

12 FINISHED LOTS

Layne Drive | Denison, Texas 75020

JORDAN CORTEZ
Managing Principal
214-556-1951
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1955
Justin.Tidwell@VanguardREA.com

MASON JOHN
Managing Director
214-556-1953
Mason.John@VanguardREA.com

HALEY BIRMINGHAM
Senior Associate
214-556-1956
Haley@VanguardREA.com

WILL DROESE
Senior Associate
214-556-1952
Will@VanguardREA.com

REID PIERCE
Senior Associate
214-556-1954
Reid@VanguardREA.com

JIM MCNULTY
Associate
214-556-1949
Jim@VanguardREA.com

ALEX JOHNSON
Associate
214-556-1948
Alex@VanguardREA.com

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer builders and developers the opportunity to purchase 12 finished lots located along Layne Road in Denison, TX (the "Site") less than a half mile east of Interstate 75. Per Ownership, each lot is ready to submit building permits for homes. This offering consists of primarily **50' lots**. This represents a great opportunity to acquire finished lots in a prime location within the growing Grayson County market at a **price of only \$77,500 per finished lot**.

A 3% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity.

INVESTMENT OVERVIEW ⁽¹⁾

Property	2.569+/- Acres
Location	1131 Layne Drive, Denison, TX 75020 (33.76725, -96.58071)
Access	Available via Layne Drive
Utilities	Water and Sewer to the Site
Zoning	Zoned SF-7.5
Appraisal District Property ID's	458973, 458972, 458971, 458970, 458969, 458968, 458967, 458966, 458965, 458964, 458963, 458962,
School District	Denison ISD

⁽¹⁾ Purchaser to confirm all information during due diligence.

PRICING

Asking Price ⁽²⁾	\$930,000
Asking Price per Finished Lot	\$77,500

⁽²⁾ Total Asking Price based on 12 Finished Lots.

TAX INFORMATION

Taxing Entity	Tax Rate
Grayson County	0.305100
Junior College	0.145991
Denison ISD	1.162500
City of Denison	0.652034
Total Tax Rate	2.265625



DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 2,711
3-MILE | 20,056
5-MILE | 31,216

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 44.0%
3-MILE | 42.1%
5-MILE | 42.5%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$53,293
3-MILE | \$61,620
5-MILE | \$62,546

MEDIAN HOME VALUE



1-MILE | \$270,918
3-MILE | \$205,887
5-MILE | \$226,244



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is approximately half a mile northeast of the intersection of US-75 and FM 120, which provides future residents multiple national and local retail options such as Wal-Mart, Chick-fil-A, Starbucks, and many more.
- The Site is located approximately 4.5 miles southeast of the recently announced Preston Harbor master-planned community and a Margaritaville resort. Spanning 3,114 acres, Preston Harbor is set to feature approximately 7,500 homes. Meanwhile, the Margaritaville resort will offer 250 to 280 hotel rooms, and it is expected to create around 300 jobs.
- Approximately 4 miles south of the Site, the intersection of US-75 and Grayson Drive is home to Texoma Medical Center which has 4,000 full time employees as well as boasts national and local retailers such as Starbucks, QuikTrip, Craft Pies Pizza Company and more.
- The Site is located approximately 4 miles northeast of Gateway Village where Highland Homes is currently selling homes up to \$574,860.



Zoning

- The Site is currently zoned SF-7.5 and the approved Construction Plans consist of primarily 50' lots. The Construction Plans consist of primarily 40' x 50' pad sizes.
- Per Ownership, each lot is ready to submit building permits for homes.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the US Census Bureau, Grayson County has a population of approximately 146,907 as of July 2023, an increase of 8.4 percent since April 2020.
- Less than 20 minutes south of the Site, both the Texas Instruments and GlobiTech semiconductor chip facilities which total \$35 billion in anticipated investments and will create up to approximately 4,500 new jobs in the area.
- According to Texas Realtors, the median home price for homes in Grayson County is \$334,490 as of December 2024, an 9.7 percent increase year-over-year.
- The Site is located within Denison ISD and is approximately 1 mile from Mayes Elementary School, 1 mile from B. McDaniel Intermediate, 4 miles from Scott Middle School, and 4.5 miles from Denison High School.



Texoma Medical Center



Downtown Denison

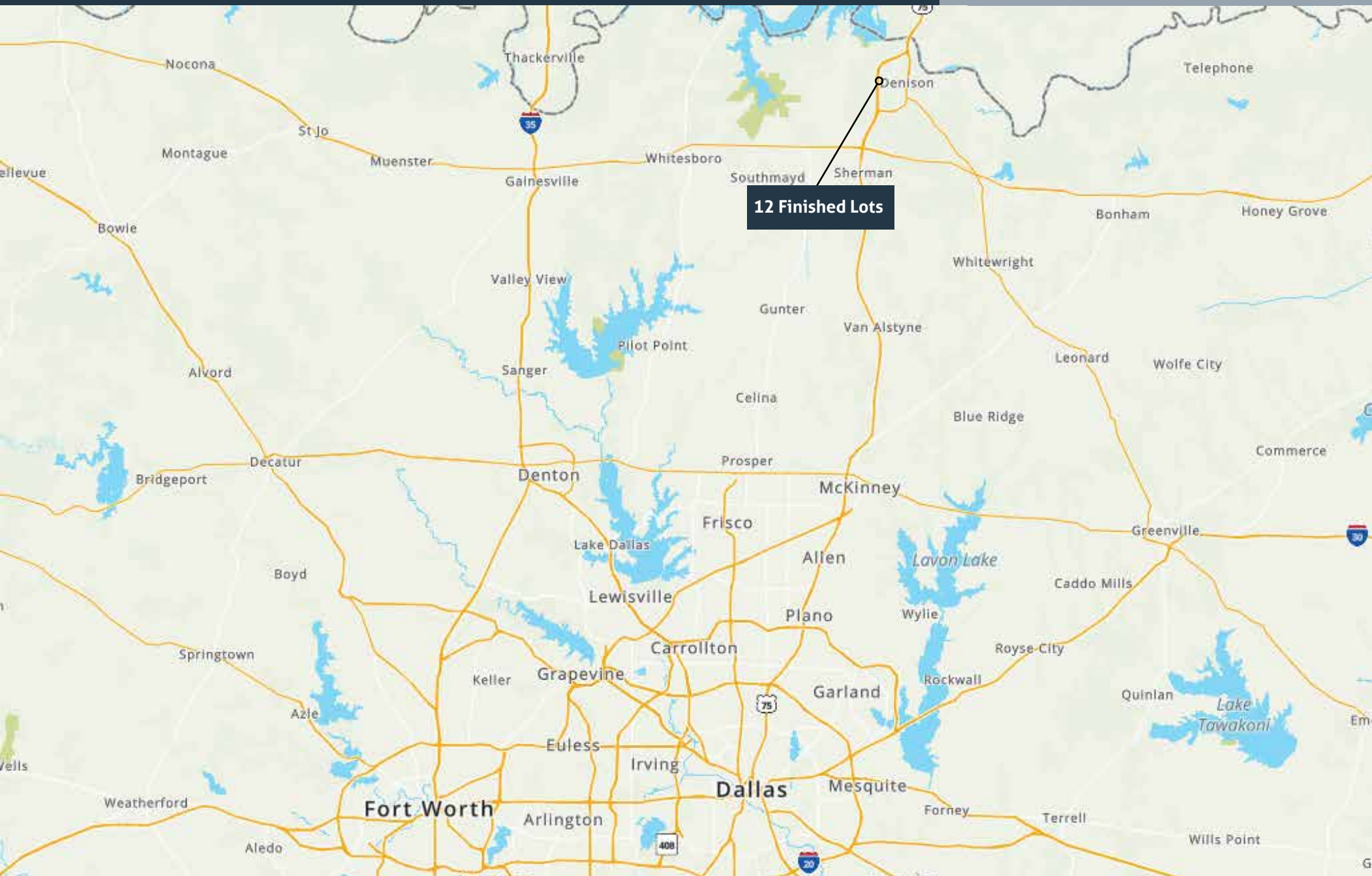
12 FINISHED LOTS DENISON, TEXAS



12 FINISHED LOTS
DENISON, TEXAS



12 FINISHED LOTS DENISON, TEXAS



SHERMAN-DENISON MSA HIGHLIGHTS

- In 2022, the Sherman-Denison Metropolitan Statistical Area (MSA) generated nearly \$6.33 million in Gross Domestic Product (GDP).
- The area's unemployment rate was 3.7% in 2023, 0.4% below the national average and down 2.2% since 2020.
- Upcoming semiconductor facilities by Texas Instruments and Globitech will inject approximately \$35 billion in investments and create about 4,500 new jobs in the region.
- Lake Texoma, local museums, and nearby Oklahoma casinos draw significant daily tourism to the Sherman-Denison MSA.
- As of 2023, Sherman-Denison ranks as the 23rd largest MSA in Texas, with a population exceeding 146,907 and an annual growth rate of 2.59%, according to Federal Reserve Economic Data.
- Grayson County has experienced population growth in 11 of the past 12 years, with the largest surge occurring between 2021 and 2022.
- Grayson County has seen a recent wave of development, highlighted by the Preston Harbor master-planned community and a Margaritaville resort. Spanning 3,114 acres, Preston Harbor is set to feature approximately 7,500 homes. Meanwhile, the Margaritaville resort will offer 250 to 280 hotel rooms and is expected to create around 300 jobs.

The Site is strategically positioned near US-75, within the projected path of future growth. The Sherman-Denison MSA enjoys significant advantages from its proximity to the DFW MSA and Oklahoma, with the Dallas Central Business District just an hour's drive south.



**GROSS METROPOLITAN
PRODUCT**

\$6.33 Million



**GRAYSON COUNTY
POPULATION GROWTH**

2.6% (2021-2022)



**GRAYSON COUNTY
ESTIMATED POPULATION**

146,907



ECONOMIC OVERVIEW

Denison, Texas, located in Grayson County near the Oklahoma border, is part of the Sherman–Denison metropolitan area. As of the 2020 census, the city had a population of 24,479, reflecting a 7.7% increase from 2010. The city's economy is diverse, with key sectors including manufacturing, retail trade, and healthcare. Major employers encompass the Denison Independent School District, Ruiz Foods, Texoma Medical Center, and Cigna. The retail sector is bolstered by establishments like Walmart and Home Depot distribution centers. Educational institutions play a significant role in Denison's economy. The Denison Independent School District serves the community, and Grayson College, a public community college, offers a range of academic programs. Transportation infrastructure in Denison supports economic activities, with U.S. Highways 69 and 75 facilitating regional connectivity. The North Texas Regional Airport provides general aviation services, enhancing accessibility for businesses and residents. Denison's economic landscape is characterized by a blend of traditional industries and educational institutions, contributing to its growth and development within the Texoma region.



Grayson College

GRAYSON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texoma Medical Center	4,000
Tyson	1,700
Sherman ISD	1,137
Ruiz Foods	1,100
Walmart	900
Sam's Club	900
CIGNA	800
Denison ISD	722
Carrus Specialty Hospital	650



AREA OVERVIEW

Denison is a historic city located in Grayson County in North Texas, just south of the Texas-Oklahoma border and approximately 9 miles north of Sherman. Positioned along US Highway 75, Denison provides convenient access to Sherman, the Dallas-Fort Worth Metroplex, and the broader Texoma region. Residents of Denison benefit from a diverse employment base, including prominent local employers such as Texoma Medical Center, Texas Instruments, GlobiTech, and the Grayson County Government.

According to Texas Realtors, the median home price in Grayson County as of December 2024 was \$334,490, reflecting a 9.7% year-over-year increase. With its strategic location in the rapidly growing Sherman-Denison MSA and its proximity to the booming Dallas-Fort Worth metroplex, Denison has experienced consistent growth in population and economic activity since 2010.



Downtown Denison



Denison High School

TRANSPORTATION



Air: The site benefits from proximity to major airports: Dallas/Fort Worth International Airport (approximately 72 miles south) and Dallas Love Field Airport (70 miles south), which provide global and domestic connectivity. For smaller aircraft, the North Texas Regional Airport is just 7 miles southwest from the site and serves the surrounding area with private and regional air travel options.



Highway: The site is strategically located just north of FM 120 and east of US Highway 75, which runs through Denison and provides a direct connection to Sherman, Dallas, and beyond. US Highway 75 connects to Interstate 35 to the south, offering easy access to major cities like Fort Worth, Waco, and Austin. Additionally, US Highway 82 runs east-west and connects Denison to nearby areas such as Gainesville and Texarkana.



Public Transit: Public transportation is provided within the Sherman-Denison MSA by Texoma Area Paratransit System (TAPS). TAPS offers curb-to-curb service to residents for intown, out-of-town, and out-of-county trips. Surrounding counties including Cooke, Grayson, Fannin, Montague, Clay and Wise are also supported by TAPS.



DFW International Airport



TAPS Public Transit

Market Selector

Local Association
Greater Texoma Association of ..

Property Type
All Residential (SF, Condo, Town..

Market Type
County

Market Name
Grayson County

Frequency
Monthly

Date
December 31, 2024

Construction Type
All (Existing & New)

December 2024 Market Statistics - Grayson County

Median Price
\$334,490
▲ 9.7% YoY

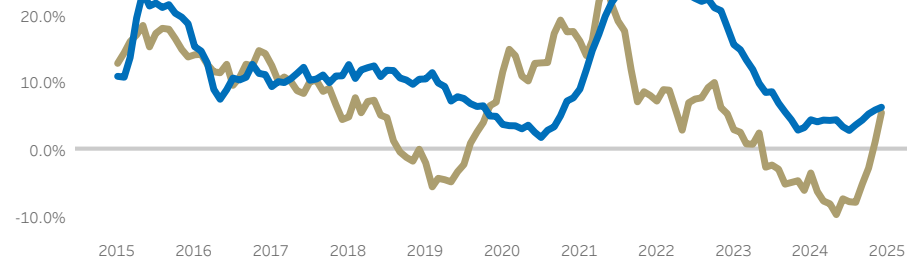


Closed Sales
211
▲ 32.7% YoY

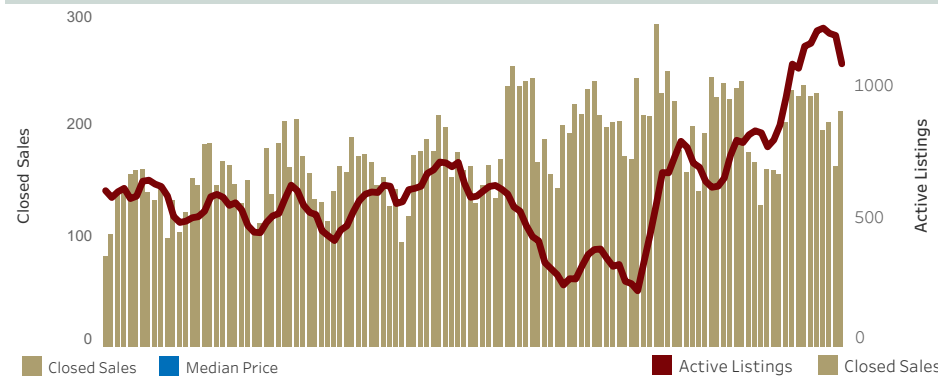
Active Listings
1,080
▲ 41.4% YoY

Months Inventory
5.3
▲ 1.4 YoY

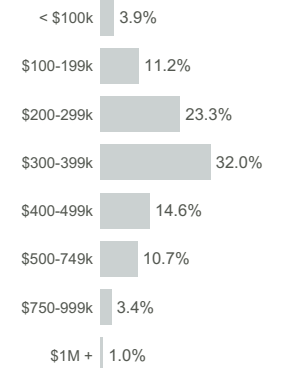
GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION



VALUATION STATS

Median Price/Sq Ft
\$177.38
▲ 1.7% YoY

Median Home Size
1,845 sq ft

Median Year Built
2021

Close/Original List
90.8%

TRANSACTION TIME STATS

Days on Market
95

23 days more than December 2023

Days to Close
37

8 days more than December 2023

Total Days
132

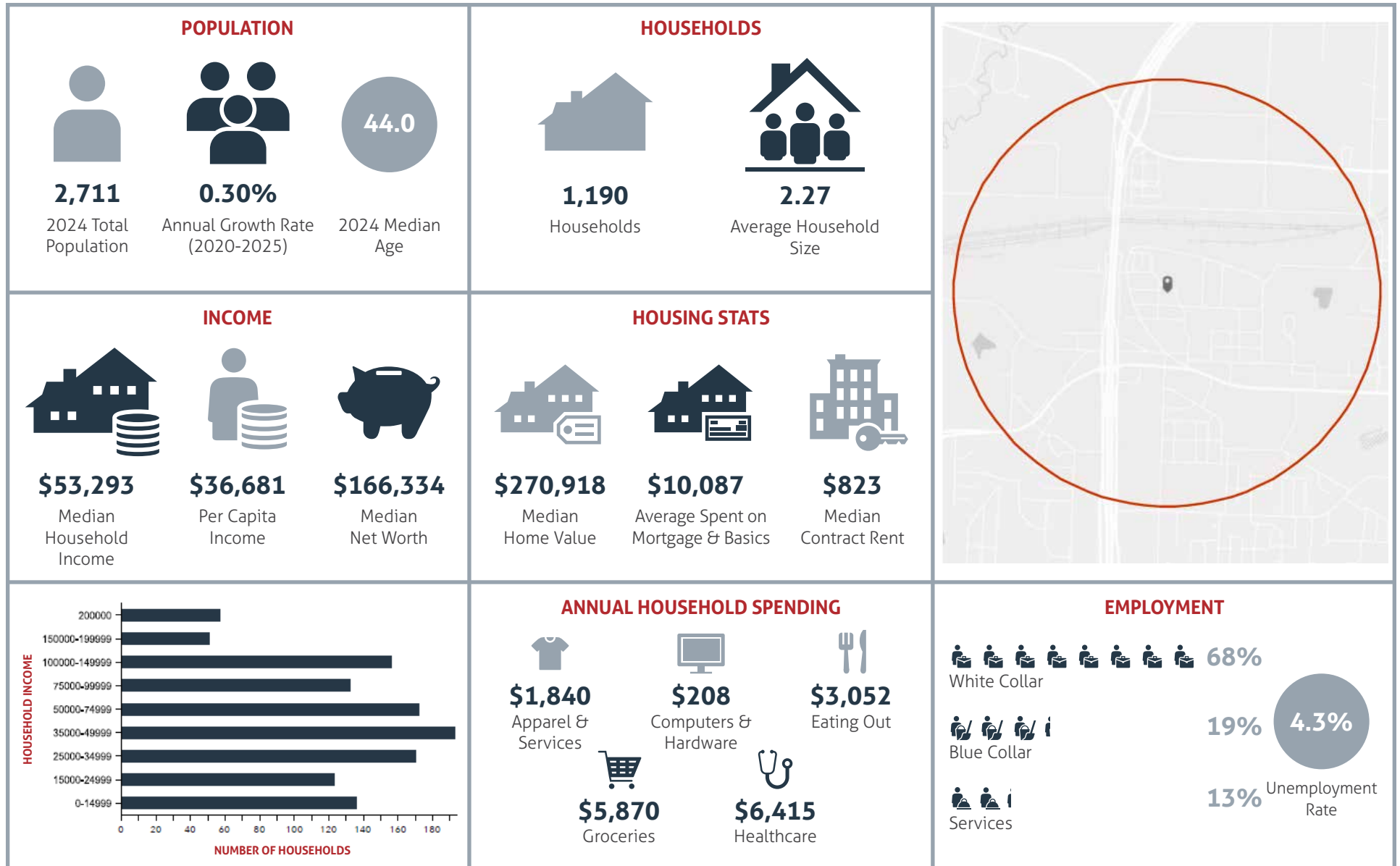
31 days more than December 2023

[Click for Infographic](#)

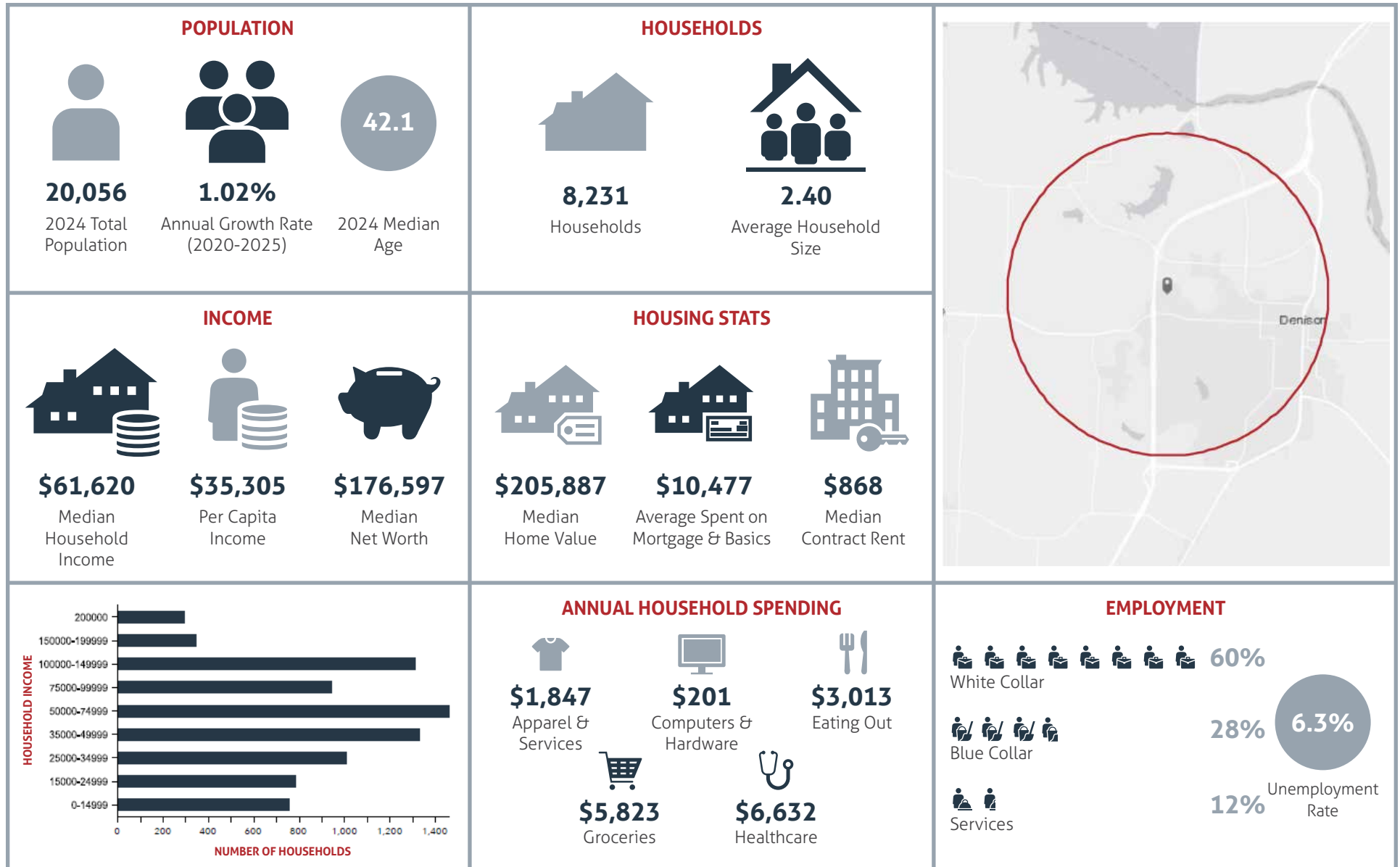


© 2024 Texas REALTORS®. Data used in this report come from the Texas REALTORS® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

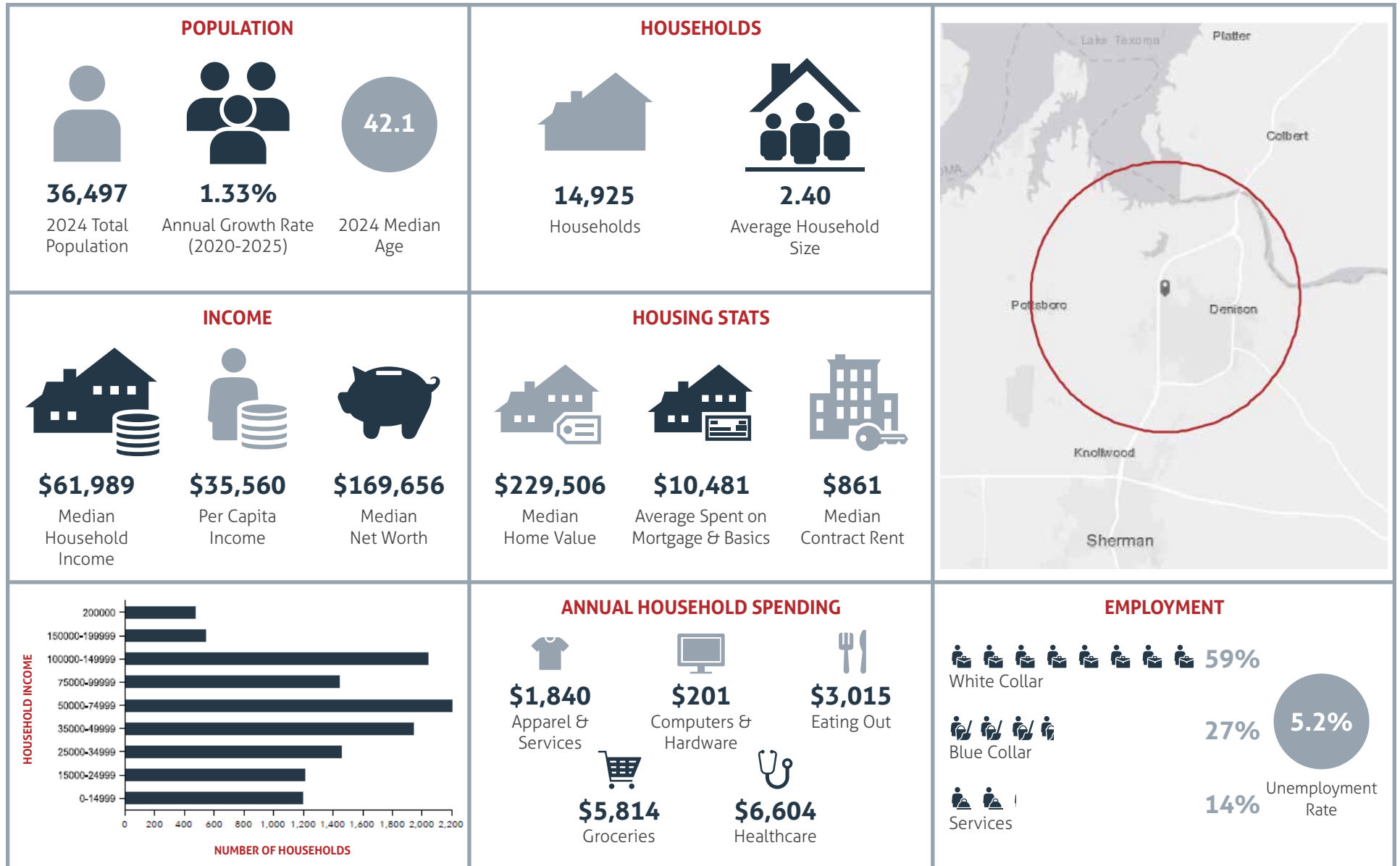
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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

Sales Agent/Associate: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948



12 Finished Lots | Layne Drive | Denison, Texas 75020

JORDAN CORTEZ | *Managing Principal* | 214-556-1951 | Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL | *Managing Director* | 214-556-1955 | Justin.Tidwell@VanguardREA.com

MASON JOHN | *Managing Director* | 214-556-1953 | Mason.John@VanguardREA.com

HALEY BIRMINGHAM | *Senior Associate* | 214-556-1956 | Haley@VanguardREA.com

WILL DROESE | *Senior Associate* | 214-556-1952 | Will@VanguardREA.com

REID PIERCE | *Senior Associate* | 214-556-1954 | Reid@VanguardREA.com

JIM MCNULTY | *Associate* | 214-556-1949 | Jim@VanguardREA.com

ALEX JOHNSON | *Associate* | 214-556-1948 | Alex@VanguardREA.com