

PARKER CROSSING

RANGE

ROCKWALL COUNTY

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OFFERING SUMMARY

**RANGE REALTY ADVISORS
3625 N. HALL STREET, SUITE 630
DALLAS, TX 75219**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)

Located within Rockwall County, Parker Crossing is ideal for residential development or as a long-term investment. At over 130 acres, this Property is located contiguous to a future 480-acre master planned mixed-use development.

PARKER CROSSING

Parker Crossing represents 130.7 acres of raw development land located at the corner of Elm Grove Street & Parker Road in Royse City, TX. The future land use for this site has been declared single family residential by the City of Royse City. Royse City currently has a population of around 10,275 people and has experienced a 29.66% growth rate over the previous five years.

Located only 30-minutes east of Downtown Dallas, Royse City represents a high growth commuter city with close proximity to the newly proposed \$1 Billion Bayside Development on Lake Ray Hubbard. This will be home to a new Crystal Lagoon as part of the 260-acre mixed-use project.

LOCATION

Corner of Elm Grove Street and Parker Road
Royse City, Texas 75189

COUNTY

Rockwall

SUBMARKET

Royse City

LAND AREA

Gross: ± 130.7 Acres
Net: ± 100.0 Acres

UTILITIES

Wastewater: on-site
Freshwater: off-site

ZONING

Agricultural Exempt

LAND USE

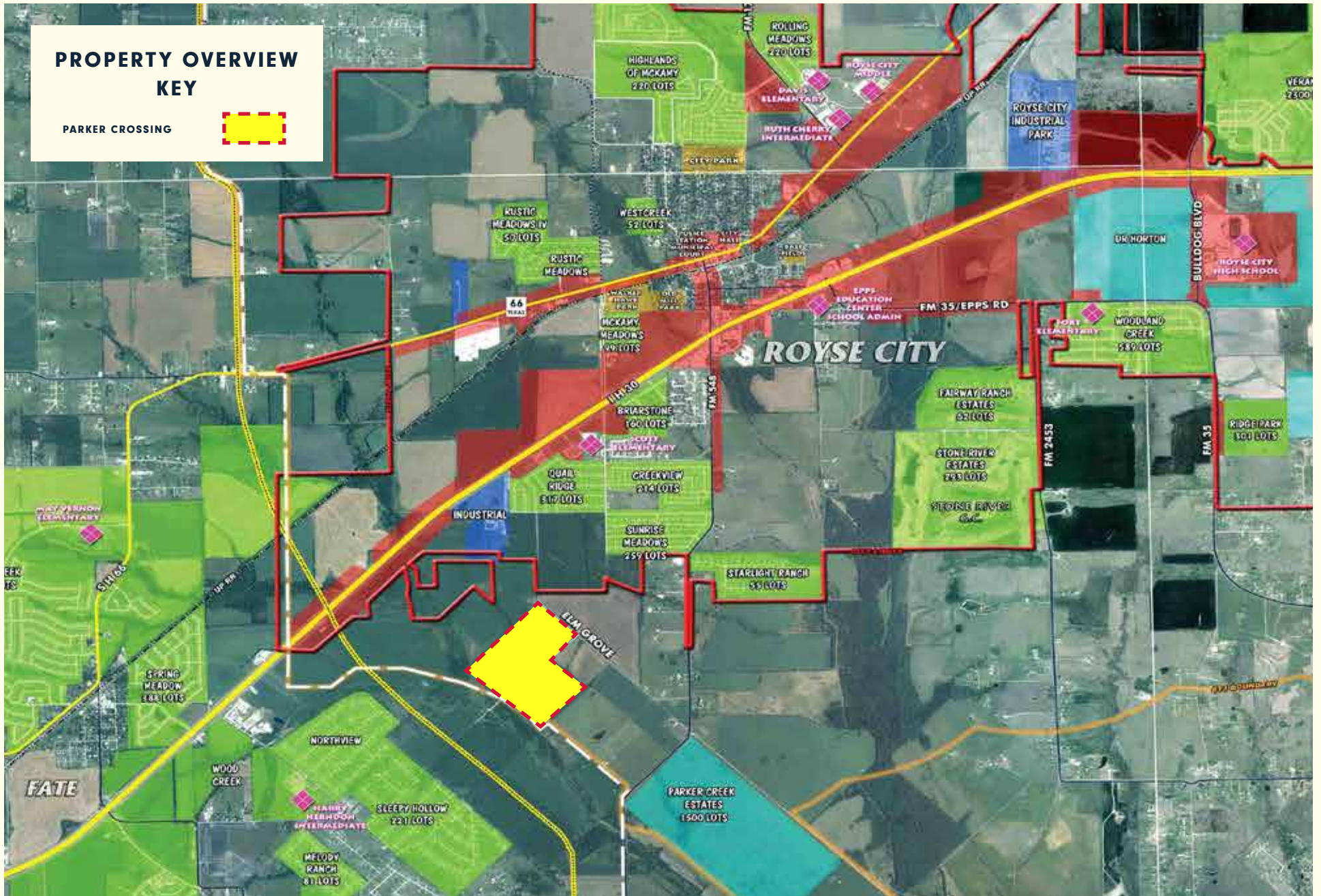
Single Family Residential

FRONTAGE

± 1,330 Feet along Elm Grove Street
± 2,615 Feet along Parker Road

SCHOOL DISTRICT

Royse City ISD



INVESTMENT MERITS

THRIVING DFW MARKET

- Economy fueled by job growth, in-migration and corporate relocations.
- #2 MSA in U.S. annual job growth through 2016 adding over 122,300 new jobs and over 400,000 residents.
- DFW residential home supply currently is at a 20-year low with a 2.5 month supply of homes available.
- Corporate relocations help fuel in-migration and job creation. Most notable: Toyota North America, Liberty Mutual, State Farm, and FedEx.
- Home price gains are highest in the U.S. at 9.5% currently
- New home inventory currently at 2,754 in DFW compared to 12,000 in 2006.

GROWTH AND QUALITY OF LIFE

- Entertainment attractions located within close driving proximity to the property include private golf, tennis, and swim clubs, equestrian facilities, and Lake Ray Hubbard, a large reservoir popular for boating, fishing and lakeside dining.
- The area is already established and a recognized market area for large estate sites which are available at prices significantly lower than those available in the Dallas market area.
- Presence of an excellent transportation system including U.S. Interstates 30 and 20 and State Highway 80 which allow ease of access for commuting to downtown Dallas and surrounding employment centers.

INVESTMENT MERITS

PREMIER DEVELOPMENT/INVESTMENT SITE

- Property is situated within the path of growth.
- Located less than 30 minutes from Downtown Dallas.
- Planned for mixed-use commercial node within Royse City Comprehensive Plan.

DEVELOPMENT SUPPORT AND INCENTIVES

- No personal income tax in Texas.
- No corporate income tax in Texas.
- Low corporate franchise tax.

ACCESS TO TRANSPORTATION

- Dallas Love Field: 46.3 Miles
- DFW International Airport: 55.0 Miles

ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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Information About Brokerage Services

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

11-2-2015



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.

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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____