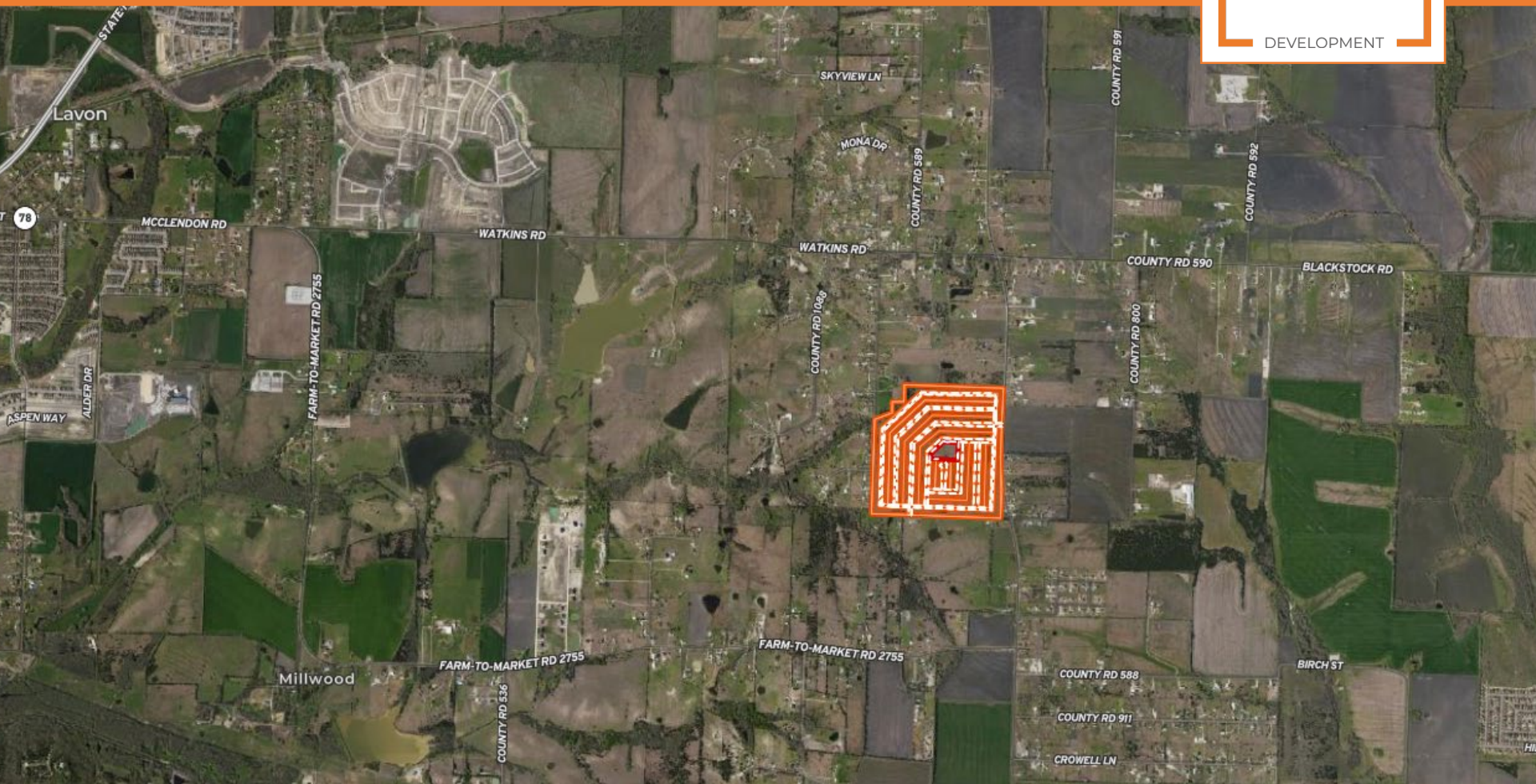




ROYSE CITY RANCH ESTATES

FM 1138 @ COUNTY ROAD 800, ROYSE CITY, TX



FIELDSIDE DEVELOPMENT
FIELDSIDECO.COM


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PROPERTY INFORMATION

FM 1138 @ COUNTY ROAD 800, ROYSE CITY, TX



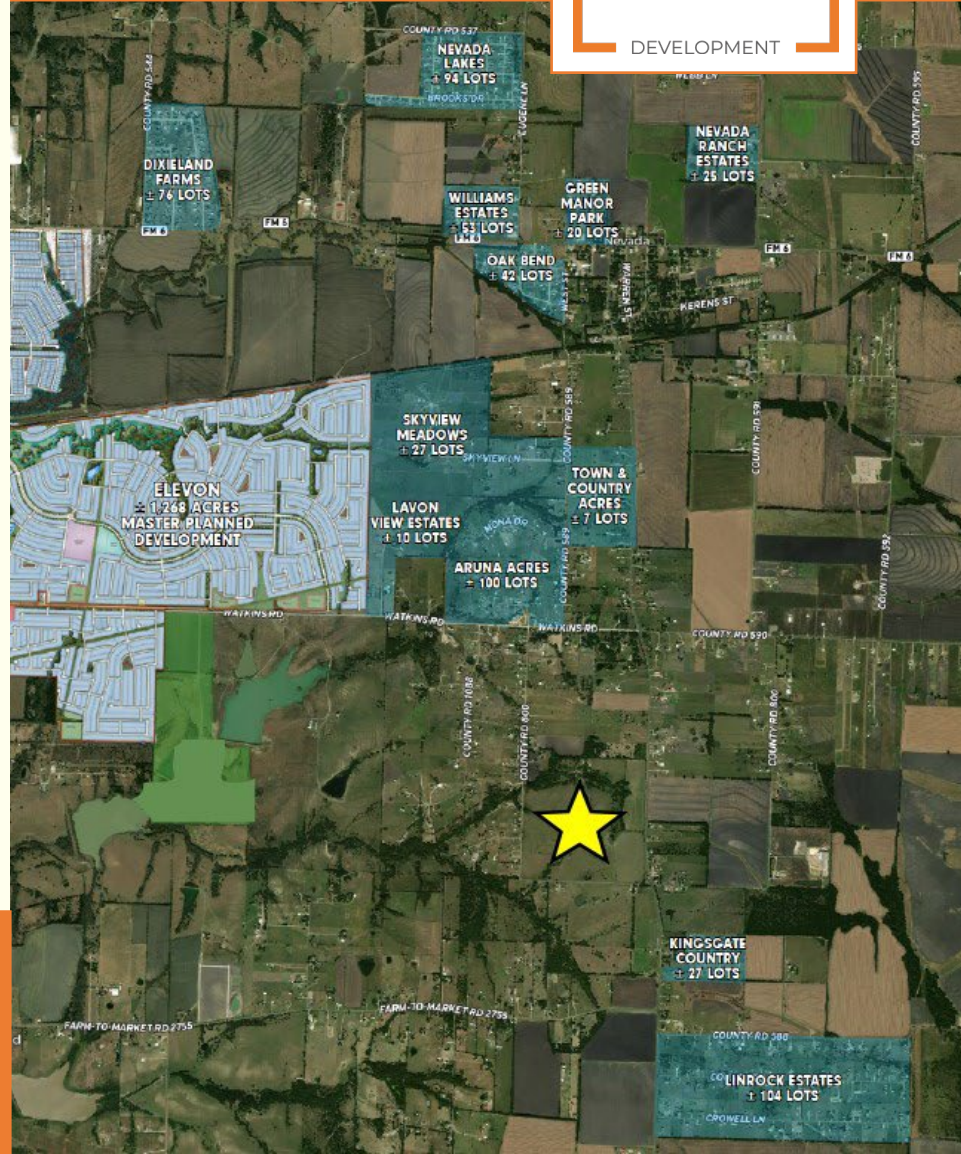
 SIZE: 40 and 50' Lots
PARCELS: 680+ Lots

 WATER: NEVADA WATER DISTRICT
SEWER: Package Plant

 CR 800 / FM 1138 ROYSE CITY, TX

 COUNTY: COLLIN COUNTY

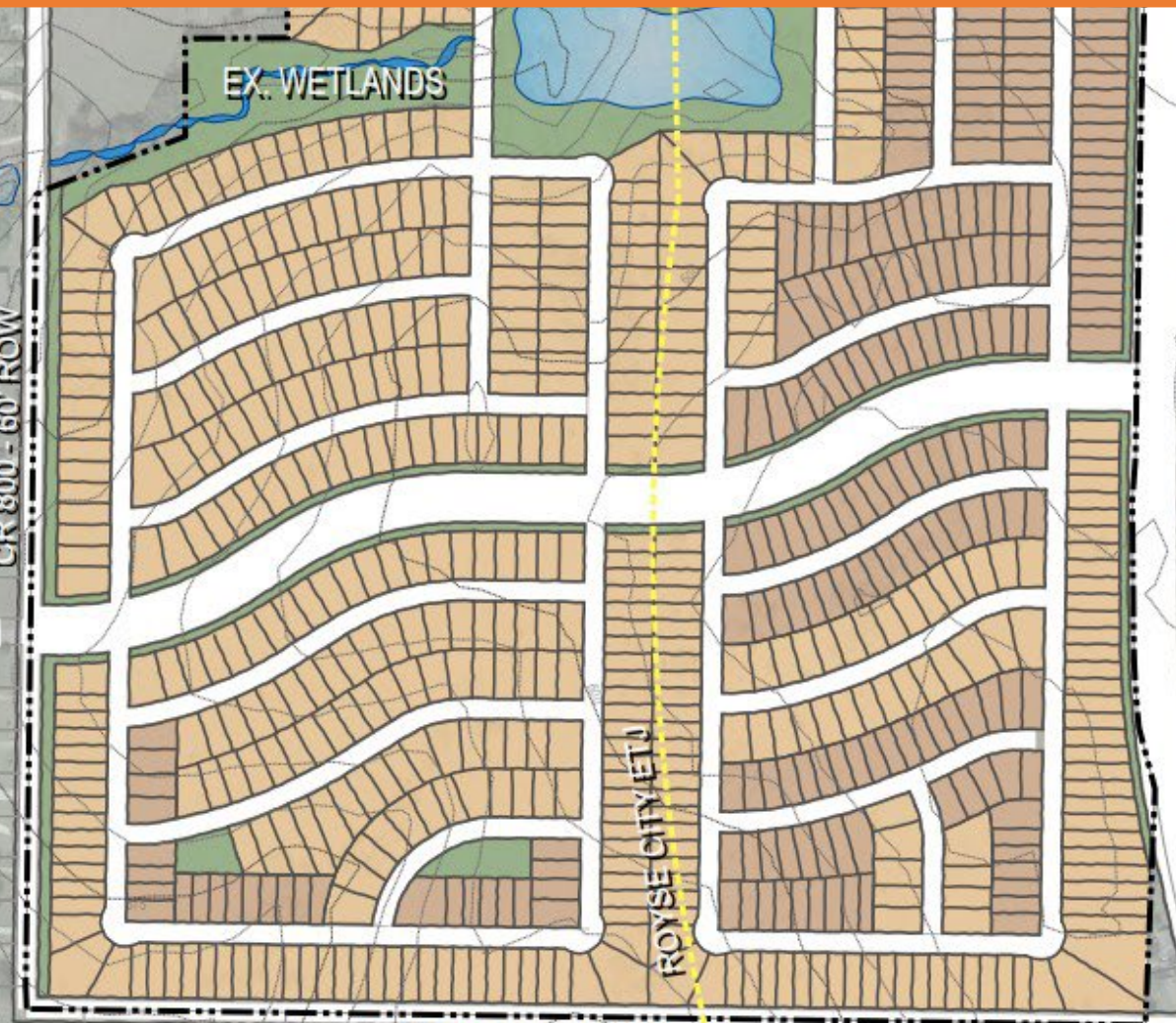
 COMMUNITY ISD Schools



DIRECTIONS

GPS: 1672 S FM 1138, ROYSE CITY, TX 75189
PROPERTY IS NORTHWEST CORNER

ROYSE CITY RANCH ESTATES



Concept Plan 01

data summary

Gross Site Area:	151 +/-	
Residential Lots	Acres	Gross %
Right-of-Way	123.9	82%
Open Space	11.3	7%
Detention/ Wetlands	8.6	6%
	7.2	5%
Residential Product Type:	Lots	Density
40'x 115' Lot	340	
50'x 115' Lot	340	
Total Lots	680	4.5:1



FARM-TO-MARKET RD 2755

COUNTY RD 588
LINROCK
± 104 LOTS
CROWELL LN

ROLLING MEADOWS
HIDDEN CREEK ± 444 LOTS

PROPOSED SINGLE FAMILY

SOUTHFORK ± 202 LOTS

VERANDAH ± 2,198 LOTS



RUSTIC MEADOWS ± 358 LOTS

MCKAMY MEADOWS ± 99 LOTS

CREEKSHAW COMMUNITY ± 750 LOTS

ROYSE CITY HIGH SCHOOL ± 1,752 STUDENTS

MAGNOLIA PLACE ± 33 LOTS

PALMETTO GROVE ± 55 LOTS

FM 552

FM 552

FM 552

FM 552

FUTURE MF & INDUSTRIAL

BRIARSTONE ESTATES ± 160 LOTS

FAIRWAY RANCH ± 67 LOTS

WOODLAND CREEK ± 598 LOTS

FM 35

FM 35

FM 35

FM 35

FM 35

FM 35

WOODCREEK ± 1,849 LOTS

CENTEX HOMES ± 588 LOTS

FUTURE MF



QUAIL RIDGE ± 366 LOTS

FROST FARMS ± 134 LOTS

SUNRISE MEADOWS ± 260 LOTS

WESTSIDE VILLAGE ± 170 LOTS

GREEN BRICK PARTNERS

STARLIGHT RANCH ± 53 LOTS

STONE RIVER ESTATES ± 250 LOTS

FM 548

PROPOSED MEGATEL HOMES

Waterscape

ONGOING DEVELOPMENT ± 1,110 LOTS

BROOK MEADOWS ± 32 LOTS

OAK CREST ESTATE ± 50 LOTS

SABINE MESA ± 47 LOTS

NORTHVIEW VILLAGE ± 180 LOTS

KARENDALE VILLAGE ± 48 LOTS

CHAMBERLAIN CROSSING ± 500 LOTS

MELODY RANCH ± 81 LOTS

SOUTHVIEW VILLAGE ± 74 LOTS

SUN VALLEY ACRES ± 76 LOTS

SMITH ACRES ± 98 LOTS

NORTHFORK FARMS ± 46 LOTS

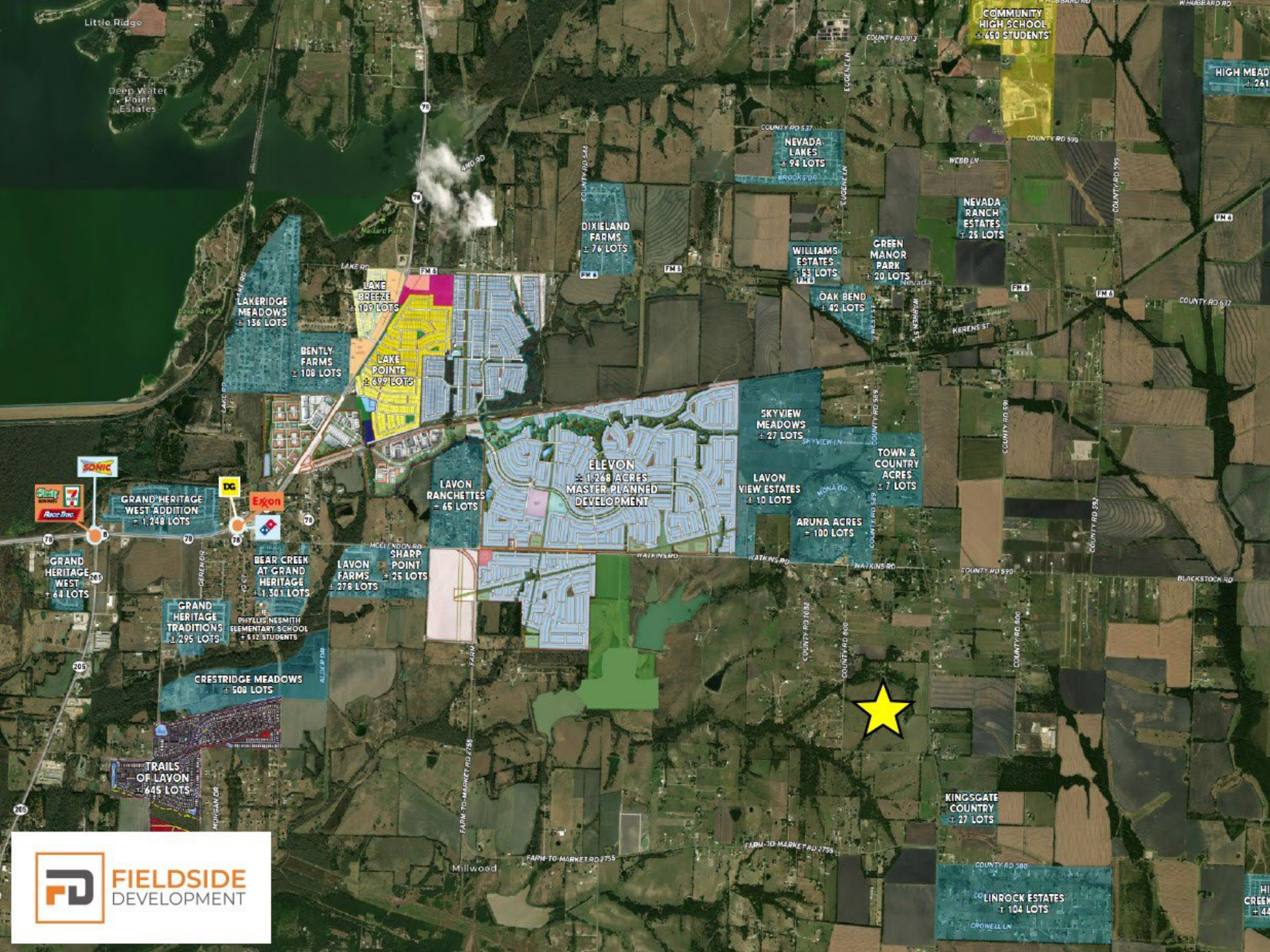
WILLIAMSBURG ± 1,750 LOTS

FUTURE EXPANSION

DISCOVERY LAKES ± 507 LOTS

EQUESTRIAN ESTATES ± 16 LOTS





COMMUNITY HIGH SCHOOL
± 650 STUDENTS

HIGH MEAD
± 261

NEVADA LAKES
± 94 LOTS

NEVADA RANCH ESTATES
± 25 LOTS

DIXIELAND FARMS
± 76 LOTS

WILLIAMS ESTATES
± 53 LOTS

GREEN MANOR PARK
± 20 LOTS

OAK BEND
± 42 LOTS

LAKERIDGE MEADOWS
± 136 LOTS

LAKE BREEZE
± 109 LOTS

BENTLY FARMS
± 108 LOTS

LAKE POINTE
± 699 LOTS

SKYVIEW MEADOWS
± 27 LOTS

TOWN & COUNTRY ACRES
± 7 LOTS

LAVON RANCHETTES
± 65 LOTS

LAVON VIEW ESTATES
± 10 LOTS

ARUNA ACRES
± 100 LOTS

GRAND HERITAGE WEST ADDITION
± 1,248 LOTS

GRAND HERITAGE WEST
± 64 LOTS

BEAR CREEK AT GRAND HERITAGE
± 1,301 LOTS

LAVON FARMS
± 278 LOTS

GRAND HERITAGE TRADITIONS
± 295 LOTS

CRESTRIDGE MEADOWS
± 508 LOTS

TRAILS OF LAVON
± 645 LOTS

KINGSGATE COUNTRY
± 27 LOTS

LINROCK ESTATES
± 104 LOTS



ROYSE CITY RANCH ESTATES



- 150 acres located at FM 1138 & CR 800
- Parcel number R645100000801 (Collin County)
- Up to (938) 40'x120' Lots or (751) 50'x120' Lots
- No city sewer. AUC Wastewater Treatment Plant
- Developing: Multiple Phases
- Interior Concrete Roads
- Water provided by Nevada Water Supply

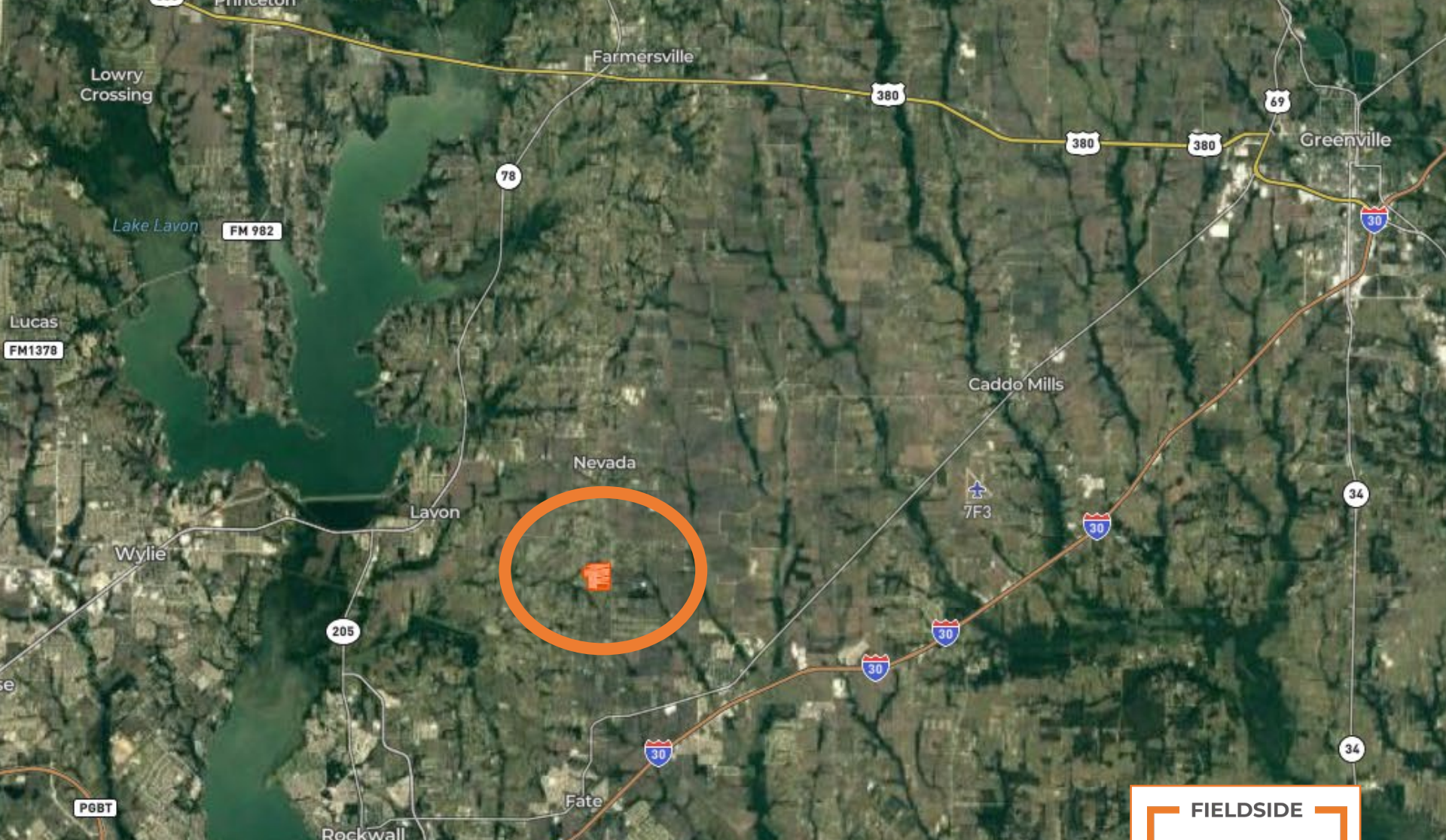
DEMOGRAPHICS

Mile Radius	3 Mile	5 Mile	10 Mile
2022 Population	4,984	27,281	199,451
Pop. Growth 2022 -2027	3.8%	5.7%	4.4%
Median HH Income	\$92,227	\$100,790	\$102,409

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ROYSE CITY RANCH ESTATES



Hawk C



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Fieldside Realty Group powered by ONE LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9008156 License No.	Terence@FieldsideCo.com Email	(214)406-3724 Phone
Kari King Designated Broker of Firm	0573857 License No.	info@eliteagents.us Email	(512)686-6646 Phone
Stacie Burnside Licensed Supervisor of Sales Agent/ Associate	0524189 License No.	Stacie@BurnsideOrg.com Email	(903)563-2291 Phone
Terence Burnside Sales Agent/Associate's Name	0704196 License No.	Terence@FieldsideCo.com Email	(214)406-3724 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date
Terence IABS