

# \$2 - 813 Lamar Street, Royse City

MLS® #20785384

**\$2**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.96 Acres

College Add, Royse City, TX

A 0.963-acre tract is available for ground lease in a prime location just off Interstate 30 and Downtown Royse City. This property offers excellent visibility and easy access, benefiting from high traffic volumes and is surrounded by several major retailers. Zoned C-1, the site provides versatile options for a range of uses, including the possibility for a build-to-suit retail development tailored to your specific requirements. All utilities are available on-site, offering convenience for businesses, storage solutions, or other projects. This location presents a strategic opportunity for those seeking a well-positioned site.

Built in 2024

## Essential Information

|            |                  |
|------------|------------------|
| MLS® #     | 20785384         |
| Price      | \$2              |
| Bathrooms  | 0.00             |
| Acres      | 0.96             |
| Year Built | 2024             |
| Type       | Commercial Lease |
| Sub-Type   | Retail           |
| Status     | Active           |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 813 Lamar Street |
| Subdivision | College Add      |
| City        | Royse City       |



|          |          |
|----------|----------|
| County   | Rockwall |
| State    | TX       |
| Zip Code | 75087    |

### **Amenities**

|           |                                               |
|-----------|-----------------------------------------------|
| Utilities | City Sewer, City Water, Electricity Available |
| Garages   | Off Street, Unpaved                           |

### **Interior**

|         |      |
|---------|------|
| Heating | None |
|---------|------|

### **Exterior**

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Acreage, Cleared, Level |
| Foundation      | None                    |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | C-1 |
|--------|-----|

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Agent  | Barry Luff   |
| Listing Office | M&D CRE, LLC |

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