

CENTURY 21

Judge Fite Company



CR-2664

ROYSE CITY, TX 75189



\$2,400,000



0 sqft

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: 21014733

YEAR BUILT:

COUNTY: Hunt

TRACT OR SUBDIVIION: None

LIST DATE: 08/01/2025

CENTURY 21

Judge Fite Company

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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