



FOR SALE

5918 STATE HWY 276

Royse City, TX 75189 • Hunt County

PURCHASE
PRICE

\$1,500,000

LAND
AVAILABLE

10.5

Acres

SH-276
FRONTAGE

±432'

TRAFFIC
COUNT

13,385

Vehicles Per Day

COUNTY

Hunt

ETJ



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

This ±10.5-acre tract fronts State Highway 276 in Hunt County, carrying 13,385 vehicles per day along one of the region’s key connectors between Royse City, Fate, and Rockwall. The site is flat and unencumbered, with water and electric available to the property, giving a buyer a clean, adaptable canvas for commercial or mixed-use development in one of the fastest-growing pockets of the DFW metroplex..

- **±348’ of frontage on SH-276** | positioned along a corridor carrying 13,385 vehicles per day, with strong visibility and access for retail, industrial, or commercial users
- **Flat, 10.5-acre tract** | Clean, usable topography suited to a wide range of site plans
- **Utilities available** | water and electric available to the property, reducing early infrastructure costs
- **Hunt County ETJ location** | sits within the extraterritorial jurisdiction, offering flexibility ahead of full city zoning and annexation
- **No entitlements in place** | offered as raw land, giving a buyer the ability to entitle and plat to their specific use



PROPERTY SPECS	
5918 State Highway 276 Royse City, TX 75189	
PROPERTY TYPE	Commercial Land
TOTAL ACRES	±10.5 Acres
ASKING PRICE	\$1,500,000
PRICE PER ACRE	~\$142,857/AC
FRONTAGE	±348’ on SH-276
COUNTY	Hunt
JURISDICTION	ETJ
TOPOGRAPHY	Flat / Level
UTILITIES	Water & Electric Available

SITE NOTES
The property is offered as raw land with no entitlements, zoning approvals, or platting currently in place. Buyers should independently verify utility availability, access points, and development requirements with Hunt County and the applicable city ETJ during due diligence.

TRADE AREA

Location & Connectivity

LOCATION MAP | ROYSE CITY / HUNT COUNTY



STATE HWY 276

Carries an estimated 13,385 vehicles per day past the site, connecting Royse City and Fate to Rockwall County and points west toward I-30.

LABOR MARKET • HUNT COUNTY

115,828

HUNT COUNTY
2026 POPULATION

\$116,660

ROYSE CITY MEDIAN
HOUSEHOLD
INCOME

±32 mi

TO DALLAS CBD
VIA I-30

54.3%

ROYSE CITY
GROWTH FROM
2019-2024

LOCATION HIGHLIGHTS

Royse City, one of the fastest-growing cities in the DFW metroplex, with population up more than 54% since 2019

±32 miles northeast of Dallas CBD via I-30 and SH-276/US-67

13,385 VPD along the site's SH-276 frontage

SH-276 slated for a planned 6-lane widening from the Hunt County line to SH-205 in Rockwall, Heath, and Fate

Served by Royse City ISD

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.

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	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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COMMERCIAL
REAL ESTATE

LEASING • SALES • INVESTMENT • ADVISORY

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