



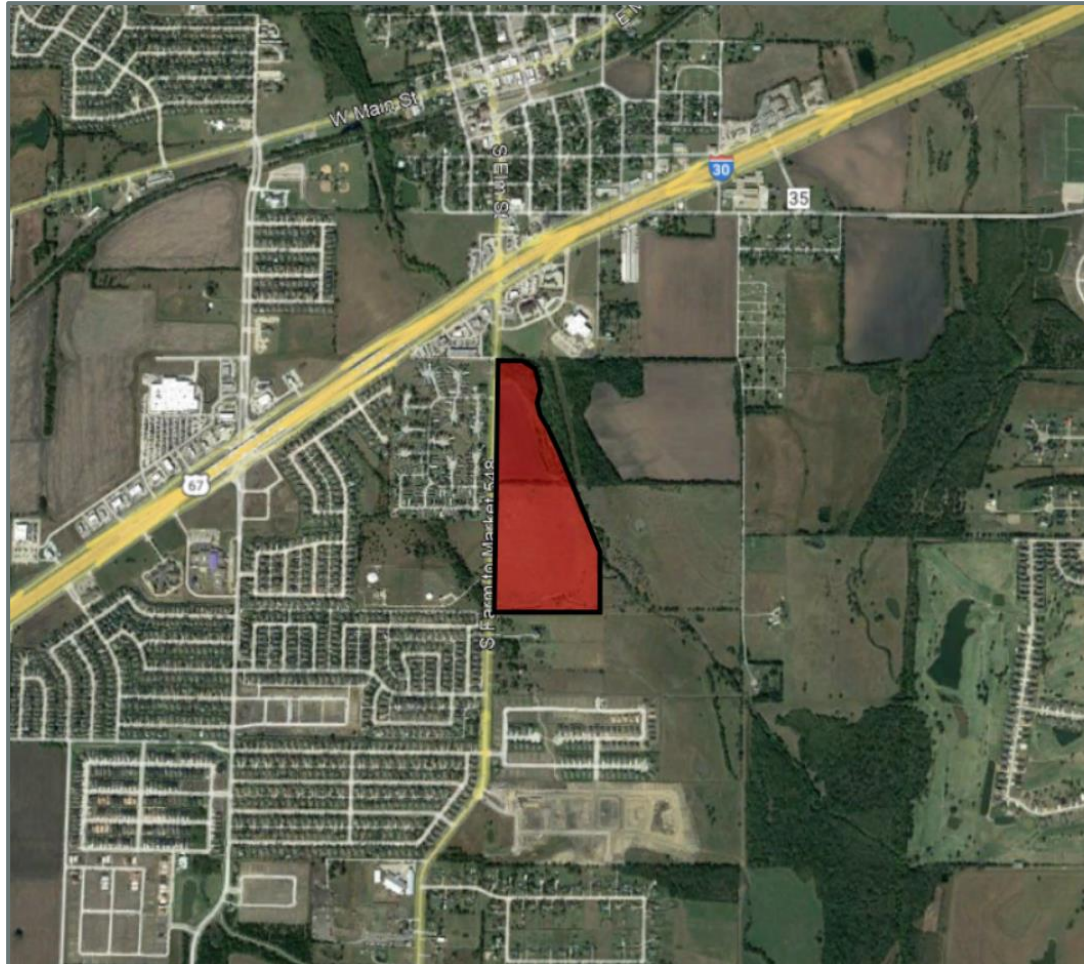
LIBERTY CROSSING
ROYSE CITY, TX

MULTIFAMILY/COMMERCIAL OPPORTUNITY

LIBERTY CROSSING

ROYSE CITY, TX

Aerial View



PROPERTY INFORMATION



SIZE:
 ± 43 GROSS ACRES
 ± 28.909 NET ACRES



TRAFFIC COUNTS:
 I-30: 42,000 VPD
 FM 548: 9,490



SCHOOL DISTRICT:
 ROYSE CITY ISD



ZONING:
 PD - MF &
 Commercial

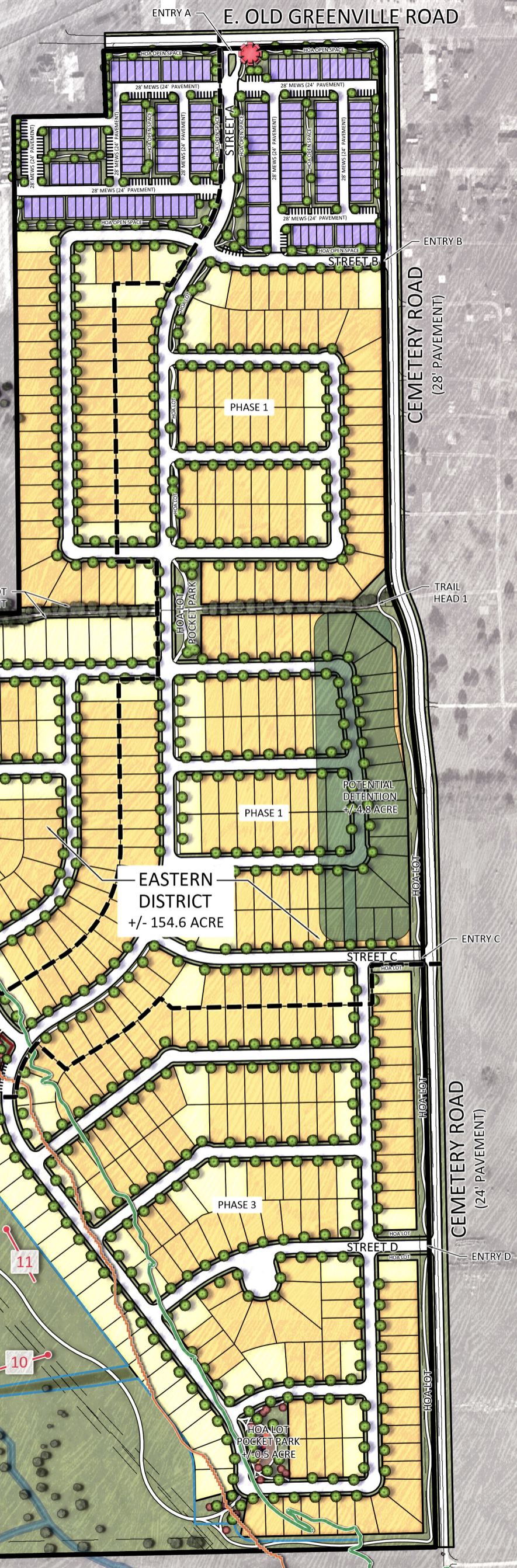
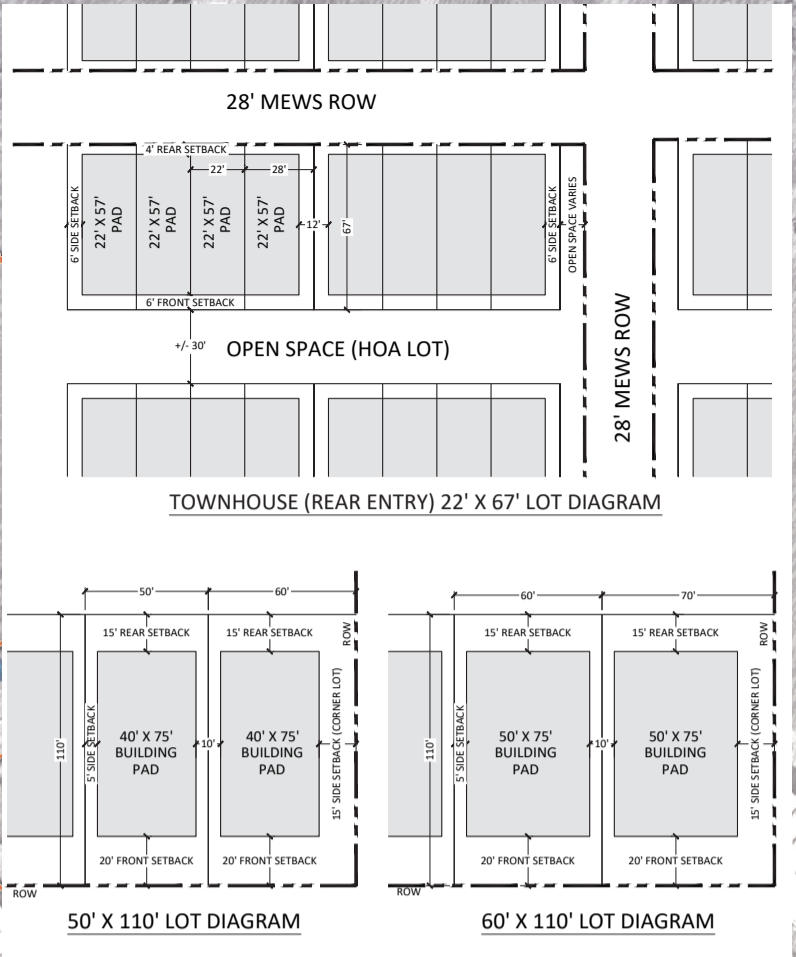


UTILITIES:
 Water: On-Site
 Sewer: On-Site

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2020 Population	9,576	17,925	35,977
2020 Median HH Income	\$97,324	\$93,528	\$103,323
2020 Average HH Income	\$91,550		
% Proj. Growth 2020-2024	23.07%		

Any projections used are speculative and do not represent the current or future performance of the site and there fore should not be relied upon. S2 Land Development makes no guarantees or warranty's regarding the information contained in this flyer. All demographic information found and provided by GeoThing Census and Datausa.io.



PROPERTY HIGHLIGHTS

- Located 750 Feet South of the SEC of I-30 & FM 548
- PD Zoning for all Multifamily or Multifamily and Retail | See Zoning Attached in Exhibit A on Page 6
- City Water is available under FM 548
- City Sewer is available in the center of the Pond Branch creek
- CLOMR approved by Royse City in September 2022
- CLOMR submitted to FEMA October 2022 | CLOMR expected to be approved by June 2023
- S2LD to build Disc Golf, 3.5 miles of Trail System, and Pedestrian Bridge
- S2LD is responsible for Old Greenville, Cemetery, and all East side Improvements
- Multifamily Trailhead to be constructed by Buyer
- Multifamily/Retail would not be part of Liberty Crossing PID

TERMS OF SALE

- +/- 28.909 AC Available for Sale (will subdivide minimum 10 AC)
- Asking \$9/PSF or \$11,333,484



CONTACT INFORMATION



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EXHIBIT A
APPROVED PLANNED DEVELOPMENT

LIBERTY CROSSING

PD-Planned Development District No. RC Ord. 22-02-1498

Development Standards

Royse City, Texas

I. GENERAL PURPOSE AND DESCRIPTION

This Planned Development District (“PD”) will allow for the development of a creative and unique subdivision on this specific tract of land. The purpose of the PD is to allow for multiple uses across the development; multifamily and commercial uses in the Mixed-Use District and single family, both attached and detached, in the Eastern District. The Development shall provide large amenity center with pool, tree lined streets, private Homeowners Association (HOA) for the Eastern District and all common owned areas, multiple pocket parks, open spaces, a large privately maintained Disc Golf Course that is available to the public, and over three miles of public trail infrastructure. On site infrastructure improvements, offsite infrastructure improvements, perimeter screening, landscaping, and hardscape. All regulations not specifically defined in this Planned Development District will be subject to the Current Royse City Code of Ordinances (the Code).

II. PROPERTY DESCRIPTION

The approximate 193-acre assemblage of three tracts of land (the “Property”) is located generally South of Old Greenville Road, East of FM 548, and West of Cemetery Road as shown on the Location Map, attached hereto as Exhibit C, and more particularly described by metes and bounds, attached hereto as Exhibit A.

III. CONCEPT PLAN

A Conceptual Plan has been incorporated into Exhibit B of this Article as a supporting visual representation of the text in this Article. Development within the District must generally comply with the Conceptual Plan, which may be amended by a resolution of the City Council. If it is determined by the City Manager or designee that there is a conflict between the text of this Article and the approved Conceptual Plan, the text of this Article shall prevail.

IV. EXHIBITS.

The following exhibits are incorporated in this Article:

- A. Exhibit A – Legal Description
- B. Exhibit B – Conceptual Plan
- C. Exhibit C – Location Map

V. DEVELOPMENT STANDARDS

The design and development of the Property shall generally comply with the Conceptual Plan attached hereto as Exhibit B. The Property is divided by the Pond Branch (and floodplain) into two Districts, the Mixed-Use District and the Eastern District. Masonry and building materials were specifically incorporated into this PD zoning, and the City specifically waived items, including but not limited to garages for each multi-family units, in exchange for upgraded masonry and building material requirements; if the Developer, or any assignee, successfully challenges the masonry and building material requirements, any waivers from standard zoning agreed to by the City are voidable at City discretion.

A. **MIXED-USE DISTRICT – MULTIFAMILY AND COMMERCIAL DISTRICT**

Mixed-Use District – this District is comprised of approximately 36 acres located West of the Pond Branch on the Property. This District is intended to be used as Multifamily with the option to permit Commercial uses as well. In addition to any permitted uses establish herein, all other uses established within the MF-2 and C Districts within the current Code shall be permitted.

1. RESIDENTIAL – MULTIFAMILY (MF) DISTRICT

- i. The multifamily portion is intended to be developed as a single development, if the multifamily development consists of multiple developments under different ownership, the standards of this PD shall apply in full to each separate development.
- ii. Minor Modifications means a minor modification or amendment to either the Concept Plan or PD Standards that does not materially impact the theme, character, or continuity of the development. Minor Modifications are authorized under this Agreement upon review and approval of the City Manager or his or her designee. An approved Minor Modification will be evidenced by a memorandum filed by the City Manager, or designee, with the City Secretary providing notice to all parties to the Agreement, in accordance with the notice requirements of this Agreement. A Minor Modification may include, but is not limited to, the following:
 - a. Façade
 - b. Balcony Requirements
 - c. Garage Requirements
 - d. Parking requirements
 - e. Pool Requirements
- iii. The Multifamily District will comply with the development standards found below in Table A. The MF District is to provide for compatible land, building, and structural uses primarily oriented to high-density multifamily residential use. This Planned Development District shall not affect any regulations within

the Code, except as specifically provided herein. All regulations not specifically defined in the Multifamily District will be subject to requirements in the Royse City Code of Ordinances, Chapter 14 Zoning, Article 4 – Zoning Districts, Section 4-6 MF-2 Multifamily Residential District.

iv. Multifamily District Regulations:

Table A – Multifamily (MF) Zoning District Requirements	
Density, Height and Setback	MF
Maximum Density	38 d.u. per acre
Minimum Street Yard	15' all streets
Minimum Rear/Side Yard	20'
Minimum Distance between building walls	20'
Minimum Building Height	Three Story
Maximum Building Height	55' or four Story
Minimum Livable Unit Area	
1 Bedroom	600 sf
2 Bedroom	800 sf
3 Bedroom	1,000 sf
Parking Requirements	
Parking Spaces per 1 Bedroom Unit	1.0 spaces/unit
Parking Spaces per 2 Bedroom Unit	1.5 spaces/unit
Parking Spaces per 3 Bedroom Unit	2.0 spaces/unit
Parking Space Dimensions	9' x 18'
Other Requirements	
Maximum Lot Coverage	70%
Masonry (Stone/Brick) Required – 1 st Floor	100%
Masonry (Stone/Brick/Hardiplank or equivalent) Required – 2 nd and 3 rd Floor	- 50% minimum stone/brick - 20% minimum hardiplank or equivalent
Masonry Required – 4 th Floor	0%

v. Additional Requirements for Multifamily Zoning District

- a. Every dwelling unit in a multifamily complex shall be located within Six hundred (600) feet of a refuse facility. There shall be available at all times at least three (3) cubic yards of refuse container per thirty (30) multifamily dwelling units.
- b. Multifamily District will not be required to be gated.
- c. Parking will be a minimum of 80% internalized and maximum of 20% exterior to the buildings.
- d. A Multi-Family complex shall provide detached or attached garage spaces for 15% of units. A detached garage shall not be defined as a detached storage building. A minimum of 75% of garages will be "Tuck Under" Garages
- e. The height is measured to the roof line with parapets or gable roofs excluded from the maximum height parameter. Roof projections may

extend a maximum of 12 feet above the maximum building height of 55 feet.

- f. Access to all units must be by an interior breezeway or hallway.
- g. Seventy-five percent (75%) of all units are required to have a balcony.
 - i. The non-Juliet style balconies must be at least 42 square feet.
 - ii. Twenty-five percent (25%) of the seventy-five percent (75%) may be Juliet style balconies.
 - iii.
 - For example, if the multifamily development has 100 dwelling units, at a minimum 56 units would need to have a balcony of at least 42 square feet and an additional 19 dwelling units would have a Juliet style balcony.
- h. A screening wall or fence required shall be constructed of a permanent, solid masonry material or decorative material like rod iron or other standard decorative material. The screening wall or fence can also be a combination of solid masonry material or decorative material.
- i. A minimum of 35% of units will be 4 story.
- j. All four story units will be served by an elevator.
- k. All stairways shall be screened from the exterior and shall not protrude from main structure.
- l. A Public Trailhead with a minimum of five (5) public parking spaces will be required.
- m. Multifamily will have a pool and workout facility, as those items are further described below, plus a minimum of three (3) of the amenities from the list below:
 - i. Pool (7 sf/unit required, multiple pools can be constructed to meet this requirement but each pool must be a minimum 1,500 sf)
 - ii. Leasing Office/Clubhouse (minimum of 2,000 sf) with gathering space
 - iii. Workout facility (minimum 1,000 sf)
 - iv. Playground
 - v. Splash pad
 - vi. Basketball or multi-sport court
 - vii. Outdoor workout equipment
 - viii. Pocket park (with seating and shade structures)
 - ix. Creative and inclusive play equipment
 - x. Bocce ball court
 - xi. Pickle ball court
 - xii. Dog Park
 - xiii. Pet Station
 - xiv. Grilling Station

*Any amenity not listed here may be approved by the City Manger or their designee and shall count towards the required five amenities.

- n. Façade and Rhythm Requirements
 - i. Buildings shall maintain a façade rhythm of 20 feet to 30 feet along all Type ‘A’ Streets.
 - ii. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.
 - iii. An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A cornice shall delineate the caps of facades that do not utilize a pitched roof.

2. COMMERCIAL DISTRICT

- i. The Mixed-Use District will consist of a maximum of 8 acres of Commercial development.
- ii. All regulations will adhere to the standards specifically the Royse City Code of Ordinances, Chapter 14 Zoning, Article 4 – Zoning Districts, Section 4-7; C-1 – Commercial District – Office, Retail & Neighborhood Service.

B. EASTERN DISTRICT – SINGLE FAMILY DISTRICT

Eastern District - The Eastern District shall be compromised of two single family districts, one district of detached single family homes compromised of 50’ wide and 60’ wide homesites, and one district of single family attached townhomes with minimum size 22’ units. The Eastern District will have no more than 520 detached homes and no more than 160 attached townhomes.

1. RESIDENTIAL – SINGLE FAMILY DETACHED (SFD) NEIGHBORHOOD

- i. The Single Family Detached Neighborhood will comply with the development standards found below in Table B. This Planned Development District shall not affect any regulations within the Code, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the Royse City Code of Ordinances, Chapter 14 Zoning, Article 4 – Zoning Districts, Section 4-3 SF-2 Single Family Residential District.

- ii. Single Family Detached District Regulations:

Table B – Single Family Detached (SFD) District		
	Lot Type A (50’)	Lot Type B (60’)
Lot Size and Mixture (Minimum)		
Minimum Ratio Homesites	80%	20%
Total Number of Homesites in Single Family Detached District	520	
Lot Area	5,500 sf	6,600 sf
Lot Width at Building Line	50’	60’
Lot Depth*	110’	110’

Yard Requirements – Main Structures		
Front Yard Setback	20'	20'
Garage Setbacks	22'	22'
Rear Yard Setback***	15'	15'
Side Yard Setback	5'	5'
Side Yard Setback on Key Lots**	15'	15'
Side Yard on Corner Lot Adjacent to ROW	15'	15'
Lot Coverage of Main Structure (Max)	55%	55%
Dwelling Regulations		
Maximum Height	35'	35'
Dwelling Size (Living Space)	Up to 40%: 1,900 sf Up to 40%: 2,000 sf At least 20%: 2,100 sf	Up to 40%: 2,000 sf Up to 40%: 2,100 sf At least 20%: 2,200 sf
Garage Minimum	Standard 2 Car	Standard 2 Car
Driveway Length Minimum	22'	22'
Landscaping		
Minimum 3" Caliper Trees	2	
Sod	Front Yard, Side Yard and Rear Yard	

* Cul-de-sac and Elbow lots may have a minimum lot depth of 100'.

** Key Lots are defined as a corner lot which is backing up to an abutting side yard.

***Back Yard Setback can be less on knuckles or cul-de-sac lots, must always be 10'+.

iii. Special Conditions for Single Family Detached District

- a. All homes will have minimum two car garage.
- b. If home has 5' SY, AC unit must be in rear of home. SY of 6'+ may have AC unit on side of home. If AC unit in SY, fence gate must be on opposite side yard.
- c. Lots which back or side onto the floodplain will have 6' wrought iron or tubular fencing to be constructed by homebuilder.

2. All other homes will have side and rear yard fencing to a maximum of 6' and constructed of wood. RESIDENTIAL – SINGLE FAMILY ATTACHED (SFA) TOWNHOMES

- i. The Single Family Attached district will comply with the development standards found below in Table C. The standards in Table C shall be the exclusive lot size, setback, building height, lot coverage, living area, and density requirements applicable to residential for development. This Planned Development District shall not affect any regulations within the Cody of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the Royse City Code of Ordinances.

ii. Single Family Attached District Regulations:

Table C – Single Family Attached (SFA) District	
	Townhome (TH)
Lot Size (Minimum)	
Minimum Lot Area	1,450 sf
Minimum Lot Width at Building Line	22'

Minimum Lot Depth	67'
Building Requirements	
Minimum Number of Attached Buildings	4
Maximum Number of Attached Buildings	6
Yard Requirements	
Minimum Front Yard Setback	6'
Minimum Rear Yard Setback	4'
Interior Unit Side Yard Setback	5'
Exterior Unit Side Yard Setback	10'
Dwelling Regulations	
Maximum Lot Coverage (Including Driveways)	95%
Maximum Height	35'
Minimum Dwelling Size	1400 sf

- iii. Special Conditions for Single Family Attached District
 - a. All homes will be rear entry.
 - b. All homes will have frontage to HOA maintained open space with alleys in rear.
 - c. All homes will have a two car garage.
 - d. Front yards will be allowed to be fenced by 4' wrought iron fence if desired.
 - e. A minimum of ½ space per unit of guest parking will be provided by the developer in the Single Family Attached District.

VI. MAINTENANCE AND INSTALLATION OF COMMON AREAS

- A. Maintenance of the common areas will be the responsibility of the HOA.
- B. Developer will install an Amenity Center for this community.
 - 1. Owner agrees to start construction of the Amenity Center prior to the issuance of a building permit for the 270th single family residence in Phase 1 of the Property, and to complete construction within 12 months thereafter. The final plat for Phase 2 of the Property may not be recorded in the Official Records, Rockwall County, Texas until construction of the Amenity Center is complete.
 - 2. The Amenity Center will be comprised of a minimum of the following items:
 - a. A minimum 3,500 square foot pool.
 - b. Adjoining Shade Structure
 - c. Parking Lot
- C. Developer will install a minimum of 3 pocket parks in the Eastern District.
- D. HOA maintenance and responsibilities of amenities include:
 - 1. Clean up and litter removal.
 - 2. Landscape installation, care, and maintenance.

3. Trimming, clearing, and removal of unwanted vegetation.
 4. Maintain irrigation system and pay for the water used in the system.
 5. Maintain benches, concrete trail, entry feature, and any other installed improvements, per Zoning Exhibit.
 6. Pay for the electricity used for the lightning for the entry feature.
 7. Maintain the amenity center, including pool, adjacent shade structures, and restrooms.
 8. Any 8' trail surface or trailhead parking will be maintained by the City.
- E. The City will maintain and accept ownership of the hard surface of the trail when it is accepted at the time of recorded Final Plat for the Phase which it is installed in. The HOA is responsible for the maintenance of the additional one foot of landscaping on either side of the trail associated with the overall trail easement.

VII. DESIGN CONDITIONS

A. Common Area Equipment

1. The amenity center will have pool, shade structure, and restrooms.
2. A public Disc Golf Course will be provided in open space.
3. Townhome green space will have dog stations, grills, benches, and shade structures.

B. Screening

1. Screening along FM 548 will be 6' wrought iron with Masonry Columns per Concept Plan and shown on the Screen Exhibit, hereon referred to as Exhibit G.
2. Screening adjacent to Single Family Attached District will be split rail fencing per Exhibit B and Exhibit G.
3. Screening adjacent to the Royse City Cemetery will be 6' masonry with masonry wall per Exhibit B and Exhibit G.
4. Screening adjacent to Cemetery Road south of the Royse City Cemetery will be board on board builder-grade stained fencing with stone columns at minimum 200' per Exhibit B and Exhibit G.

C. Entry Features

1. Old Greenville Major Entry Feature will be located at Old Greenville Road with sign monument on either side of entry and landscaping incorporated into open space areas.
2. Cemetery Road Minor Entry Features will be located at every entry along Cemetery Road and will have minor sign monument on at least one side of entry.

D. Trail and Trailhead

1. A trailhead will be constructed across from the Royse City Cemetery.
2. An 8' trail will be constructed from the Royse City Cemetery to the Open Space and then from North to South in the Open Space area according to the Royse City Trail Plan.
3. A Pedestrian Crossing will be constructed to connect the Western District with the Eastern District over Pond Branch.

E. Architectural Standards

1. Masonry – Homes will be a minimum 80% masonry.
2. Homes that have rear walls facing ROW or green space must be 100% masonry.
3. Roof Pitch – All homes in the single family detached district will have minimum roof pitch of 6:12.
4. Each single family detached home will have a minimum **4 of 9** architectural features from the list below:
 - i. 8:12 Roof Pitch
 - ii. Covered Entry
 - iii. Shutters
 - iv. Two Coach Lights
 - v. Brick and Stone mix
 - vi. Horizontal Banding
 - vii. Gabled Accent
 - viii. Divided Light Windows
 - ix. J-Swing Garage
 - x. Carriage style garages
5. Each single family attached home will have the following architectural features:
 - i. 100% Masonry below lower edge of primary roof line
 - ii. Masonry address blocks
 - iii. Wood brackets and decorative elements
 - iv. Minimum 6:12 roof pitch front-to-back
 - v. Minimum 12:12 roof pitch on side
 - vi. Decorative brick banding
 - vii. Minimum 2 different masonry materials on front elevation

F. MONOTONY REQUIREMENTS

1. Single Family Detached Monotony

- i. The intent of this subsection is to promote the health, safety, and general welfare of citizens in the Eastern District through the adoption and enforcement of single family design standards that limit the effects of repetition and uniformity by requiring variation and diversity in front elevations with a certain lot pattern. House design may not be repeated with 3 lots on the same side of the street and 3 lots across the street.

2. Single Family Attached Monotony

- i. Buildings shall maintain a façade rhythm of 22 feet along all streets.
- ii. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.