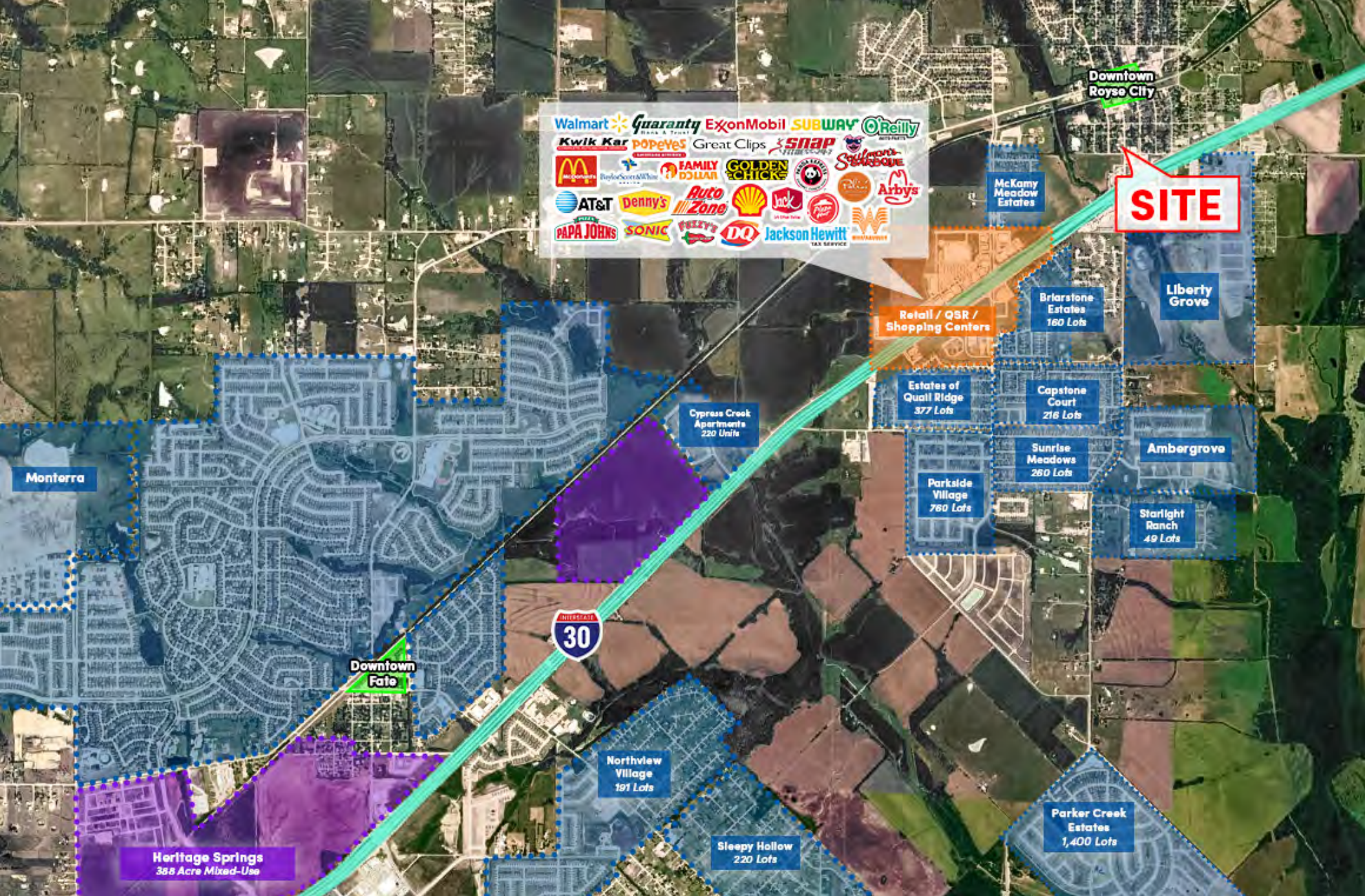
Royse City
Labor Force
(Royse City CDC)

117,858

Population
Expected
by 2029
(15-Min)

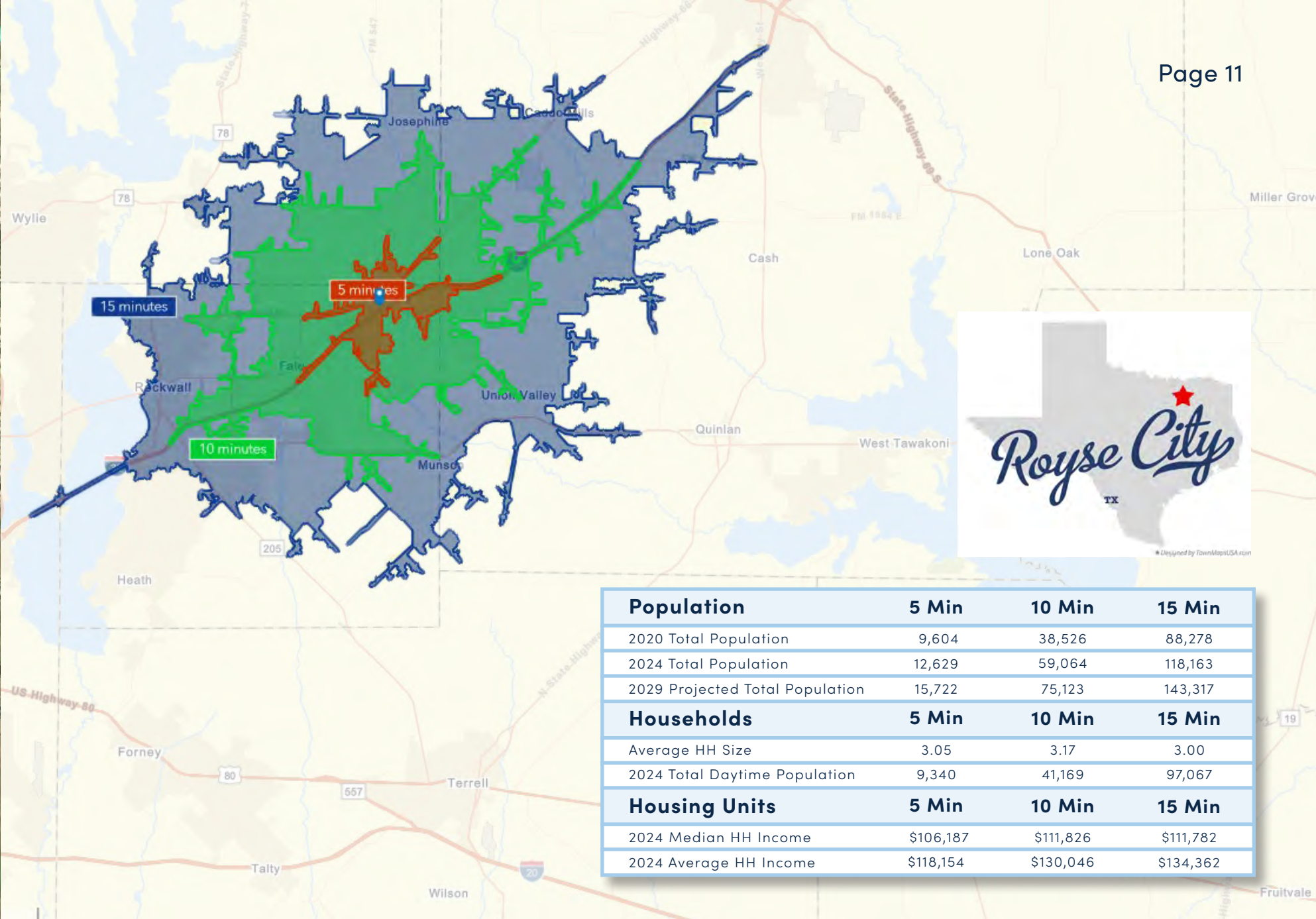
88,874

2024 Total
Daytime
Population
(15-Min)



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Population	5 Min	10 Min	15 Min
2020 Total Population	9,604	38,526	88,278
2024 Total Population	12,629	59,064	118,163
2029 Projected Total Population	15,722	75,123	143,317
Households	5 Min	10 Min	15 Min
Average HH Size	3.05	3.17	3.00
2024 Total Daytime Population	9,340	41,169	97,067
Housing Units	5 Min	10 Min	15 Min
2024 Median HH Income	\$106,187	\$111,826	\$111,782
2024 Average HH Income	\$118,154	\$130,046	\$134,362

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972.772.6025





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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972)772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cody Rollins	0821652	cody.rollins@mdregroup.com	(972)322-3388
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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Danny Perez	0656355	Danny@mdregroup.com	(972)772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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