

# CENTURY 21

Judge Fite Company



## CR-2664

ROYSE CITY, TX 75189



\$2,400,000



0 sqft

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## DESCRIPTION

Pleased to present 55.12 acres of raw, level land for sale, strategically located in Hunt County within the Royse City ETJ. This prime tract offers a rare opportunity to capitalize on the area's regional growth, with the added flexibility of being located outside city limits. Situated just half a mile from State Highway 66, the property features approximately ±875 feet of frontage along County Road 2664, providing regional access and connectivity to major thoroughfares. With no floodplain and no known restrictions, the site is well-suited for commercial or mixed-use development. An adjacent 55.12-acre tract is also available, offering the option to assemble a combined 110.24-acre footprint. With demand fueled by residential growth and infrastructure investment throughout the Royse City area, this property presents a compelling opportunity for developers and investors seeking long-term value in a high-growth corridor.

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21014714

**YEAR BUILT:**

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 07/30/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 55.12

**LOT SIZE (SQFT):** 2,401,027

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Cleared
- Level
- FewTrees

## UTILITIES

**UTILITIES:**

- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Cody Rollins 

**BROKERED BY:** M&D CRE, LLC

century21judgefite.com

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