

 **ROYSE CITY**  
INDEPENDENT SCHOOL DISTRICT



 Hunt  
Regional  
Healthcare



# The Reserve at Royse City

**COMMERCIAL - FLEX / FOR LEASE**

6723 W Interstate Highway 30, Royse City, TX 75189

**RCP**

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## Royse City, TX

Phase 1 of *The Reserve at Royse City* is a 5 building, 52,000sf flex industrial park located at 6723 W Interstate Highway 30, Northeast of Dallas along the rapidly growing I-30 corridor. The property will feature easy access to the North and South of the park and is just down the road from the I-30 on ramp. It is located just 25 minutes from downtown Dallas and has frontage on I-30 (~52,000 VPD). The site is also just 4 lots down the road from a Buc-ee's.

## Property Overview

The first 5 buildings will each consist of 10,400sf which are duplexed and have 5,200sf per unit. Each unit will have a retail/office storefront with warehouse space in the back. There will be 1,500 sf retail/office and 3,500 sf of warehouse space. The office space will host 4 offices, large conference area, reception, kitchenette, and two bathrooms. If a tenant required a larger space, two units could be combined to create a 10,400sf space.

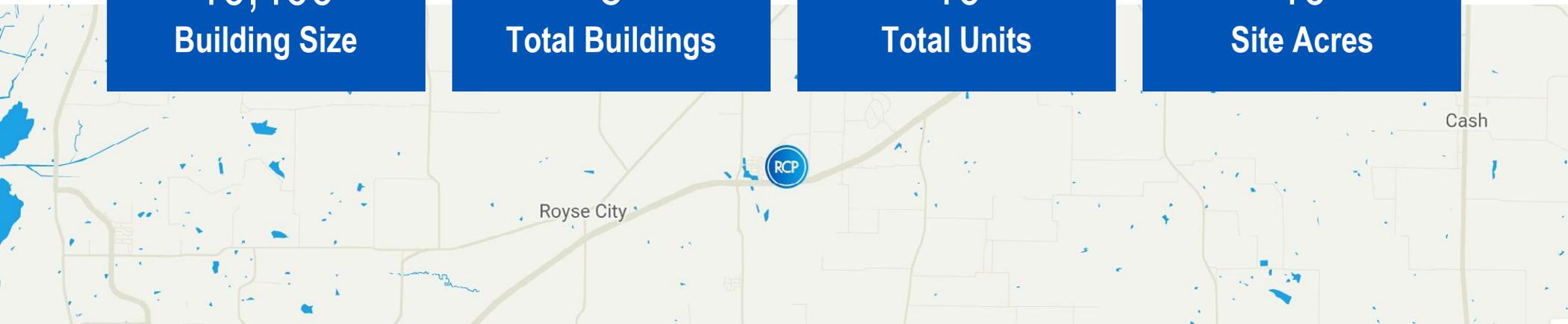
Shortly after RCP acquired the site, a new 65,000sf state-of-the-art medical city hospital was announced on the adjacent plot. The hospital has broken ground with expected completion set for late 2025. The two-story project will feature a comprehensive emergency room, inpatient care, 12 physicians' offices, digital imaging, pharmacy, ambulance bay, and community room. The project has plans for a phase II that will expand upon the hospitals size and capabilities.

10,400  
Building Size

5  
Total Buildings

10  
Total Units

10  
Site Acres



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## Royse City

Royse City is a secondary market along the I-30 corridor east of Dallas that has seen an annual population growth rate around 16.07%, compared to a national average of .5%. The Reserve at Royse City is located adjacent to the soon-to-come Hunt Regional Medical City and just down the road from Bucces. Additionally, the Royse City High School is just a few blocks away.

**10 Acres**

Northeast of Dallas; quick access to Rockwall, Fate, Greenville and Dallas

**Water/Sewer**

Water to site (8")  
Sewer to site

**± 52,000**

I-30 Traffic Count (2023)

**Commercial**

Site Zoning

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## Phase 1

Building Renderings



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For more photos and info about this property,  
please visit [ReserveCapPartners.com](https://ReserveCapPartners.com) and navigate as shown below:  
**PORTFOLIO > INDUSTRIAL > THE RESERVE AT ROYSE CITY**



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## Hunt Regional Healthcare

Medical City Hospital ~65,000sf

The Reserve at Royse City  
Phase I

Hunt Regional Healthcare  
Medical City Hospital  
Phase I



## Property Contact

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