

# CENTURY 21

Judge Fite Company



## TBD CR 2526

ROYSE CITY, TX 75189



\$3,397,000



1 acres

## DESCRIPTION

Pleased to offer the opportunity to acquire 67 acres of prime land in the rapidly growing community of Royse City, Texas, offering approximately 2,329 feet of frontage along County Road 2526. Conveniently situated between FM 35 and FM 1565, the site provides excellent access, visibility, and positioning within one of Texas' fastest-growing regions. Bordering Twin Pines (1AC lots), a nearby planned residential subdivision, the property benefits from proximity to a 16-inch water line installed by the City of Royse, which may potentially serve the tract. The property lies within both the Royse City and Union Valley ETJs, located less than three miles from I-30 and under 20 minutes from Rockwall and Greenville. New development, Bear Pen Creek, is close in proximity of Subject and has commenced Phase I and installation of sewer. The site offers strong exposure, with traffic counts exceeding 85,000 vehicles per day along I-30, and is supported by a growing mix of nearby amenities, many commercial, a Buc-ee's less than five minutes away, multiple restaurants, and a recently completed 7-Eleven approximately two miles away on FM 35. The location also provides convenient access to schools, retail, and dining, offering an ideal blend of country living with city convenience.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20879332

**YEAR BUILT:**

**COUNTY:** Hunt

**TRACT OR SUBDIVISION:** None

**LIST DATE:** 03/28/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 67.94

**LOT SIZE (SQFT):** 2,959,466

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- IrregularLot
- Pasture
- FewTrees

**FENCING:**

- BarbedWire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- OverheadUtilities
- SeeRemarks

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Wendy Johnson 

**PHONE:** 972.772.7000

**BROKERED BY:** Keller Williams Rockwall

century21judgefite.com

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