



34.37+/- ACRE DEVELOPMENT SITE
US-377 | Pilot Point, TX 76258

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
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214-556-1956
Haley@VanguardREA.com

WILL DROESE
Director
214-556-1952
Will@VanguardREA.com

REID PIERCE
Director
214-556-1954
Reid@VanguardREA.com

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

TIM MARRON
Associate
214-556-2381
Tim@VanguardREA.com

Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer investors and developers the opportunity to purchase 34.37+/- acres (“the Site”) located along US-377 in Pilot Point, TX. The Site features nearly a half mile of frontage along US-377, making it an ideal location for commercial development. The Site is well located in the path of future growth, being approximately 7 miles west of Dallas Parkway and less than 10 miles north of US-380. The Site is located in the Pilot Point ETJ, with no known restrictions in place, offering remarkable value and flexibility for a developer or investor. At an attractive price of only \$4.50 per square foot, this is an excellent value for a well located Site in the expanding North Texas market. Seller would consider subdividing the Site depending upon business terms.

A 2% 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; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	34.37+/- Acres
Location	US-377, Pilot Point, TX 76258
Access	Access via US-377 (2,156’ of frontage) & Zipper Road (656’ of frontage)
Utilities	Water: Mustang SUD (10” line along US 377- page 5) Sewer: Mustang SUD
Zoning	Pilot Point ETJ; Future land use map encourages commercial development
Appraisal District Property ID	983201
School District	Pilot Point ISD

(1) Purchaser to confirm all information during due diligence

PRICING	
Asking Price	\$6,737,207
Price Per Square Foot	\$4.50

TAX INFORMATION	
Taxing Entity	Tax Rate
Denton County	0.187869
Pilot Point ISD	1.026260
Total Tax Rate	1.214129

*Please note that there is an existing Agricultural exemption on the Site



DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 140
3-MILE | 5,391
5-MILE | 9,889

ANNUAL GROWTH RATE (2020-2025)



1-MILE | -0.14%
3-MILE | 1.23%
5-MILE | 3.04%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$119,129
3-MILE | \$88,897
5-MILE | \$94,970

MEDIAN HOME VALUE



1-MILE | \$695,000
3-MILE | \$485,477
5-MILE | \$528,024

34.37+/- ACRES
PILOT POINT, TX



34.37+/- ACRES
PILOT POINT, TX





INVESTMENT HIGHLIGHTS



Strategic Location

- The Site features nearly a half mile of frontage along US-377, making it an outstanding location for a commercial development. Along US-377 traffic counts exceed 15,000 VPD per TXDot, creating high demand for future commercial and retail development.
- The Site is located near several prominent future master-planned communities such as Eland Farms, Pecan Creek, Burks Ranch, Mustang Ranch, Light Ranch, Bryson Ranch and more.
- FM-455, located only 500 feet north of the Site, is a major east-west thoroughfare in Denton and Collin County creating access to I-35 to the west and US 75 to the east.



Zoning

- The Site is located within the Pilot Point ETJ, with no known zoning.
- The future land use of the Site is community mixed use, designed to serve as a large scale commercial or residential hub.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- As of 2024, Pilot Point had a population of 6,760, per the U.S Census Bureau. Pilot Point's population has increased by 54.5% since the most recent census, which recorded a population of 4,381 in 2020.
- Denton County has a current population of approximately 1,045,120, an increase of 15.3 percent from 2020, according to the U.S. Census Bureau.
- Per Realtor.com, the median listing price for a home in Pilot Point in March of 2025 was \$416,930.
- In 2023, Denton County sustained a robust median per capita income of \$108,185.

Downtown Pilot Point



Pilot Point Town Square



DFW HIGHLIGHTS

- The Dallas-Fort Worth area features a well-diversified Economy, ranking fifth nationwide for growth with remarkable Gross Domestic Product (GDP) of \$744 billion in 2023. According to recent Urban Land Institute surveys, it has also earned recognition as the leading real estate market for 2025.
- According to the Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year job growth of 3.6% as of mid-2023, surpassing the national average. Employment growth remains a leader among U.S. metropolitan areas.
- The DFW metro's estimated population of 8.3 million ranks fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poising DFW to surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include #2 in the country for most commercial projects underway, 5th Fastest Growing Economy (2022), and 6th Most Innovative City in the World.
- Denton County, where the site is located, is witnessing demographic shifts and has an estimated 2024 population of 1,045,120 with a growth rate of 15.3% since April 2020, according to US Census Data. Denton county is the 7th largest county in Texas.

The Site is located in the Pilot Point ETJ and Denton County, TX, which is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas, with the Site being in Denton County. DFW has a population of 8.3 million, making it the fourth largest population center in the country.



**GROSS METROPOLITAN
PRODUCT**

\$682 Billion



**DFW POPULATION
GROWTH**

20.1% (2022-2023)



**DFW ESTIMATED
POPULATION**

8.3 Million



Fort Worth



Downtown Dallas

ECONOMIC OVERVIEW

Denton County has a growing economy, due to strong education, manufacturing, healthcare, logistics, and retail sectors. One of the county's biggest drivers is education, with the University of North Texas (UNT) and Texas Woman's University (TWU) bringing in over 55,000 students combined, which keeps local businesses, housing, and job growth booming. UNT enrolls nearly 47,000 students, while TWU is the largest state-supported university for women in the United States. Outside of education, major employers like Peterbilt Motors, and healthcare giants like Texas Health Presbyterian and Medical City Denton help drive strong economic growth. The retail and service industries are also thriving, with big names like Sally Beauty Holdings headquartered in Denton. Additionally, Denton County benefits from major highways such as I-35, which supports logistics, distribution, and trade. With excellent job growth, a skilled workforce, and ongoing investment in infrastructure and development, Denton County's economy is only getting stronger.



University of North Texas

DENTON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
University of North Texas	8,891
Lewisville ISD	6,500
Peterbilt Motors Company	2,000
Texas Health Presbyterian Hospital Denton	1,100
Texas Women's University	1,077
Sally Beauty Holdings	1,000
Medical City Denton	799
Safran Electrical & Power	571
Tetra Pak	500
ESAB Welding & Cutting	405

Source: Denton Economic Development Partnership



AREA OVERVIEW

Pilot Point, located in Denton County, is experiencing strong growth due to its prime location along Hwy 377 and nearby the upcoming Dallas North Tollway extension. The city offers a small-town atmosphere with easy access to major job hubs in Frisco, Denton, and North Dallas. Key economic drivers include major employers like Pilot Point ISD, Peterbilt Motors in Denton, and Tetra Pak, along with a thriving equestrian and agribusiness sector. Retail and tourism are also expanding, with a revitalized downtown and attractions like Ray Roberts Lake drawing visitors and boosting the local economy. Residential and commercial development continues to rise, bringing new infrastructure and investment. Pilot Point is experiencing positive developments in its housing market. According to Realtor.com, as of March 2025, the median listing home price is approximately \$416,900.

TRANSPORTATION



Air: The Site is located approximately 32 miles north of Dallas/Fort Worth International Airport, offering both domestic and international flights. The Site also approximately 36 miles north of Dallas Love Field, which primarily serves domestic routes within the U.S. Denton Enterprise Airport is private commercial airport serving Denton County approximately 18 miles southwest from the Site.



Highway: This Site is located between 3 major north-to-south thoroughfares in Denton County. The Site features nearly a half mile of frontage along Highway 377, a major North-South thoroughfare in the DFW area. The Site will also be approximately 7 miles west from the Future Dallas North Tollway Expansion, and 11 miles west of Preston Road. The Site is also less than 500 feet south of FM 455 which stretches across greater Denton and Collin County with plans to expand to a 6-lane divided highway.



Lake Ray Roberts



Dallas Fort Worth International Airport

May 2025 Market Statistics - Pilot Point

Median Price
\$333,000
▲ 5.1% YoY

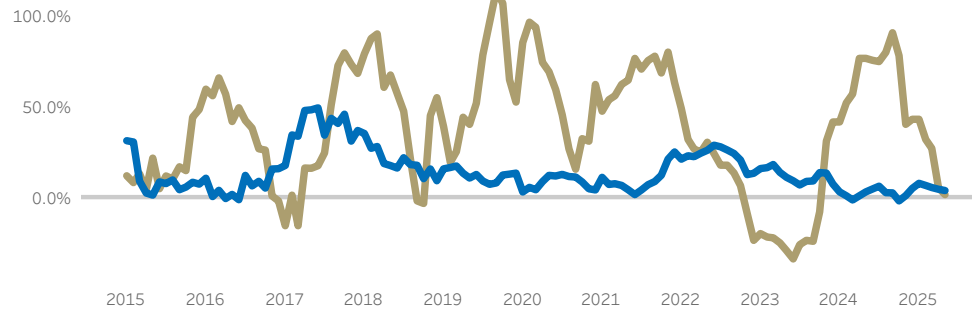
Closed Sales
5
▼ -44.4% YoY

Active Listings
78
▲ 136.4% YoY

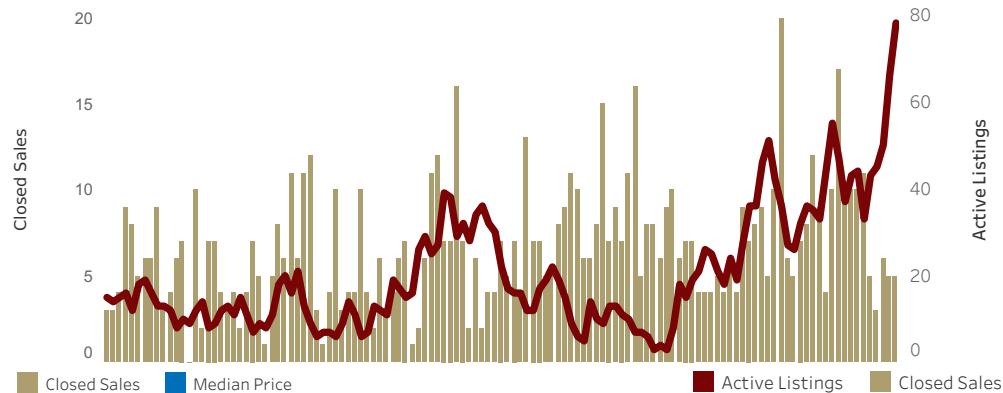
Months Inventory
9.8
▲ 6.0 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION

< \$100k	0.0%
\$100-199k	0.0%
\$200-299k	40.0%
\$300-399k	40.0%
\$400-499k	0.0%
\$500-749k	20.0%
\$750-999k	0.0%
\$1M +	0.0%

VALUATION STATS

Median Price/Sq Ft
\$188.06
▼ -4.8% YoY

Median Home Size
1,572 sq ft

Median Year Built
2022

Close/Original List
93.7%

TRANSACTION TIME STATS

Days on Market
166
114 days more than May 2024

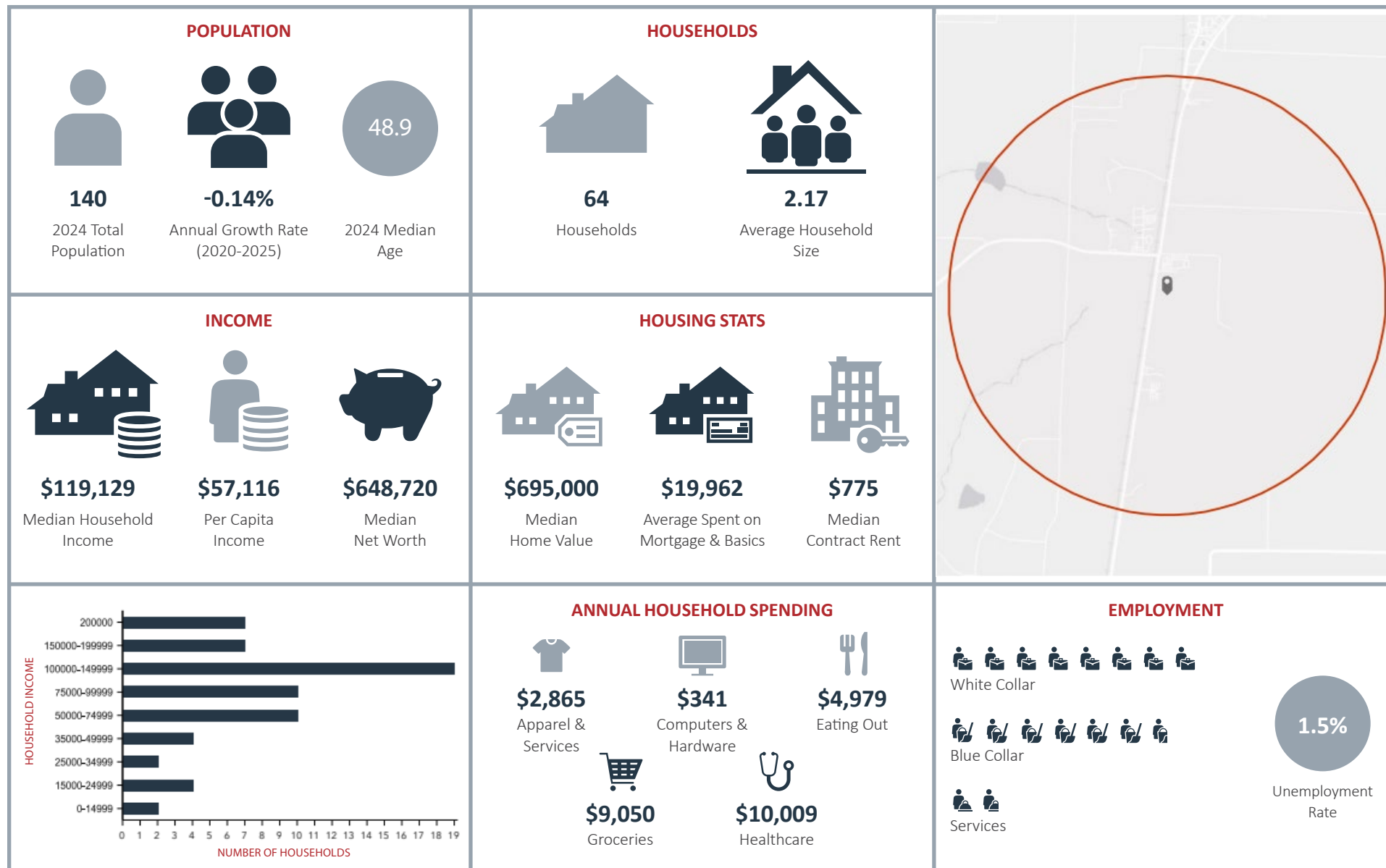
Days to Close
38
3 days less than May 2024

Total Days
204
111 days more than May 2024

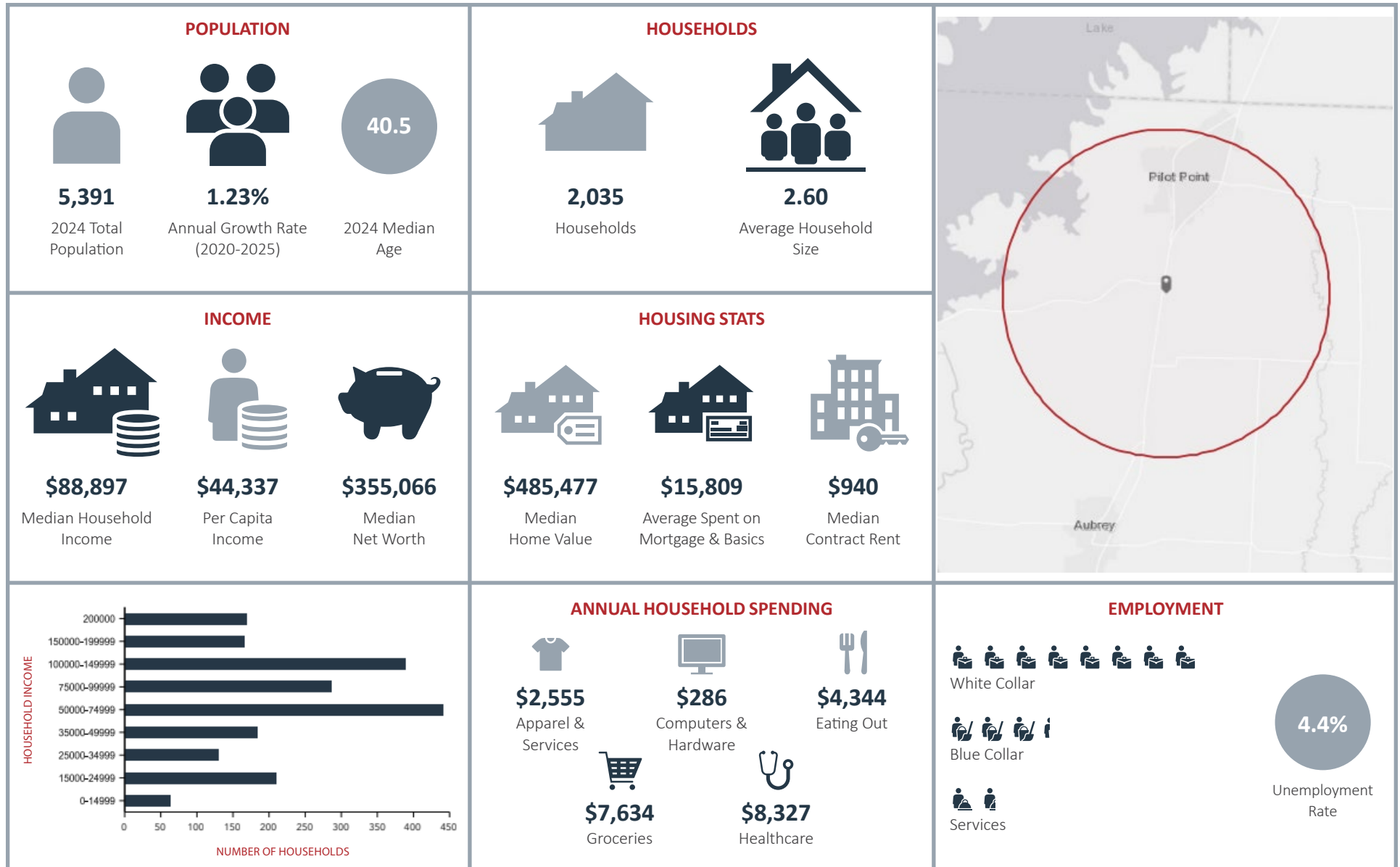


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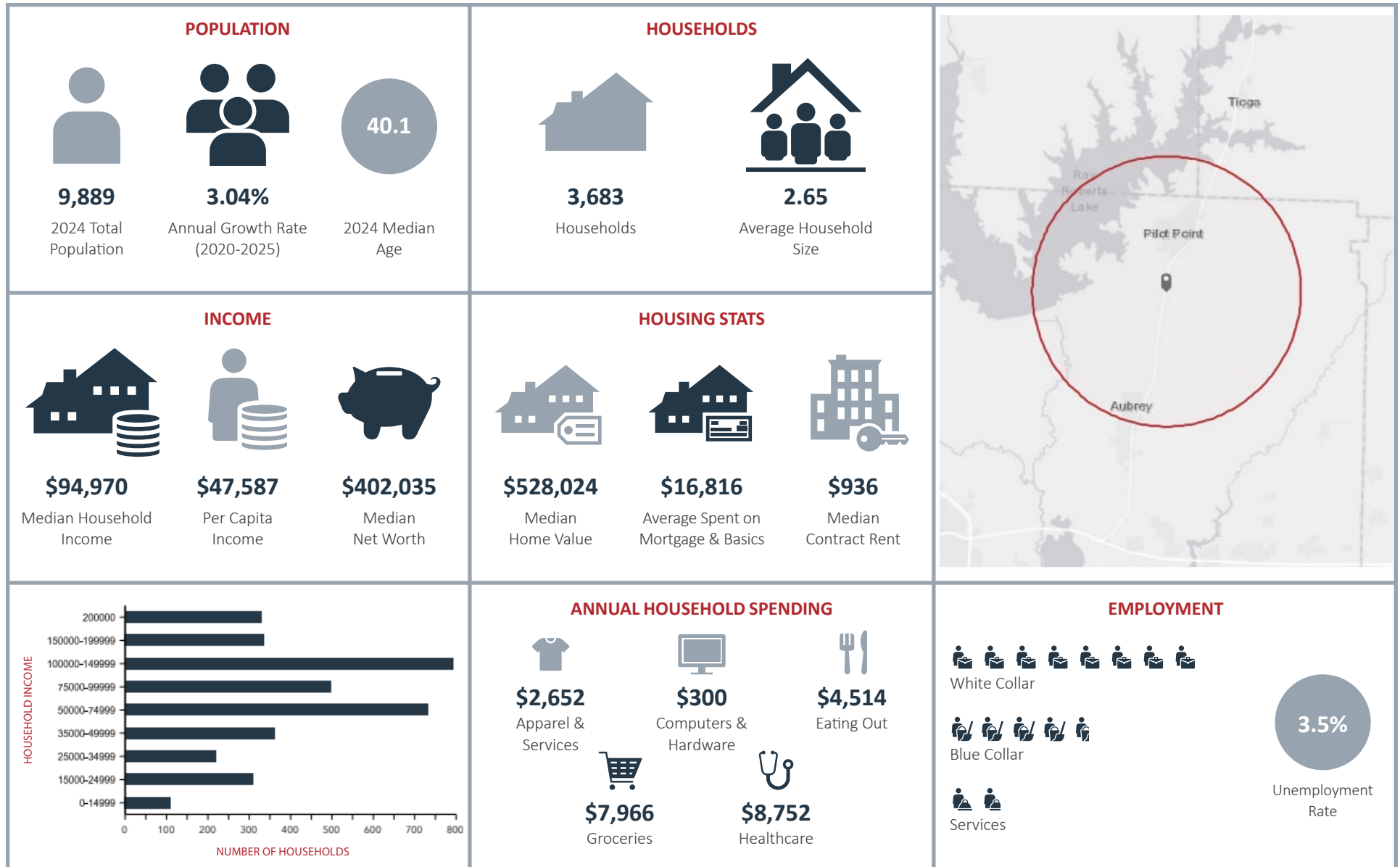
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

Sales Agent/Associate: Tim Marron | License No. 839620 | Tim@VanguardREA.com | 214-556-2381



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