



*Lot count based off Conceptual Site Plan

31.33+/- ACRE ZONED SINGLE-FAMILY DEVELOPMENT SITE | 112+/- ANTICIPATED LOTS

31.33+/- Acres | US 75 | Howe, Texas 75459

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31.33 +/- ACRE ZONED SINGLE-FAMILY SITE HOWE, TEXAS

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified builders and developers the opportunity to purchase 31.33+/- acres zoned Single Family (SF-2) in the Ponderosa Point mixed-use development in Howe, TX (the "Site"). Ownership is currently working on a preliminary plat for 112+/- single family lots with a minimum lot size of 50'x120' and at least 40% of the lots being 60'x100' with expected approval in Q1 2025. The Ponderosa Point mixed-use development will also include retail, multifamily, and build-to-rent in addition to the single family lots; a 300-unit multifamily development has already commenced construction. Seller anticipates construction of the Spine Road through Ponderosa Point completed by summer 2025, providing direct access and utilities to the Site. The Site is prominently located along US-75 directly across from Howe High School. Howe is a rapidly growing suburb 23 miles north of McKinney and 10 miles south of Sherman. **This represents a great opportunity to acquire a zoned single family development site in a prime location within the growing Howe market.**

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. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW ⁽¹⁾

Property	31.33 +/- Acres
Location	US 75, Howe, TX, 75459
Access	Via future Spine Road off of US 75
Utilities	Water and Sewer to be brought to the Site by ownership with the construction of the Spine Road anticipated completion summer 2025
Zoning	Zoned within PD-796 (SF-2)
GPS Coordinates	33.53351, -96.60769
Appraisal District Property ID's	457733 (Grayson County)
School District	Howe ISD

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

PRICING

Asking Price	\$3,080,000
Asking Price per Paper Lot ⁽¹⁾	\$27,500

⁽¹⁾ Price per lot based on 112 anticipated lots; Seller anticipates having an approved conditional preliminary plat by Q1 2025.

TAX INFORMATION

Taxing Entity	Tax Rate
City of Howe	0.5342790
Grayson County	0.3051000
Junior College	0.1459900
Howe ISD	1.0450000
Total Tax Rate	2.0303690

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 304
3-MILE | 4,894
5-MILE | 9,938

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 40.0%
3-MILE | 34.8%
5-MILE | 37.9%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$113,062
3-MILE | \$74,935
5-MILE | \$80,955

MEDIAN HOME VALUE



1-MILE | \$608,039
3-MILE | \$213,289
5-MILE | \$275,305



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located approximately 1.5 miles southeast of Texas Instruments, which currently employs approximately 600, and their future \$30 billion semiconductor plant which is expected to bring as many as 3,000 direct jobs to the area.
- Future residents of Ponderosa Point will benefit greatly from the future retail and restaurants planned for the master planned community.
- The Site is located less than a mile northeast of Noble Ridge community where K. Hovnanian Homes and Starlight Homes are currently selling homes up to \$385,000 and Lennar Homes will be opening sales soon.



Zoning

- The Site is currently zoned in a Planned Development with a base zoning of Single Family (SF-2) per the city's zoning ordinance.
- Ownership is currently working on the preliminary plat for 112 50' and 60' lots which they anticipate completing by Q1 2025.
- Based on the zoning requirements provided in the Planned Development, at least 40% of the site must be 60'x100' lot sizes with the remaining 60% consisting of 50'x120' lot sizes.
- 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.
- 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.
- According to Texas Realtors, the median home price for new construction homes in Grayson County is \$325,000 as of October 2024, a 8.0 percent increase year-over-year.



31.33 +/- ACRE ZONED
SINGLE-FAMILY SITE
HOWE, TEXAS



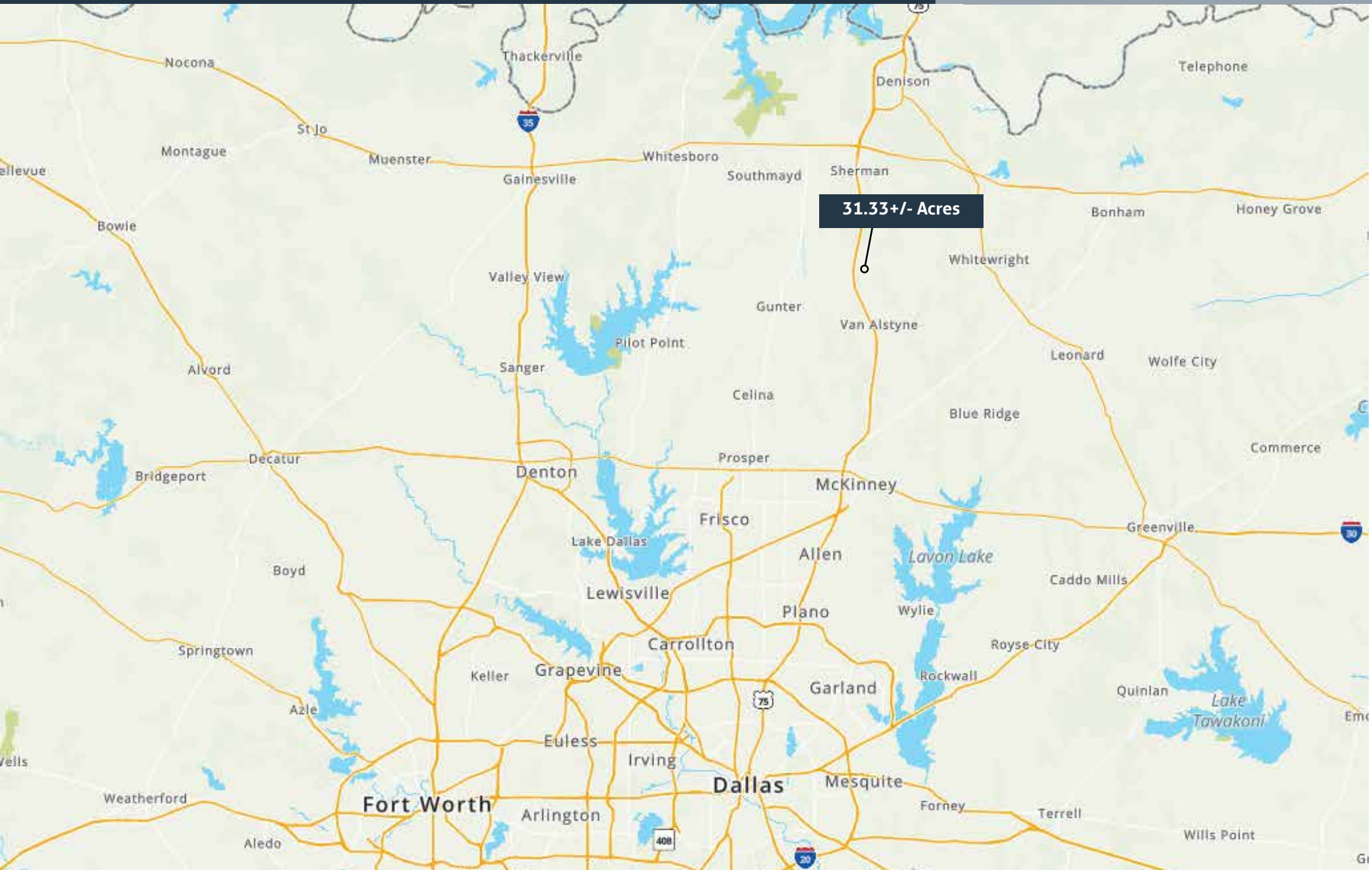
31.33 +/- ACRE ZONED
SINGLE-FAMILY SITE
HOWE, TEXAS



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HOWE, TEXAS



GRAYSON COUNTY HIGHLIGHTS

- Grayson County generated nearly \$6.33 million dollars of Gross Domestic Product (GDP) in 2022.
- The unemployment rate in Grayson County was only 3.8% in October 2024, which is 0.4% lower than the national average and has decreased by 1.2% since October 2020.
- New semiconductor chip facilities by Texas Instruments and Globitech will bring approximately \$35 billion in investments and create around 4,500 new jobs in Grayson County.
- Tourism to Lake Texoma, local museums, and casinos just over the border in Oklahoma attracts many daily visitors to Grayson County.
- Grayson County's population has increased 11 out of the last 12 years, with the largest increase 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 located along US-75 within the future path of growth. Grayson County benefits greatly from its proximity to the Dallas-Fort Worth MSA and Oklahoma, and the Dallas Central Business District is located only an hour south of the Site.



GRASS METROPOLITAN PRODUCT

\$6.33 Million



GRAYSON COUNTY POPULATION GROWTH

2.6% (2021-2022)



GRAYSON COUNTY ESTIMATED POPULATION

146,907



ECONOMIC OVERVIEW

Howe, Texas, located in Grayson County, benefits from its strategic position along U.S. Highway 75, facilitating access to the Dallas-Fort Worth metroplex. The Howe Independent School District (ISD) serves approximately 1,283 students across four schools. In Grayson County, the economy is diverse, with major employers including Tyson Foods, Texas Instruments, II-VI Incorporated, Grayson County government, and the City of Sherman. The county's economy is bolstered by sectors such as manufacturing, healthcare, and education. Grayson College, a key educational institution, offers over 40 areas of study across six broad pathways, serving approximately 3,938 students.

Transportation infrastructure in the area is robust, with major thoroughfares like U.S. Highway 75 facilitating movement within the region. The Texoma region, encompassing Grayson County, benefits from a well-developed transportation network that supports both local and regional economic activities. Overall, Howe and Grayson County offer a conducive environment for economic development, supported by quality education, strategic location, and a diverse economic base.



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

Howe, Texas has a population of approximately 3,571 as of the 2023 U.S. Census. The town covers about 5.1 square miles and is part of the Sherman–Denison metropolitan statistical area. Its strategic location at the intersection of U.S. Highway 75, Texas State Highway 5, and Farm to Market Road 902 provides residents and businesses with convenient access to major transportation routes. The local economy is supported by a variety of businesses, including agriculture, retail, and services. The Howe Area Chamber of Commerce lists numerous local businesses, such as Howe Mercantile, Independent Bank, and Palio's Pizza Cafe, contributing to the town's economic diversity. Additionally, the town is served by the Howe Independent School District.



Howe Founders Day Celebration

HOUSING OVERVIEW

The median sale price in Howe as of October 2024 was approximately \$297,495, an 11.7% increase from the previous year. Homes were selling at an average of \$160 per square foot, marking a 15.5% year-over-year rise. Market activity has been dynamic, with properties typically selling for 18.27% above asking prices. The Noble Ridge subdivision includes K. Hovanian Homes and Starlight Homes who are currently selling homes up to \$385,000 and Lennar Homes will be opening sales soon.



TRANSPORTATION



Air: Sherman Municipal Airport (KSWI) provides a friendly general aviation airport located on the southeast edge of Sherman less than 7 miles northeast of the Site. North Texas Regional Airport is a full-service airport situated between Sherman and Denison near State Highway 289 approximately 13 miles northwest of the Site. Commercial flights are available via DFW International Airport located 50 miles southwest of the Site.



Highway: The Site is located north of Dallas with convenient access to several major thoroughfares. The Site has frontage along Highway 75, the main thoroughfare in the Sherman-Denison MSA running from Dallas to the Oklahoma border. Highway 289 is situated less than 6 miles west of the Site, providing access to cities such as Prosper, Frisco, and Richardson. Additionally, approximately 9 miles north of the Site is Interstate 82, facilitating east-west travel across Texas, extending west to Wichita Falls and east to 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 ..

Market Type
County

Market Name
Grayson County

Frequency
Monthly

Date
October 2024

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

Construction Type
All (Existing & New)

October 2024 Market Statistics - Grayson County

Median Price
\$325,000
▲ 8.0% YoY

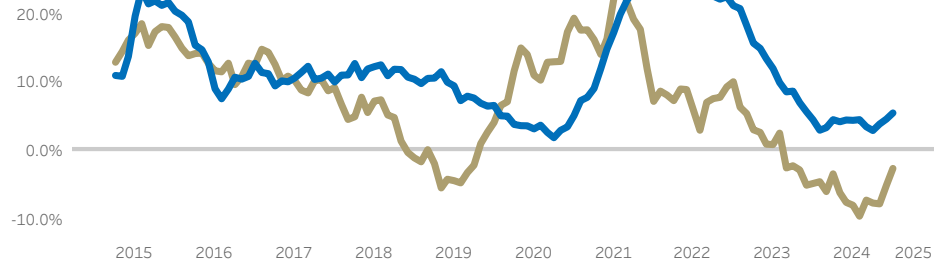
Closed Sales
203
▲ 23.0% YoY

Active Listings
1,198
▲ 45.2% YoY

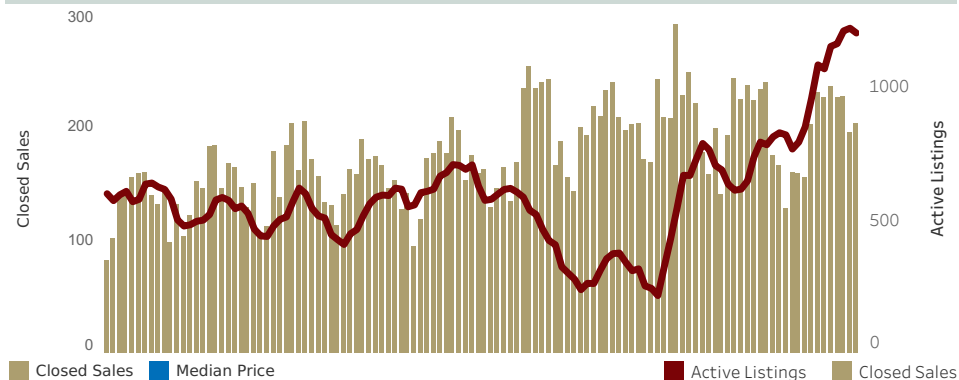
Months Inventory
6.1
▲ 2.1 YoY



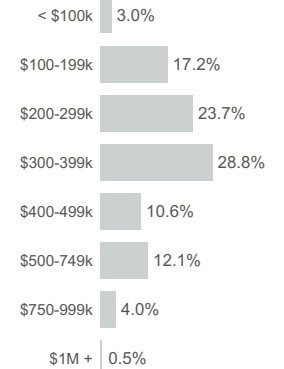
GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION



VALUATION STATS

Median Price/Sq Ft
\$176.34
▲ 2.6% YoY

Median Home Size
1,818 sq ft

Median Year Built
2009

Close/Original List
91.3%

TRANSACTION TIME STATS

Days on Market
80

8 days more than October 2023

Days to Close
32

2 days less than October 2023

Total Days
112

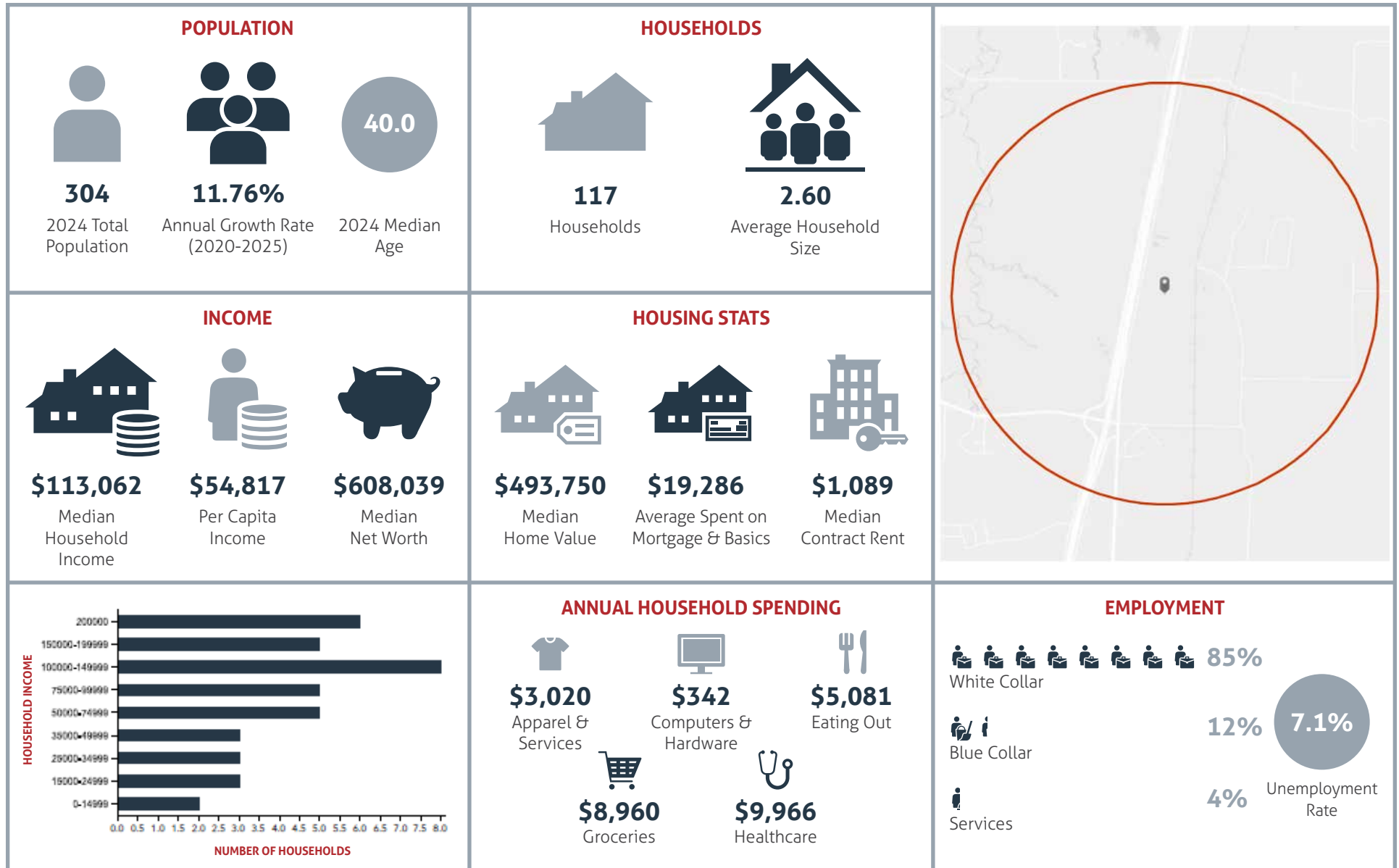
6 days more than October 2023

[Click to View Infographic](#)

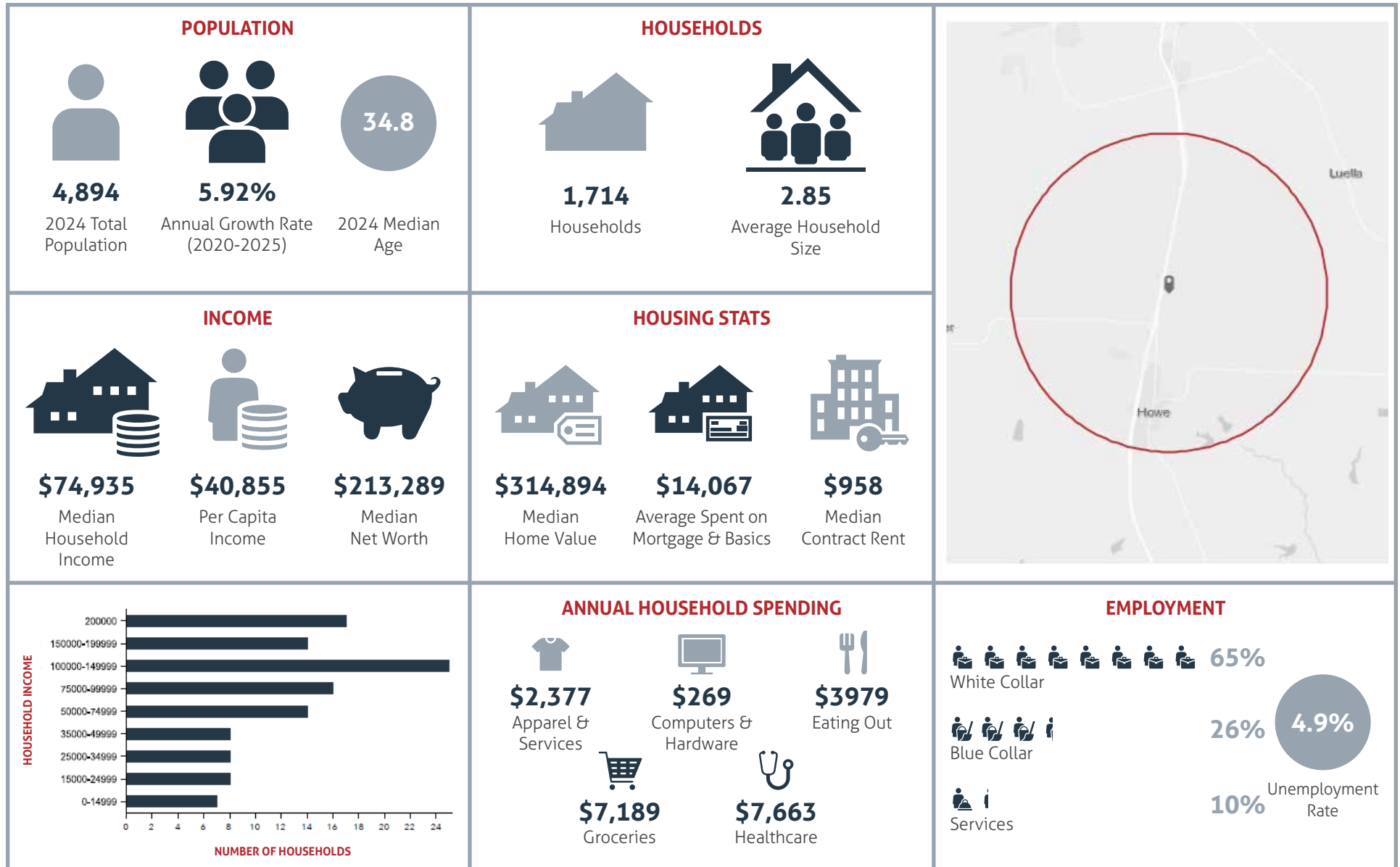


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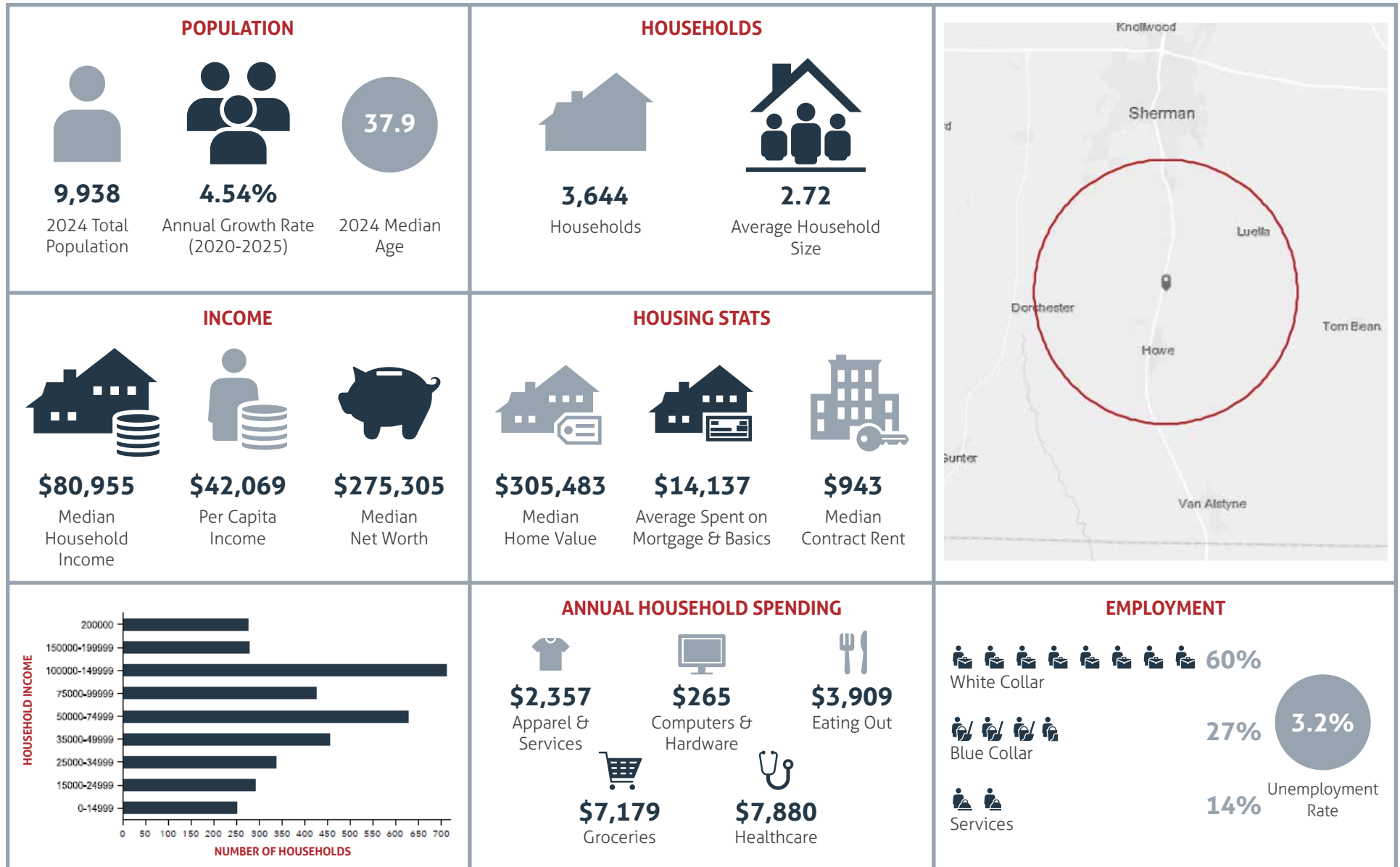
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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.

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

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31.33+/- Acre Zoned Single Family Development Site | US 75 Howe, Texas 75459



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