



Hightower Lane, Fate, TX Royse City ISD

±29.817 ACRES OFF HIGHTOWER LANE



±29.817 Acres – Unimproved

City Limits of Fate

City Water & Sewer Available

Zoned Agricultural

Hightower Lane | Fate, TX 75189

LISTED BY: WENDY JOHNSON, ALC | 972-757-9383

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Property Overview

A ±29.817-acre flat, rectangular tract of undeveloped land at the end of Hightower Lane, within the City Limits of Fate and Royse City ISD in fast-growing Rockwall County, Texas.

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Property Overview



ABOUT THIS PROPERTY

Approximately ± 29.817 acres of undeveloped land with access at the end of **Hightower Lane**, located within the **City Limits of Fate** in **Royse City** ISD.

This flat, rectangular tract features a mix of open grassland, cedars and hardwoods, and offers an attractive opportunity for future development or investment in one of Rockwall County's fastest-growing areas.

The property sits just east of the Sleepy Hollow subdivision, within a neighborhood bounded by Elm Grove Road to the north and FM 548 to the east.

City water and city sewer available to the area.

REMARKS

Zoning: Agricultural (AG). No AG exemption.

Water: City of Fate – existing 2" line from Blackland Road to Hightower Lane.

Sewer: City sewer available to the area; not currently extended to the property.

Floodplain: Dry creek through the property; approx. 6 acres in the FEMA 100-year floodplain.

Easements: 50' gas line (east), 20' access (southeast), 20' sewer (parallel to dry creek).

Price: Call agent for pricing – Wendy Johnson, ALC | 972-757-9383 | wendy@platlandgroup.com

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Property Overview

SITE OVERVIEW

SIZE	±29.817 Acres (1,298,815 SF) Rectangular tract
LEGAL	S.C. Hart Survey, Abstract No. 105 City of Fate, Rockwall County
ACCESS	End of Hightower Lane (30' ROW)
LOCATION	City Limits of Fate Rockwall County Royse City ISD
ZONING	Agricultural (AG)
WATER	City of Fate 2" line, Blackland Rd to Hightower Ln
SEWER	City of Fate – available to the area Not currently extended to property
FLOODPLAIN	Approx. 6 acres in FEMA Zone A Dry creek (Tar Branch) through property
EASEMENTS	50' Gas Line (North Texas Pipeline) 20' Access 20' Sanitary Sewer
IMPROVEMENTS	None – unimproved land
AG EXEMPTION	None
PRICE	Call Agent for Pricing

ABOUT THIS SITE

Located within the City Limits of Fate in Rockwall County, this ±29.817-acre tract is accessed from the end of Hightower Lane and sits just east of the Sleepy Hollow subdivision. The surrounding neighborhood is bounded by Elm Grove Road to the north and FM 548 to the east.

The flat, rectangular shape lends itself to efficient planning for future development or a long-term investment hold in one of the fastest-growing areas of the Dallas–Fort Worth Metroplex.

City of Fate water is available via an existing 2" line extending from Blackland Road to Hightower Lane. City sewer is available to the area but is not currently in place to the property.

The property is zoned Agricultural and is subject to City of Fate development restrictions under Ordinance O-1711 (available in documents).

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Utilities, Easements & Floodplain

WATER

- Water service is provided by the **City of Fate**.
- An existing **2" water line** extends from Blackland Road to Hightower Lane.

SEWER

- **City sewer** is available to the area but is not currently in place to the property.
- A **20' sewer easement** runs parallel to the dry creek.

EASEMENTS

- **50' gas line easement** (Kinder Morgan North Texas Pipeline) through the east portion of the property.
- **20' access easement** (Seaway Crude Pipeline) across the southeast portion of the property.
- **20' sewer easement** parallel to the dry creek.

FEMA FLOODPLAIN

A dry creek runs through the property, with **approximately 6 acres** lying within the FEMA 100-year floodplain (Zone A, per survey).



Cleared easement crossing the dry creek

Buyers should verify utility capacity, extension costs and floodplain limits with the **City of Fate**. Survey available in documents.

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Zoning & Development

CURRENT ZONING

The property is located within the **City Limits of Fate** and is currently zoned **Agricultural (AG)**.

There is **no agricultural tax exemption** in place on the property.

CITY OF FATE DEVELOPMENT RESTRICTIONS

Development of the property is subject to City of Fate development restrictions, including **Ordinance O-1711**. A copy of the ordinance is available in the property documents.

LOCATION HIGHLIGHTS

- Within the City Limits of Fate, Rockwall County
- Royse City ISD
- Just east of the Sleepy Hollow subdivision
- Neighborhood bounded by Elm Grove Road (north) and FM 548 (east)
- One of Rockwall County's fastest-growing areas

Zoning & Development Questions

City of Fate Planning & Development

Ryan Wells, Director of Planning & Development | 469-267-3659

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PROPERTY AERIALS



INTERIOR & CREEK



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- Survey by Raul Reyes Surveying, R.P.L.S. No. 5390, signed
9/5/2023. Full-size copy in documents.

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Disclaimer

This marketing brochure has been created to provide a summary of information regarding the property described herein. All information provided is deemed reliable but not guaranteed and should be independently verified by the buyer.

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 is subject to change without notice.

Buyer and Buyer's agent are responsible for performing their own due diligence, including but not limited to acreage, zoning, FEMA floodplain, easements, utilities, and development restrictions, and are strongly encouraged to consult with their legal, financial, and technical advisors prior to making any investment decision.

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Brokerage Services



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.

11-03-2025



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	

Regulated by the Texas Real Estate Commission

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