



# ALEXANDER RANCH

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8523 State Highway 276 | Royse City, TX

PROPERTY SITE



WENDY JOHNSON, ALC | BROKER ASSOCIATE | CALL OR TEXT 972.757.9383

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**KW ROCKWALL**  
KELLERWILLIAMS, REALTY

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# Executive Summary

8523 State Highway 276 | Royse City, TX

## SITE OVERVIEW

<b>ACCESS</b>	Near Hwy 276, Streetman Road, and Melody Lane, Rockwall County, TX
<b>FINANCING</b>	1031 Exchange Cash   Conventional Owner Finance
<b>TOPOGRAPHY</b>	Varied
<b>FLOODPLAIN</b>	Minimal
<b>RESTRICTIONS</b>	No Known Restrictions
<b>UTILITIES</b>	18" Industrial Water Line ((Hwy 276) 8" Water Line (Streetman Rd) 5 Electric Meters (Farmer's Electric Co-op) No Sewer Available
<b>JURISDICTION</b>	Rockwall ETJ (Unzoned)
<b>SUBSTATION</b>	Oncore Electric
<b>TRAFFIC COUNT</b>	18,260 VPD – HWY 276 81,000 VPD – I-30

## ABOUT THIS SITE

Situated in one of the fastest-growing counties in Texas and the U.S., this 206.29± acre property offers remarkable potential for development, investment, or continued agricultural use. Located just 50 miles east of Dallas within the Royse City ETJ—outside city limits—the property features extensive frontage with multiple entrances off Hwy 276 and Streetman Road, as well as frontage on Melody Lane.

It's well-suited for residential, commercial, industrial, or mixed-use development. Utilities include Cash SUD water (18" and 8" lines), five electric meters, propane, and a generator. According to FEMA, approximately 20± acres lie around the creek. With its impressive size, prime location, strong utility access, no HOA, MUD, PID or PUD and promising growth outlook, this property stands out as a rare opportunity in one of North Texas's most vibrant corridors. Survey Available.

## MARKET FUNDAMENTALS (2025)

- 1-mile radius population 2,894
- 3-mile radius population 28.2k
- 5-mile radius population 74.7
- Median household income \$128,300

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# Property Summary

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## Rockwall — Growth & Area Overview

Rockwall is a fast-growing suburban city about 23 miles east of Dallas along I-30 and Lake Ray Hubbard. As the county seat, it serves as a regional retail and business hub with strong residential growth fueling continued commercial expansion. Major retail anchors, waterfront dining and entertainment at The Harbor, and expanding professional and medical services make it a destination within the eastern DFW corridor. Growth continues east and southeast toward Texas State Highway 276, where future infrastructure improvements — including the proposed Rockwall County Outer Loop — are expected to further enhance connectivity and long-term development potential.

## Royse City — Growth & Area Overview

Royse City is a rapidly expanding community northeast of Rockwall along I-30, experiencing significant residential growth and increasing commercial demand. New neighborhoods, retail, and service businesses continue to extend west and south toward Texas State Highway 276, positioning the area for future corridor growth. With its small-town character, historic downtown, and improving infrastructure — including proximity to the proposed Rockwall County Outer Loop — Royse City sits within a strong path of expansion in the eastern DFW market.



### Arena – Indoor

Built: 1992 | 100' x 90' | Metal Covered | Sand Footing | Lights | 2 Entry Gates



### Arena – Outdoor

Outdoor Arena with Viewing Area

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# IMPROVEMENTS

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## MAIN RESIDENCE

Built: 1990 | Stucco | 2,354 SF (Slab) | 900 SF Guest House

Bedrooms/Bathrooms: 3 Bed | 2 Full | 1 Half

Roof: Metal Tile

Interior Features: Kitchen, Living Room, Office, Wet Bar, Laundry Room

Flooring: Carpet, Wood, Tile, Laminate

## Guest House

Kitchen, Bedroom, Full Bath, Laundry Room, Basement

Private guest quarters with full kitchen, laundry room, and basement—ideal for extended stays or caretaker.



## Barn #1

Built: 1985 | 36' x 24'

12 Stalls | Concrete Aisle | Tack Room

Overhangs on both ends



## Barn #2

Built: 2001 | 48' x 33' | Insulated

6 Dirt Floor Stalls | Concrete Aisle

Overhangs on both ends



## Barn #3

Built: 2005 | 50' x 34'

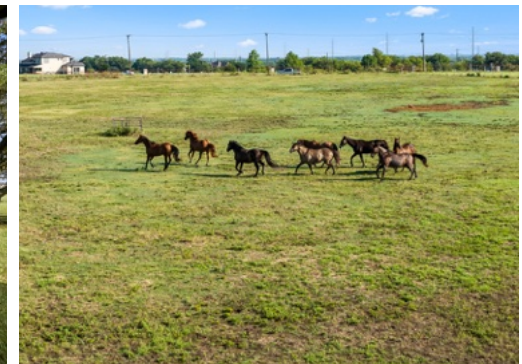
7 Dirt Floor Stalls | Concrete Aisle

Wash Area | Overhangs on both ends

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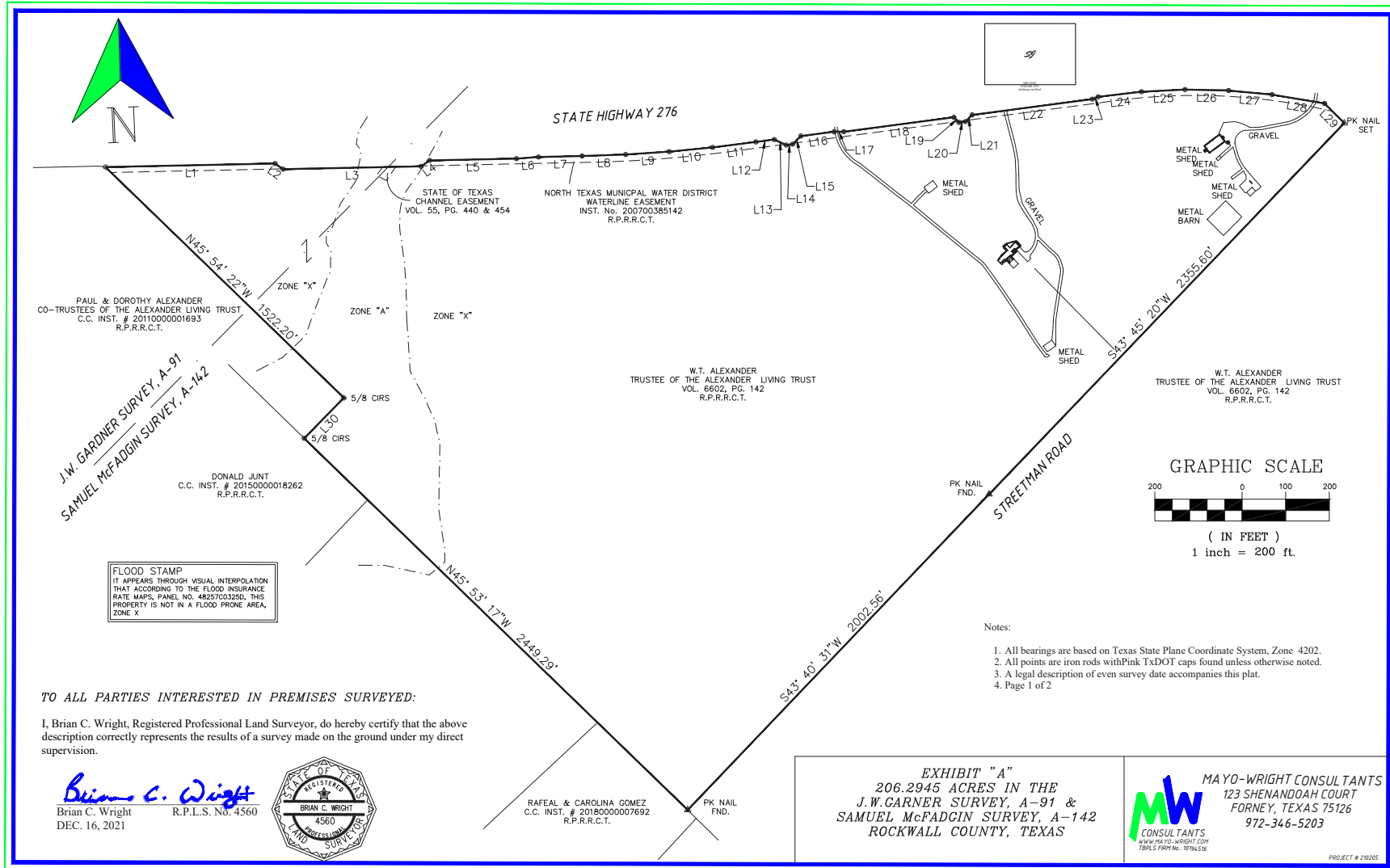
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# SURVEY

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## DISCLAIMER

This marketing brochure has been created to provide a summary of information regarding the property described herein. The information contained in this brochure has been obtained from sources believed to be reliable; however, it has not been independently verified.

Platinum Land Group has not conducted an independent investigation of the property and makes no representations or warranties, express or implied, as to the accuracy or completeness of the information provided. All information, including but not limited to acreage, zoning, utilities, development potential, pricing, and property details, is subject to change without notice.

Prospective buyers are strongly encouraged to conduct their own independent due diligence and consult with their legal, financial, and technical advisors prior to making any investment decision.

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TBD County Road 643 Nevada, TX 75173



**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.*



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Buyer/Tenant/Seller/Landlord Initials	Date	IABS 1-2	

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