



FOR SALE

TBD HWY 66

Fate, TX 75087 • Rockwall County

PURCHASE
PRICE

\$925,000

AVAILABLE
SF

6.132

Per Recorded Plat

SH-66
FRONTAGE

±432'

Future Signal Corner

AVAILABILITY

Immediate

Plat Record Pending

COUNTY

Rockwall

Fate ETJ



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

This ±6.132-acre tract fronts State Highway 66 at a future signalized hard corner in the heart of Rockwall County's fastest-growing corridor. With roughly 432 feet of highway frontage, a recorded plat, and a location inside the City of Fate's extraterritorial jurisdiction, the site offers a clean path to commercial or mixed-use development in a market where rooftops are arriving faster than available land.

- **±432' of frontage on SH-66** | positioned at a hard corner slated for a future traffic signal, a strong long-term traffic-count driver
- **Recorded plat in process** | Lot 1, Block 1, Redeemer Church Addition (Plat No. MP-25-008), approved with conditions, recording pending 2026
- **Fate ETJ location** | sits in the path of Fate's continued annexation and growth, with flexibility ahead of full city zoning
- **Fastest-growing corridor in Rockwall County** | Fate's population has grown nearly 74% since 2020, with rooftops and rooftops-adjacent retail following the SH-66 corridor
- **Due diligence package available** | minor plat, flood study, tree survey, soil composition report, and city trail plan on request

PROPERTY SPECS

TBD State Highway 66
Fate, TX 75087

PROPERTY TYPE	Commercial Land
TOTAL ACRES	±6.132 Acres
ASKING PRICE	\$925,000
PRICE PER ACRE	~\$150,880/AC
FRONTAGE	±432' on SH-66
COUNTY	Rockwall
JURISDICTION	City of Fate ETJ
RESTRICTIONS	Partial 100-yr floodplain
UTILITIES	Water to site (source TBV)

SITE NOTES

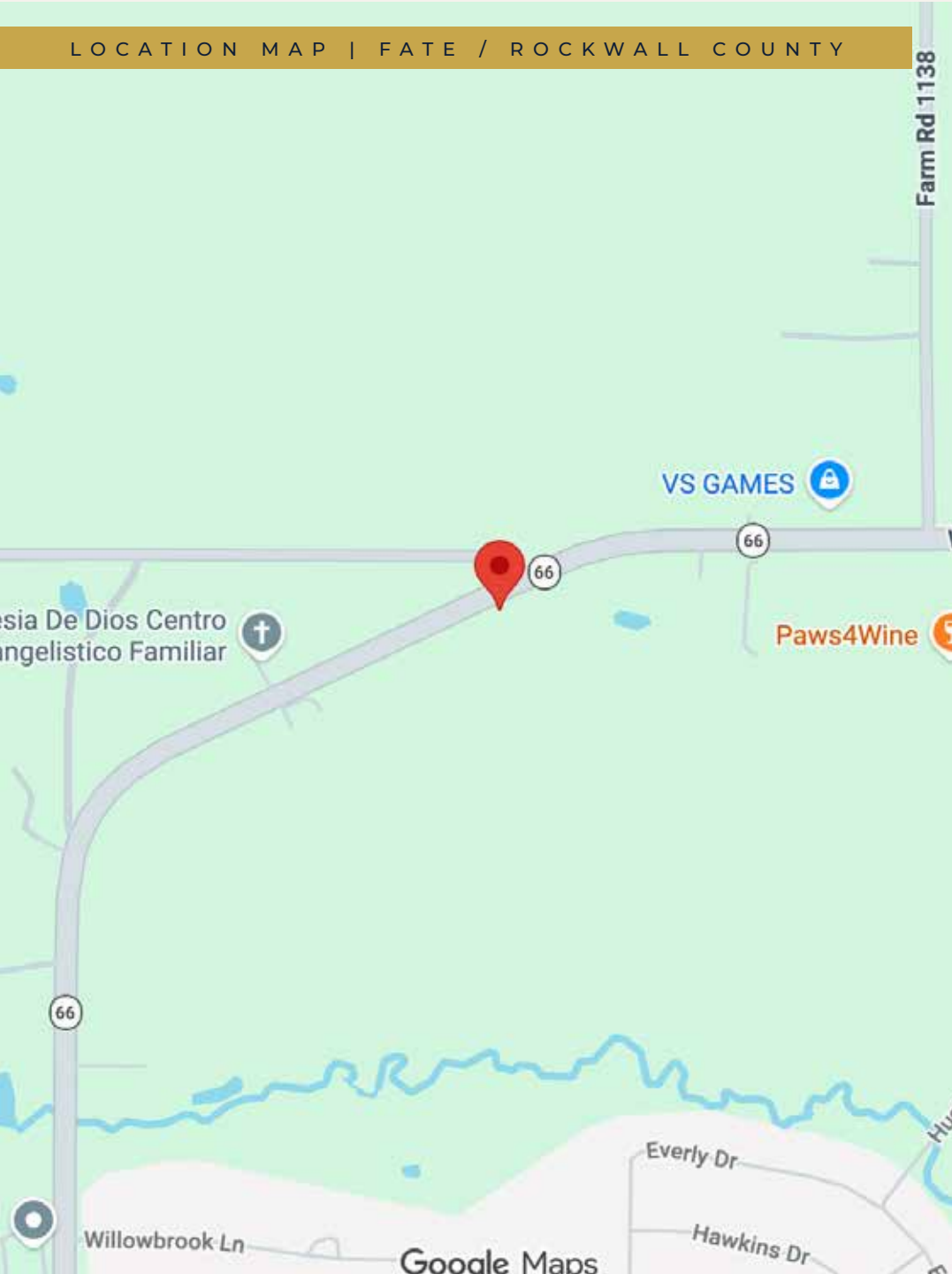
A portion of the tract lies within a mapped 100-year floodplain (Zone A), with a variable-width floodplain easement per the HydroLink "Parker Creek Tributary 9" study (May 2025). A City of Fate trail plan and easement also cross the property. Buyers should review the flood study, minor plat, and trail plan during due diligence.



TRADE AREA

Location & Connectivity

LOCATION MAP | FATE / ROCKWALL COUNTY



LABOR MARKET • 30 - MILE RADIUS

137,072
ROCKWALL COUNTY
2026 POPULATION

\$132,752
FATE MEDIAN
HOUSEHOLD
INCOME

±30 mi
TO DALLAS CBD
VIA I-30

27.2%
COUNTY GROWTH
FROM 2019-2024

LOCATION HIGHLIGHTS

**NEVADA
COLLIN COUNTY**

Fate — one of the fastest-growing cities in Rockwall County, up nearly 74% in population since 2020

±30 Miles Northeast of Dallas CBD via I-30 & SH-66

Future signalized hard corner on SH-66 frontage

Rockwall County — one of the fastest-growing counties in Texas

Served by Rockwall / Royse City ISD boundary area

STATE HWY 66

connects Fate and Royse City through Rockwall County's core growth corridor, with I-30 access minutes to the south.

SITE PHOTOGRAPHY

Aerial & Ground Views





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.

<u>Covenant Commercial Real Estate, Inc</u>	<u>9016023-BB</u>	<u>info@covenantcre.com</u>	<u>(469)698-5609</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Stan Britton</u>	<u>759287-B</u>	<u>stan.britton@covenantcre.com</u>	<u>(972)415-5171</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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