



FOR LEASE

FOUR RIVERS RETAIL/PAD SITES

NWC OF I-30 & FM-2642

ROYSE CITY, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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OVERVIEW

- Retail Space and Pad Sites Available
- Located at the northwest corner of Interstate 30 and FM-2642
- Excellent visibility from I-30
- Directly across from Buc-ee's
- Close proximity to Royse City High School with 2,048 students
- Royse City is one of the fastest growing suburbs in the DFW metroplex
- Call for Info & Price

TRAFFIC COUNTS

Interstate 30: 77,815 VPD (TXDOT, 2022)

FM-2642: 4,313 VPD north of I-30 (TXDOT, 2022)

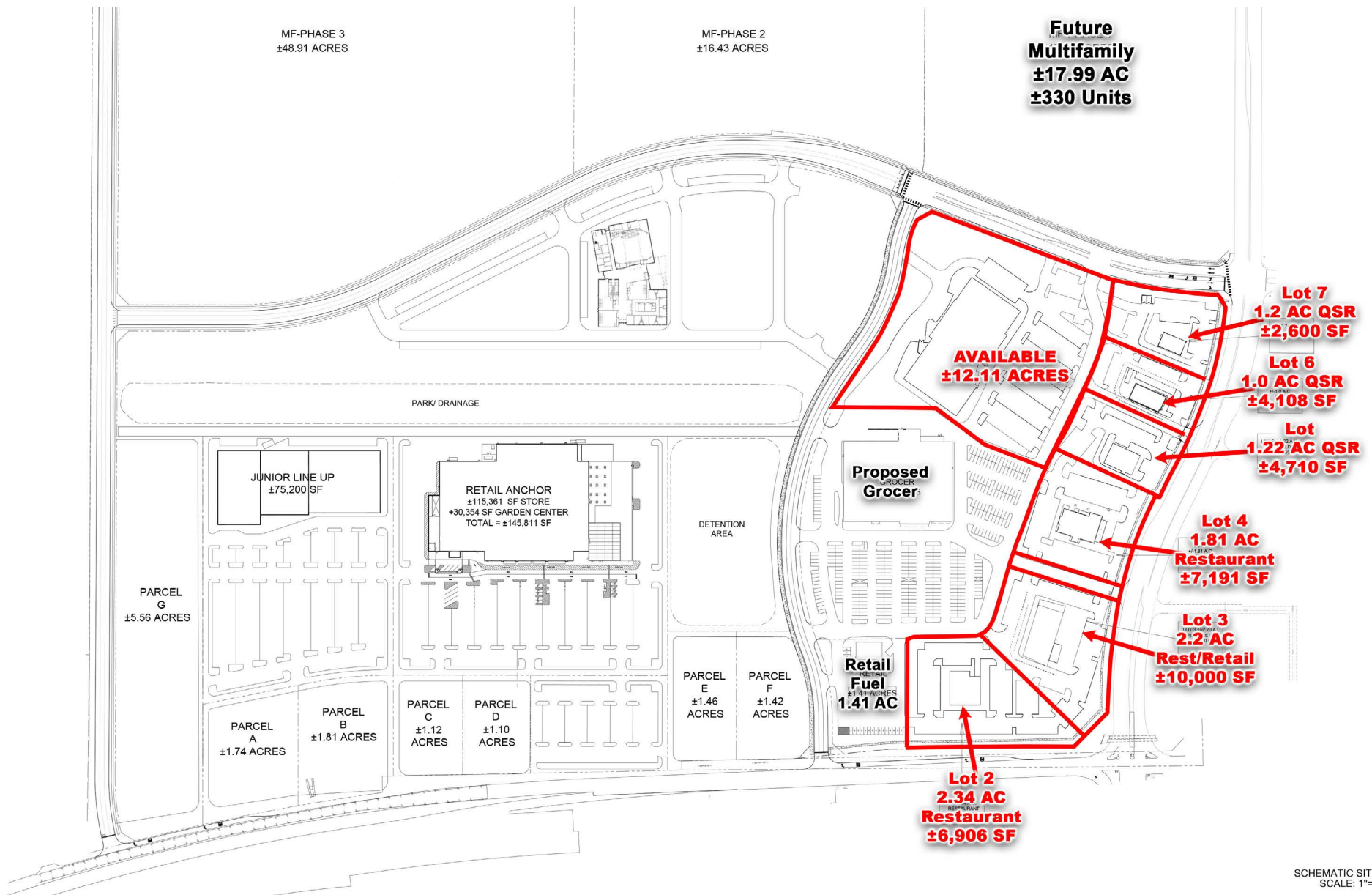
FM-2642: 7,363 VPD south of I-30 (TXDOT, 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	6,776	20,518	35,934
2028 Projected Pop.	9,834	29,706	47,840
Daytime Pop.	4,401	13,478	24,009
Avg HH Income	\$99,658	\$110,874	\$114,103



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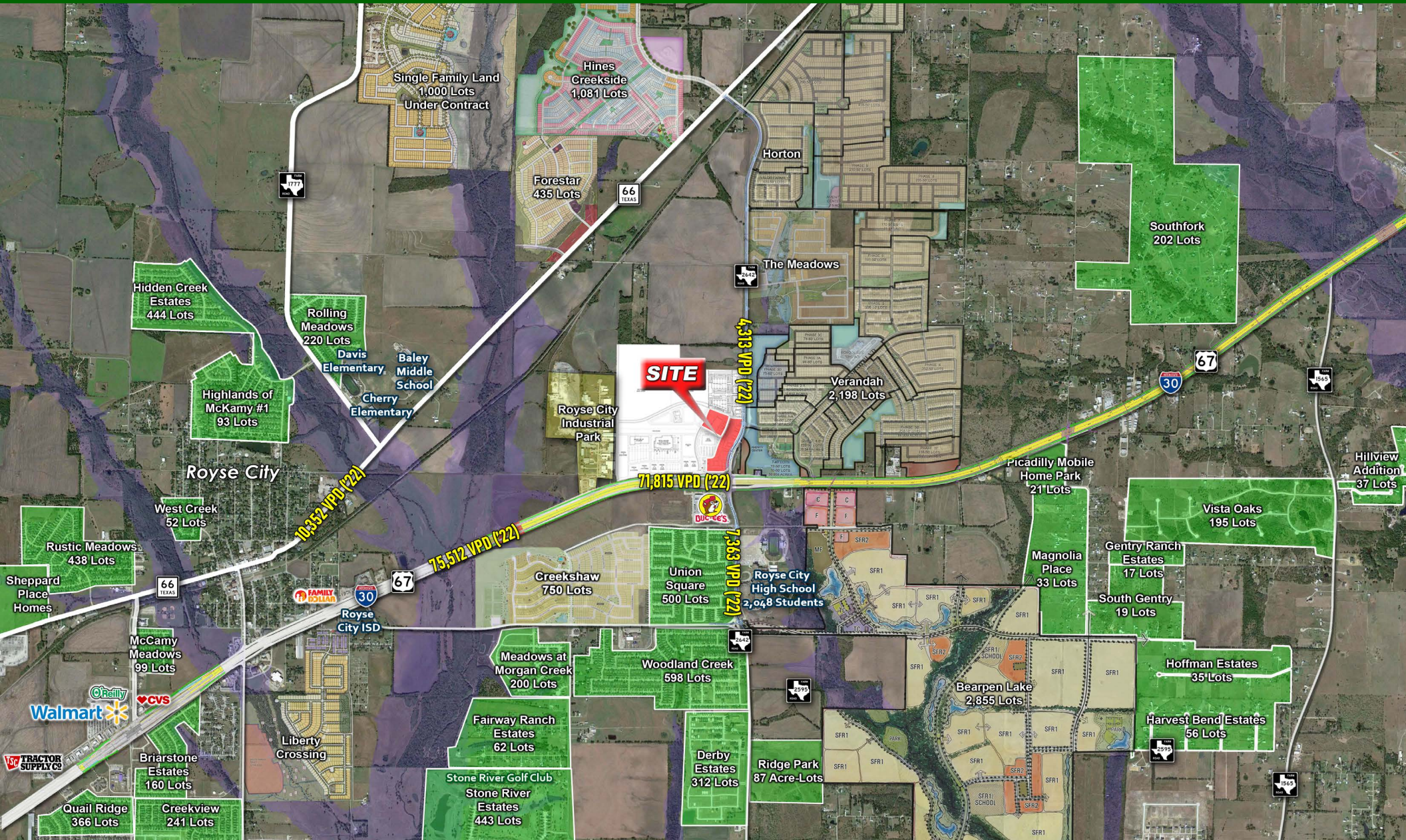
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