



6515 STATE HIGHWAY 66
ROYSE CITY, TX 75189



\$850,000



1,704 sqft



3 beds



1 baths

DESCRIPTION

Exceptional opportunity to acquire this 1.1-acre tract ideally positioned just north of FM-2642 on State Highway 66, with over 200 feet of highway frontage. Live in the residence and run the food truck business! The house needs TLC and foundation repairs, it's currently leased as retail (interior photos are from before it was leased). This high visibility site benefits from a daily traffic count of 10,000+ vehicles, making it a strategic investment within a rapidly expanding community. Just minutes from Buc-ee's, Walmart, Lowes and other major retailers; Royse City's historic Main Street; and the future Royse City Town Center development at I-30 & FM-2642 with highly anticipated anchors. This unincorporated parcel is located outside city limits and the ETJ, with no floodplain, allowing for a wide range of development opportunities. The property includes an income generating, fully leased 7-space food truck court with electric and water connections. Current income: \$6150 monthly, \$73,800 annually. This property is positioned for long-term growth and flexible use potential for investors looking to capitalize on this area's explosive expansion. The 2 parcels are in the process of being replatted into a single address and parcel, will not sell separately. Subdivided listing: Main Commercial Listing MLS#21187569.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21193413

YEAR BUILT: 1971

COUNTY: Hunt

TRACT OR SUBDIVIION: NA

LIST DATE: 02/27/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 1,704

TOTAL BEDS: 3

FULL BATHS: 1

HALF BATHS: 0

ACRES: 1.32

LOT SIZE (SQFT): 57,499

INTERIOR FEATURES

FIREPLACE:

- WoodBurningStove

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Laminate

APPLIANCES:

- ElectricOven
- ElectricWaterHeater
- GasCooktop

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Detached

PARKING:

- Concrete
- GarageFacesFront
- Garage
- GarageDoorOpener
- OnSite

LOT DESCRIPTION:

- Acreage
- IrregularLot
- Level
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric
- HeatPump
- WoodStove


UTILITIES:

- ElectricityConnected
 - Propane
 - OverheadUtilities
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen
 - HighSpeedInternet
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LISTED BY: Lorilee Huston 

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BROKERED BY: Coldwell Banker Apex, REALTORS