



103 N HOUSTON STREET
ROYSE CITY, TX 75189



\$550,000



1,240 sqft

DESCRIPTION

Opportunity to relocate your business in the heart of Royse City! This commercial property offers 2 private offices, impressively finished out with wood floors, stone fireplace (for aesthetics only), crisp contemporary paint with tons of natural light, a large 19 x 9 kitchen, 11 x 10 flex space currently used for storage but could opt as a 3rd office. Cozy and spacious lobby has large reception area that could easily convert to an additional private office. There are 2 entrances and this strategic floor plan lends itself to a cozy ambience with diverse options for new owner. ADA ramp already installed at front entrance; insulation in attic was removed and replaced with blown in insulation in addition to moving the water heater from the attic to an accessible closet. Ideal for startups, established businesses, or anyone seeking a professional Main Street presence. Situated on bustling Main Street, this location ensures high visibility and easy access for customers from both N Houston AND Hwy 66 aka Main St.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 21224779
YEAR BUILT: 1995
COUNTY: Rockwall
TRACT OR SUBDIVIION: Mccasland
LIST DATE: 04/01/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 1,240
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.19
LOT SIZE (SQFT): 8,407

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- DirectAccess
- Driveway
- Gravel
- OnSite
- Other

LOT DESCRIPTION:

- CornerLot

ROOF TYPE:

- Composition

SIDING:

- FiberglassSiding
- Rock
- Stone

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- CableAvailable
- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem

COMMUNITY:

- Curbs
 - Sidewalks
-

LISTED BY: Kari Hollifield 

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BROKERED BY: Coldwell Banker Apex, REALTORS