

[LINK TO AERIAL VIDEO OF PROPERTY](#)

## PREMIER INVESTMENT SITE IN STRATEGIC HIGH GROWTH LOCATION

34.75+/- Acres | Gunter ETJ

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**Vanguard Real Estate Advisors** ("Vanguard REA") has been exclusively retained by Ownership to offer investors and developers the opportunity to purchase 34.753+/- acres ("Site") in the Gunter ETJ. The Site is well located for future growth, less than a mile west of the future Dallas Parkway expansion and approximately two miles north of where the current Dallas Parkway ends. Located within the Gunter ETJ, the Site is not currently zoned and allows for a variety of possible uses. This Site represents a unique opportunity to acquire land in the direct path of growth in the rapidly expanding Grayson County. The Site has an Agricultural Exemption in place creating an extremely low overall tax value, drastically reducing a Purchaser's carrying cost, assuming they are able to maintain this exemption.

## [LINK TO AERIAL VIDEO OF PROPERTY](#)

### INVESTMENT OVERVIEW\*

Property	34.753+/- Acres (per survey dated 08/2019)
Location	Jaresh Road, Pilot Point, TX 76258
Access	Via Jaresh Road
Zoning	Gunter ETJ
Frontage	551.46+/- feet
Appraisal District Property ID	134819 (Grayson County)
School District	Tioga ISD
Water Provider	Mustang SUD (2 inch water line along Jaresh Road)
Minerals	Seller to retain minerals

\* Purchaser to confirm all information during Due Diligence

### TAX INFORMATION

Taxing Entity	Tax Rate
Grayson County	0.305100
Junior College	0.146704
Tioga School District	1.274600
<b>Total Tax Rate</b>	<b>1.726404</b>

\* Agricultural Exemption currently in place for the Site creating a Taxable Value of only \$1,310 per the Grayson County Central Appraisal District's 2023 Preliminary Values.

\* Rollback taxes will be the responsibility of the Purchaser.

### PRICING

Asking Price	\$2,257,207
Price per Acre	\$64,950

### MEDIAN HOUSEHOLD INCOME



**1-MILE | \$118,327**  
**3-MILE | \$81,364**  
**5-MILE | \$99,712**

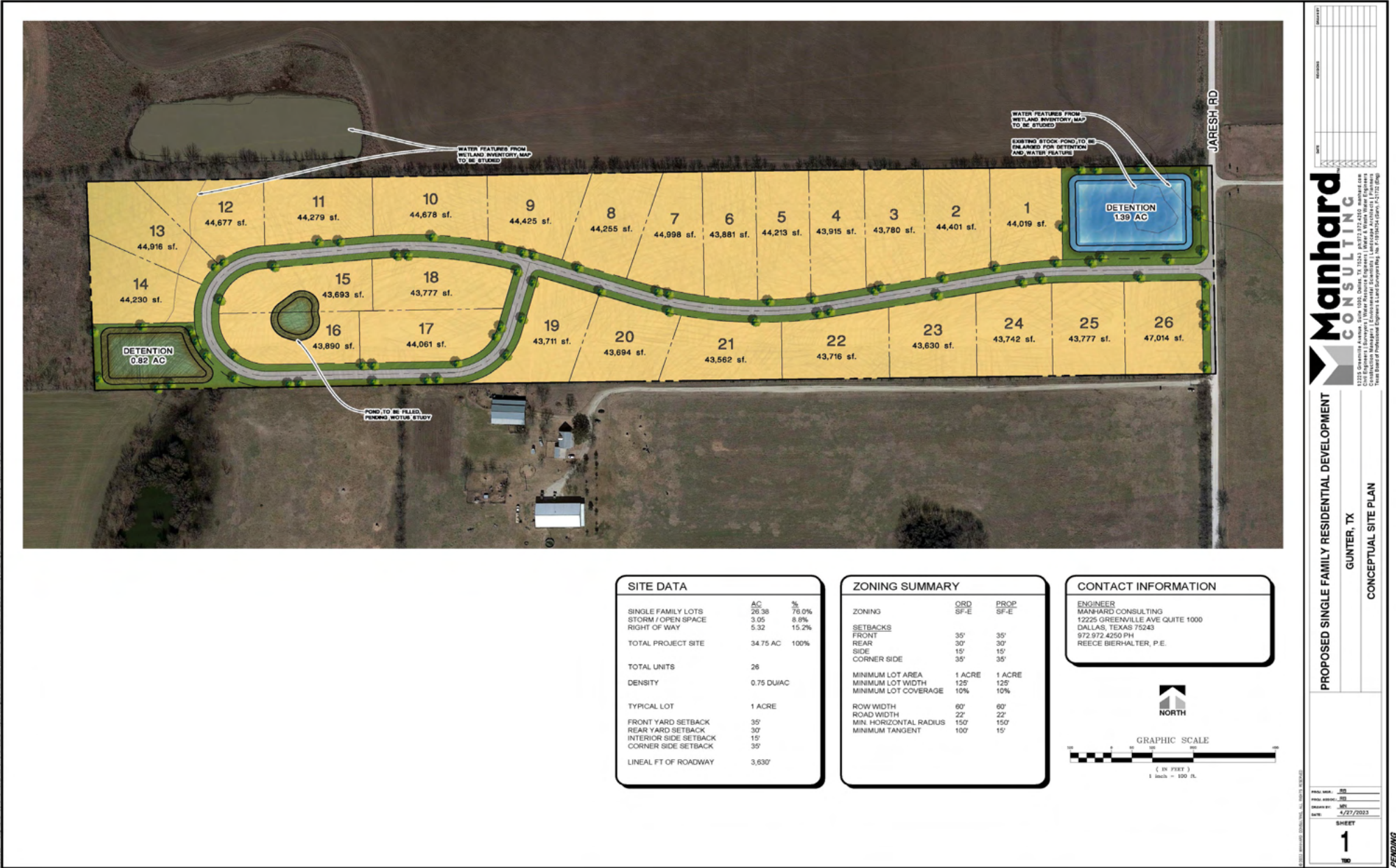
### MEDIAN HOME VALUE



**1-MILE | \$325,000**  
**3-MILE | \$326,786**  
**5-MILE | \$364,130**

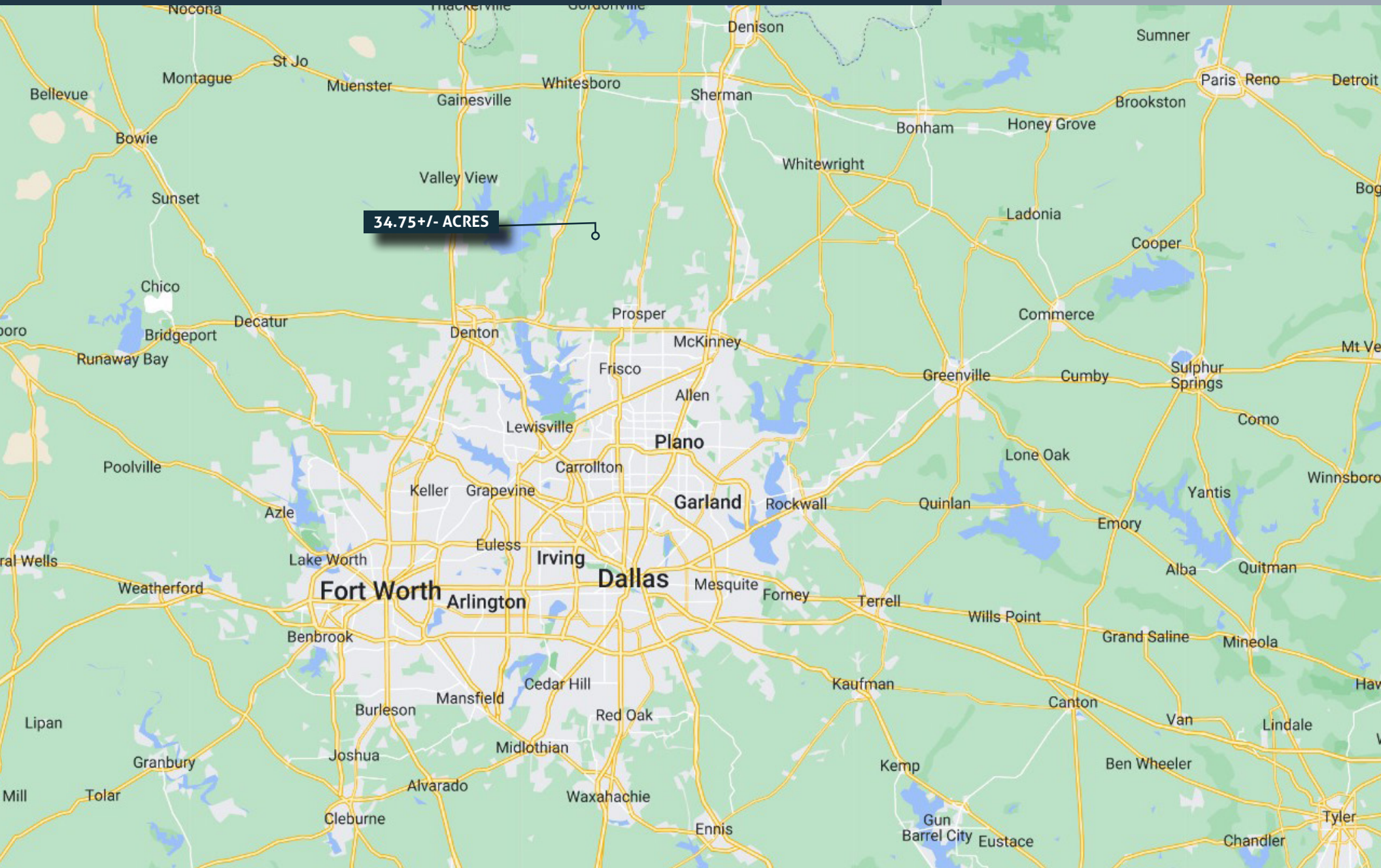
Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying the existing zoning. In addition to residential as shown below, the Site can also have other uses.

34.75 +/- ACRES  
GUNTER ETJ



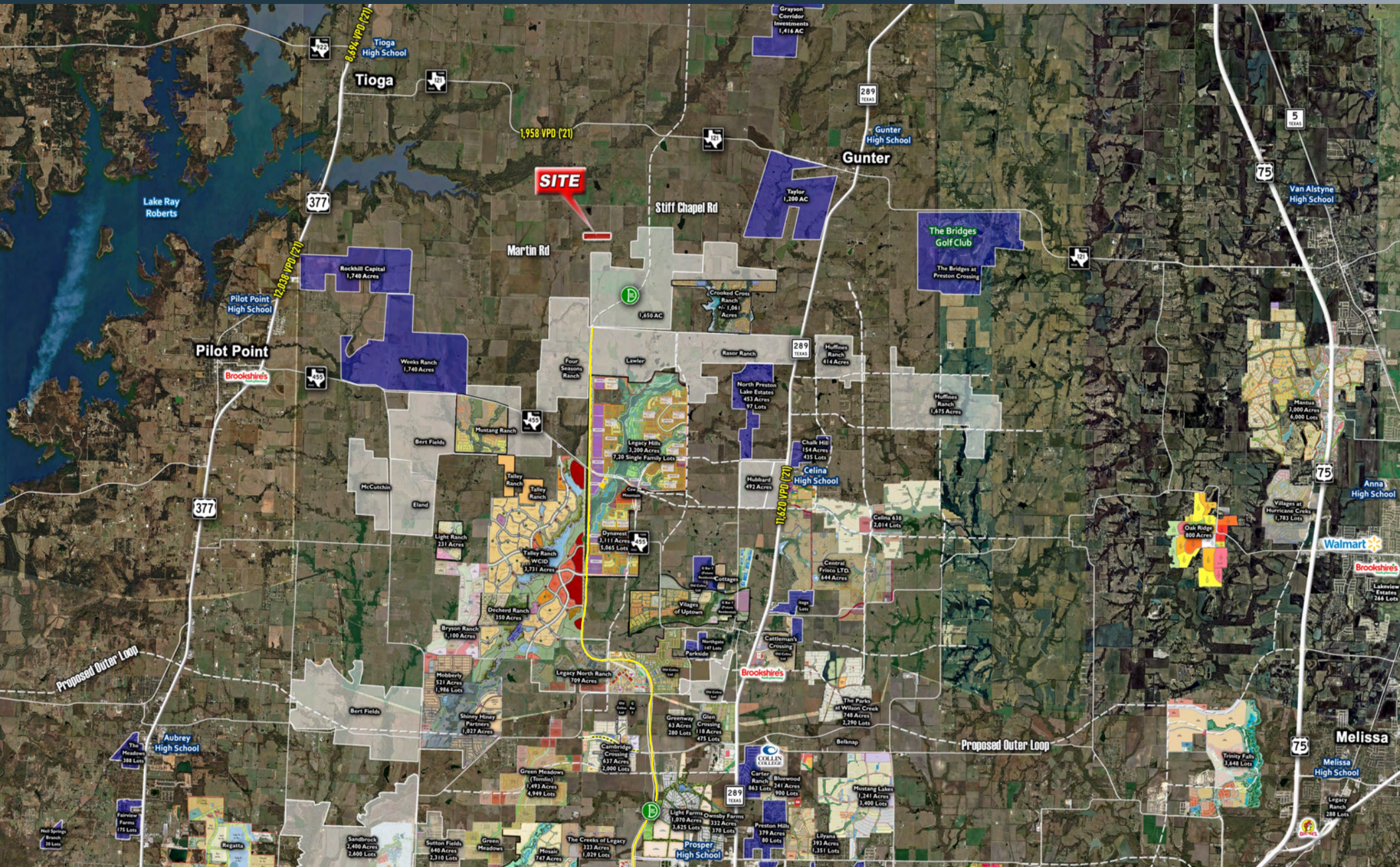


34.75 +/- ACRES  
GUNTER ETJ





34.75 +/- ACRES  
GUNTER ETJ





34.75 +/- ACRES  
GUNTER ETJ





34.75 +/- ACRES  
GUNTER ETJ





## INVESTMENT HIGHLIGHTS



### Strategic Location

- Located along Jareash Road, the Site is located less than a mile west of the future Dallas Parkway extension, allowing for easy travel to the major employment hubs of the Dallas-Fort Worth Metroplex.
- The Site is currently only two miles north of where the current Dallas Parkway/Future Dallas North Tollway, ends at Collin County Road 60.
- The Dallas Parkway has marked the path of growth in North Texas and this Site will benefit greatly to its proximity.
- Site benefits from a low Taxable Value of \$1,310 per the Grayson County Central Appraisal District's 2023 Preliminary Values.



### Zoning

- The Site is located in Grayson County, within the Gunter extraterritorial jurisdiction (ETJ).
- Located in the Gunter ETJ, the Site lends itself well to a variety of uses. Potential uses could include residential, light industrial, RV park, manufactured housing and storage.
- Please see page 3 showing the concept plan for a potential 26 one-acre lot development.
- *Purchaser to verify zoning and uses allowed on the Site.*



### Population and Demographics

- According to the U.S. Census Bureau, Grayson County had an estimated population of 143,131, a 5.6 percent increase from 135,552 in 2020.
- Per Realtor.com, the average price for a home in Grayson County in March of 2023 was \$340,000, a 13.5 percent increase year-over-year.
- The current unemployment rate in Grayson County is 4.1 percent per FRED, showing continued employment stability in the County.



Ray Roberts Lake



Preston Trail Farms- Gunter



## SHERMAN-DENISON MSA HIGHLIGHTS

- The Sherman-Denison MSA generated nearly \$5.85B Gross Metropolitan Product (GMP) in 2021.
- The unemployment rate in the Sherman-Denison MSA is decreasing rapidly since the peak of the COVID outbreak and is now at 4.4 percent as of February 2023.
- Tourism to Lake Texoma, local museums, and casinos just over the border in Oklahoma attract many daily visitors to the Sherman-Denison MSA.
- Sherman-Denison MSA is the 23rd largest MSA in Texas with an estimated population over 139,000 per the 2021 U.S. Census Bureau.

The Site is located along Jaresh Road, less than a mile west of the future Grayson County Toll Road and in the path of growth. The Sherman-Denison MSA benefits greatly from its proximity to the Dallas-Fort Worth MSA, and the Dallas Central Business District is located only an hour south of the Site.



**GROSS METROPOLITAN  
PRODUCT**  
**\$5.85 Billion**



**MSA UNEMPLOYMENT  
RATE**  
**4.4% (FEB 2023)**



**MSA ESTIMATED  
POPULATION**  
**139,000**



## ECONOMIC OVERVIEW

Grayson County is positioned in the northernmost part of the Dallas-Fort Worth (DFW) MSA, the fourth largest MSA in the country. With urban outflow from Dallas to its surrounding cities continuing to trend upward, Grayson County is poised for growth in both its population and economy. Grayson County will be home to both the Texas Instruments and Globotech semiconductor chip facilities which total \$35 million in investments and will create up to approximately 3,500 new jobs. Major employers in Grayson County include Texas Instruments, Tyson, Sherman ISD, and Wilson N. Jones Regional Health System. Prominent industries include education, manufacturing, technology, and healthcare. Educational institutions in Grayson County include Sherman ISD, Austin College, and Grayson College. Major hospitals include the Texoma Medical Center, Wilson N Jones Medical Center and Baylor Scott and White Surgical Hospital.

### GRAYSON COUNTY LARGEST EMPLOYERS

COMPANY NAME	EMPLOYEES
Tyson	1,600
Texas Instruments	1,200
Wilson N. Jones Regional Health System	1,200
Texoma Health Care System	1,163
Sherman ISD	945
Connect General, A Cigna Company	850
Ruiz Foods	700
Denison ISD	605
Texas Department of Criminal Justice	498

Source: City Of Howe Development Corporation





## AREA OVERVIEW

Major thoroughfares that create convenient mobility in and around Grayson County include the Dallas Parkway expansion, which will be lengthened north from Celina to the Collin-Grayson County line and become the Grayson County Tollway, FM-121 which runs east-west connecting Gunter to Van Alstyne, and US Highway 75 with north-south access from Oklahoma to Texas. Grayson County is poised for future growth as large employers begin to move into the region as there future thoroughfares are developed.

## TRANSPORTATION



**Air:** Commercial flights, both domestic and international, are available from Dallas Fort Worth International Airport, located 37 miles south of the Site. Flights are also available from Love Field, located approximately 40 miles south of the Site. Private and charter flights are available from the North Texas Regional Airport, just 20 miles to the northeast of the Site.



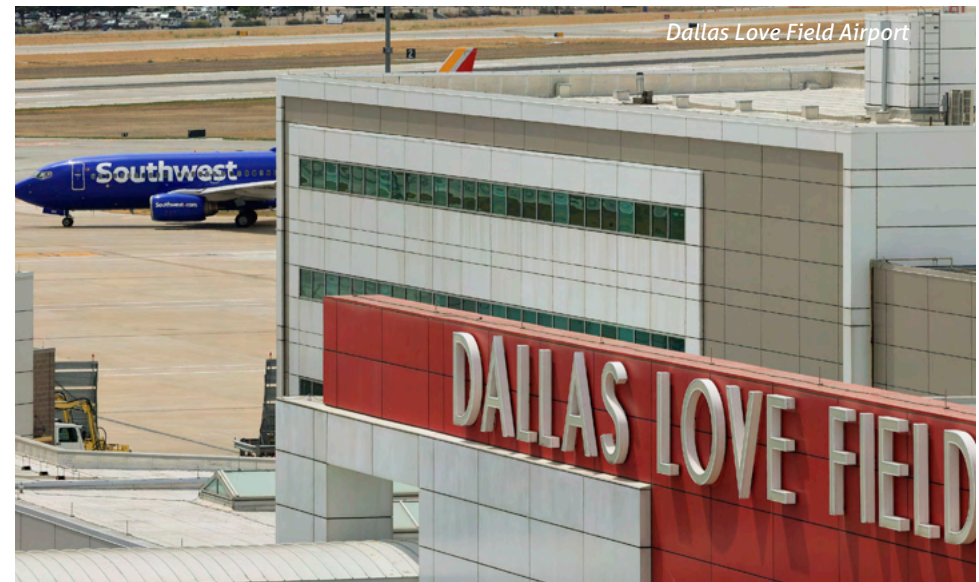
**Highway:** The Site is located less than a mile west of the future Dallas Parkway Expansion, which will be one of the major thoroughfares of Grayson County. The Dallas Parkway expansion will give north-south access from Dallas to Oklahoma. Other thoroughfares that create convenient mobility in and around the site include US-377 which connects Whitesboro to Denton, and US-289 which connects Sherman to Dallas.



Dallas Parkway Expansion



DFW International Airport



Dallas Love Field Airport



MARCH 2023 STATISTICS | SHERMAN-DENISON MSA

**MEDIAN PRICE**

**\$304,000**

▲ 1.3% YoY

**CLOSED SALES**

**243**

▲ 0.8% YoY

**ACTIVE LISTINGS**

**607**

▲ 181.0% YoY

**MONTHS INVENTORY**

**2.9**

▲ 1.9% YoY

**TRANSACTION  
TIME STATS**



**DAYS ON MARKET**

**78**

50 days more than March 2022

**DAYS TO CLOSE**

**36**

8 days less than March 2022

**TOTAL DAYS**

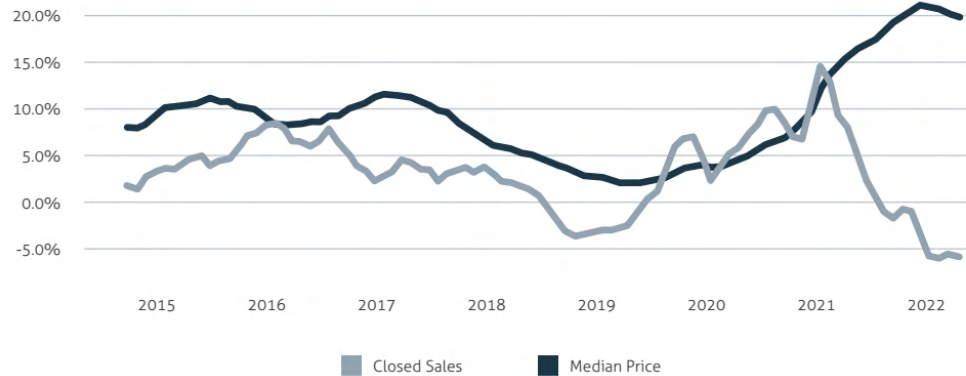
**114**

42 days more than March 2022



2022 Texas REALTORS® – Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

**GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE**



**CLOSED SALES AND ACTIVE LISTINGS**



**HOME VALUATION  
STATS**



**MEDIAN PRICE/SF**

**\$169.89**

▼ -1.4% YoY

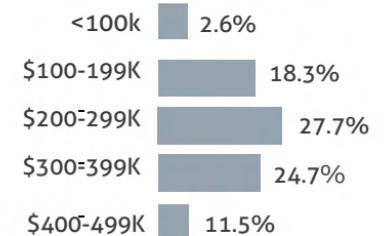
**MEDIAN HOME SIZE**

**1,836 SF**

**CLOSE/ORIGINAL LIST**

**93.3%**

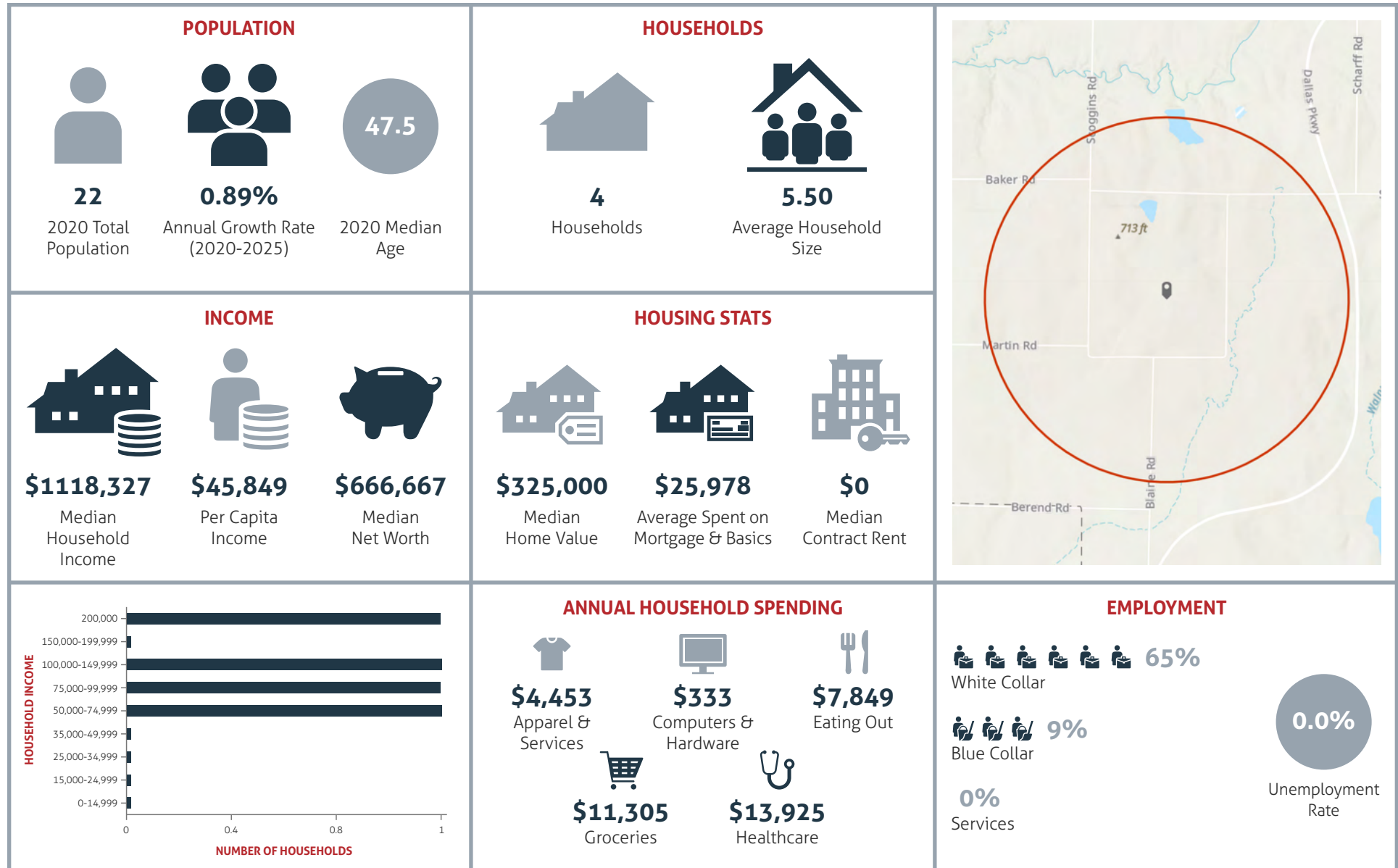
**PRICE DISTRIBUTION**





## DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS

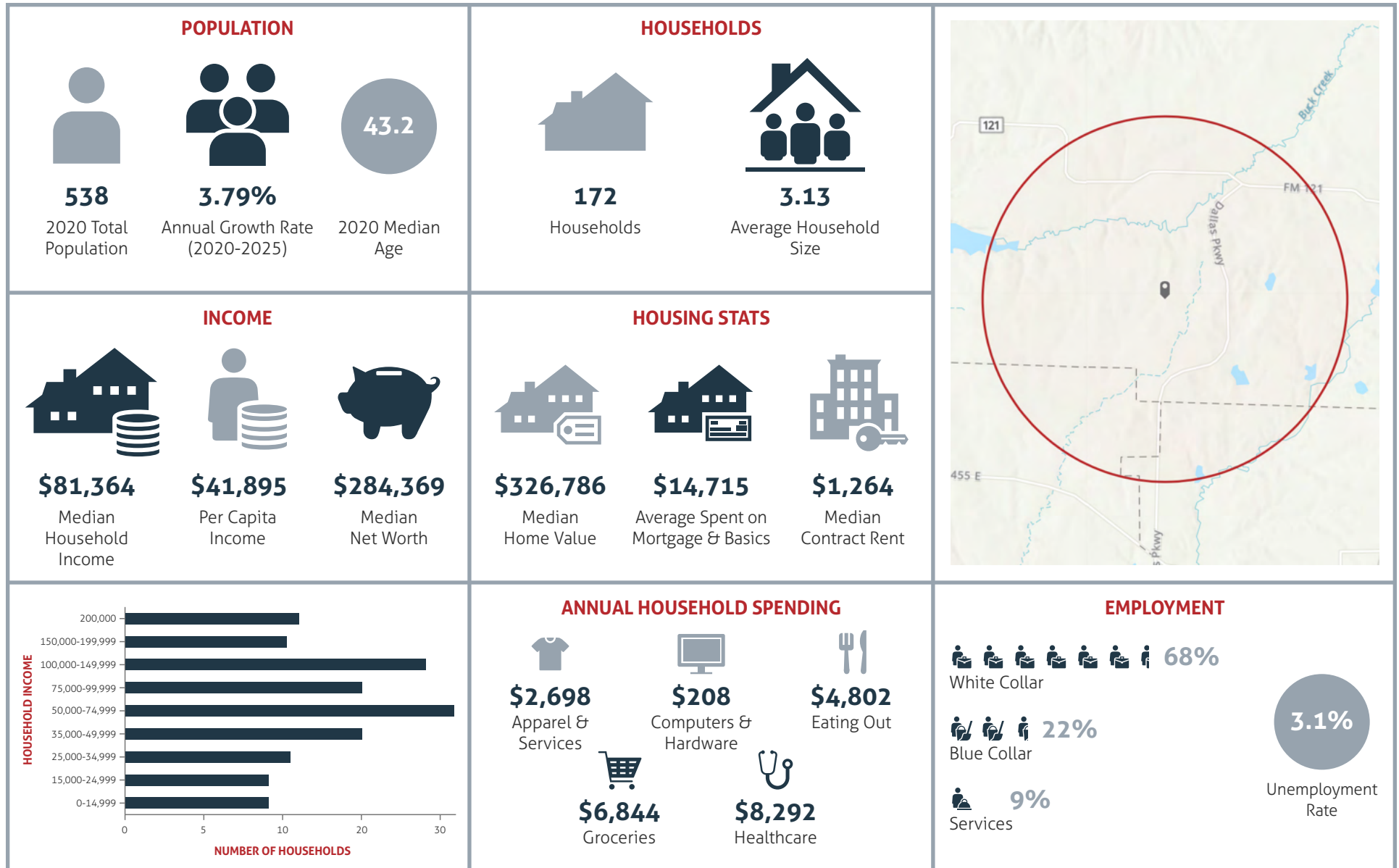
Source: ESRI





## DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS

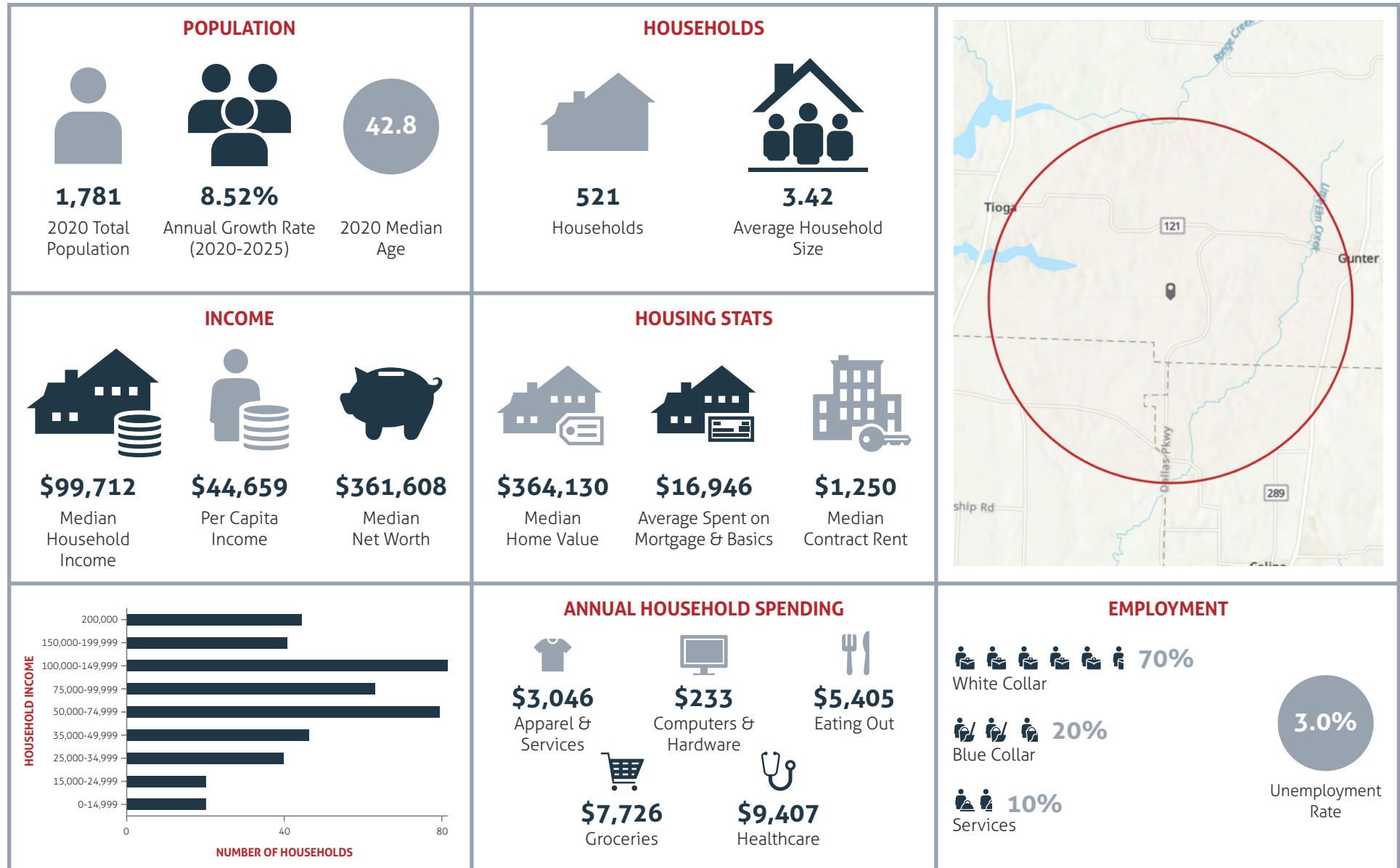
Source: ESRI





## DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS

Source: ESRI





## 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.

### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

**Sales Agent/Associate:** Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

**Sales Agent/Associate:** Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

**34.75+/- Acres | Gunter ETJ, TX 76258**



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