



75
TEXAS

TINSLEY MEADOWS
Cambridge Homes:
Home prices from \$407K - \$488K

MANTUA POINT
David Weekley Homes - up to \$518K
Highland Homes - up to \$670K
Perry Homes - up to \$775K
Risland Homes - up to \$707K

Future Van Alstyne
High School
Opening Summer 2024

John & Nelda Partin
Elementary School

Waco Street

Future Astoria Homes
Subdivision

Ballard Road

Van Alstyne
Cemetery

First United
Methodist Church

CADENCE
Bank

UNITED STATES
POSTAL SERVICE

City Hall

51.59+/- ACRES

McKinney
Wilson Park

FARM
121
ROAD

Jefferson Street

LINCOLN POINTE
K. Hovnanian Homes - up to \$625K

[LINK TO AERIAL VIDEO
OF PROPERTY](#)



DEVELOPMENT OPPORTUNITY IN STRATEGIC LOCATION

51.59+/- Acres | 126 Approved Residential Lots & 1 Acre Commercial | FM 121 (Jefferson Street) | Van Alstyne, Texas 75495

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

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

MASON JOHN
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REID PIERCE
Senior Associate
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JIM MCNULTY
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214-556-1949
Jim@VanguardREA.com

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified builders and developers the opportunity to purchase 51.6+/- acres along FM 121 in Van Alstyne, TX (the "Site"). The Site is zoned within an approved Planned Development allowing for 126 single-family lots and one acre of commercial. The single-family lots vary in size including 75', 65', and 40' lot sizes. The Site is prominently located less than a mile east of Downtown Van Alstyne and less than a mile and a half from US-75, the main north-south thoroughfare that connects Van Alstyne to the DFW Metroplex. This represents an excellent opportunity to purchase land with residential and commercial entitlements in a rapidly growing submarket of North Texas.

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.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	51.593+/- Acres
Location	Along FM 121, Van Alstyne, TX 75495
Access	Via FM 121 and future Lincoln Park Road
GPS Coordinates	33.425396, -96.564946
Utilities	Available to the Site
Zoning	Planned Development
Appraisal District Property ID	135658
School District	Van Alstyne ISD

(1) Purchaser to confirm all information during due diligence

PRICING	
Asking Price	\$4,800,000
Price per Acre	\$93,036
*Price per Residential Paper Lot	\$36,508
Price for One Acre Commercial	\$200,000

* Based on 126 lots not inclusive of the commercial tract.

DEMOGRAPHICS

ESTIMATED POPULATION (2023)



1-MILE | 1,221
3-MILE | 8,748
5-MILE | 20,471

MEDIAN HOUSEHOLD INCOME



1-MILE | \$76,752
3-MILE | \$82,128
5-MILE | \$92,540

MEDIAN HOME VALUE



1-MILE | \$321,512
3-MILE | \$288,244
5-MILE | \$307,246

TAX INFORMATION

Taxing Entity	Tax Rate
City of Van Alstyne	0.5537130
Junior College	0.1459910
Van Alstyne School District	1.2251000
Grayson County	0.3051000
Total Tax Rate	2.229904

* Agricultural Exemption currently in place for the Site.



51.59 +/- ACRES
VAN ALSTYNE, TEXAS



John & Nelda Partin
Elementary School

TINSLEY MEADOWS
Cambridge Homes:
Home prices from \$407K - \$488K

Future Astoria Homes
Subdivision

SWaco Street

5
TEXAS

UNITED STATES
POSTAL SERVICE

75
TEXAS

W Van Alstyne Parkway

First United
Methodist Church

CADENCE
Bank

City Hall

Van Alstyne
Cemetery

Ballard Road

51.59 +/- ACRES

McKinney
Wilson Park

121
ROAD

E Jefferson Street



51.59 +/- ACRES
VAN ALSTYNE, TEXAS



CAMDEN PARC
Stonehollow Homes - starting at \$530K

SHADOWBEND
LGI Homes - starting at \$352,900

City of
Anna

5
TEXAS

SHWaco Street

John & Nelda Partin
Elementary School

75
TEXAS

TINSLEY MEADOWS
Cambridge Homes:
Home prices from \$407K - \$488K

Future Astoria Homes
Subdivision

Ballard Road

Van Alstyne
Cemetery

51.59 +/- ACRES

McKinney
Wilson Park

E Jefferson Street

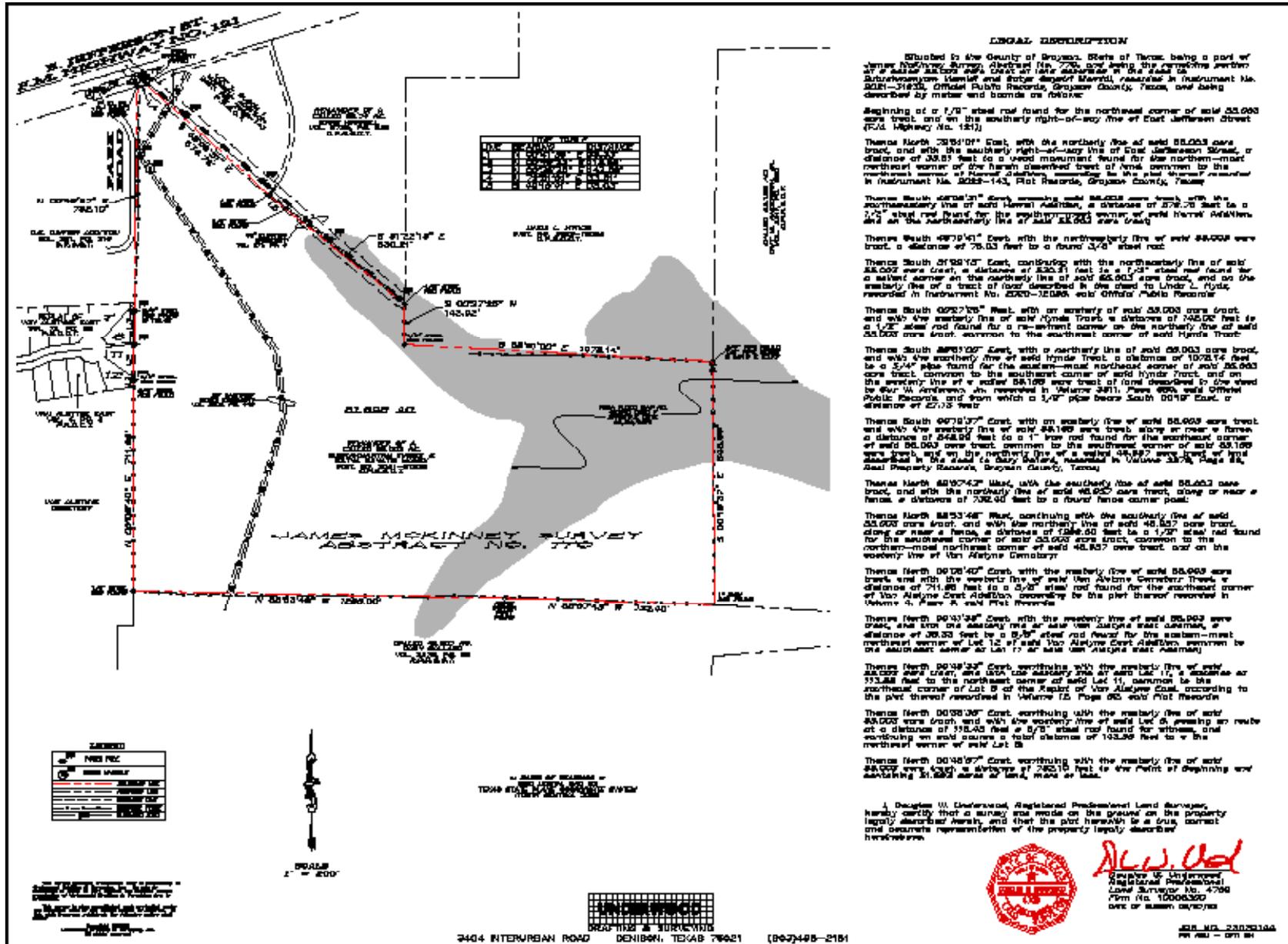


51.59+/- ACRES
VAN ALSTYNE, TEXAS



51.59 +/- ACRES
VAN ALSTYNE, TEXAS





LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of James McKinney Survey Abstract No. 770, and being the respective portions of said abstract as set forth in said abstract as recorded in the Public Records of Grayson County, Texas, and being described by meter and bounds as follows:

Beginning at a 1/8" steel rod found for the northeast corner of said 33,000 acre tract, and on the southerly right-of-way line of East Jefferson Street (F.M. Highway No. 121);

Thence North 23°04'07" East, with the northerly line of said 33,000 acre tract, and with the southerly right-of-way line of East Jefferson Street, a distance of 33.37 feet to a wood monument found for the northern-most northeast corner of the herein described tract of five acres, and so the northerly corner of James McKinney Survey according to the plat thereof recorded in Instrument No. 2285-143, Plat Records, Grayson County, Texas;

Thence South 68°02'21" East, crossing said 33,000 acre tract, with the southerly line of said James McKinney Survey, a distance of 376.73 feet to a 1/2" steel rod found for the southerly corner of said James McKinney Survey, and on the southerly line of said 33,000 acre tract;

Thence South 48°17'41" East, with the northerly line of said 33,000 acre tract, a distance of 76.03 feet to a found 3/4" steel rod;

Thence South 31°58'15" East, continuing with the northerly line of said 33,000 acre tract, a distance of 330.21 feet to a 1/2" steel rod found for the southerly line of a tract of four acres described in the deed to Linda L. Hyde, recorded in Instrument No. 2280-12088, said Official Public Records;

Thence South 69°27'05" West, with an extension of said 33,000 acre tract, and with the southerly line of said Hyde Tract, a distance of 745.02 feet to a 1/2" steel rod found for a re-entrant corner on the northerly line of said 33,000 acre tract, common to the southwest corner of said Hyde Tract;

Thence South 88°12'02" East, with a northerly line of said 33,000 acre tract, and with the southerly line of said Hyde Tract, a distance of 1078.14 feet to a 3/4" pipe found for the eastern-most northeast corner of said 33,000 acre tract, common to the southeast corner of said Hyde Tract, and on the southerly line of a certain 33,000 acre tract of land described in the deed to Mrs. W. J. Anderson, Jr., recorded in Volume 3811, Page 698, said Official Public Records, and from which a 1/2" pipe bears South 60°19" East, a distance of 27.73 feet;

Thence South 60°19'37" East, with an extension of said 33,000 acre tract, and with the southerly line of said Hyde Tract, a distance of 745.02 feet to a 1/2" steel rod found for the southeast corner of said 33,000 acre tract, common to the southeast corner of said Hyde Tract, and on the southerly line of a certain 33,000 acre tract of land described in the deed to Mrs. W. J. Anderson, Jr., recorded in Volume 3811, Page 698, said Official Public Records, and from which a 1/2" pipe bears South 60°19" East, a distance of 27.73 feet;

Thence North 80°10'42" West, with the southerly line of said 33,000 acre tract, and with the northerly line of said 43,837 acre tract, along or near a fence, a distance of 732.60 feet to a found fence corner post;

Thence North 88°33'48" West, continuing with the southerly line of said 33,000 acre tract, and with the northerly line of said 43,837 acre tract, along or near a fence, a distance of 1388.50 feet to a 1/2" steel rod found for the southeast corner of said 33,000 acre tract, common to the northern-most northeast corner of said 43,837 acre tract, and on the southerly line of Van Alstyne Cemetery;

Thence North 00°26'40" East, with the southerly line of said 33,000 acre tract, and with the southerly line of said Van Alstyne Cemetery Tract, a distance of 711.50 feet to a 3/8" steel rod found for the southeast corner of Van Alstyne Cemetery, according to the plat thereof recorded in Volume 4, Page 8, said Plat Records;

Thence North 00°31'38" East, with the southerly line of said 33,000 acre tract, and with the southerly line of said Van Alstyne Cemetery Tract, a distance of 333.88 feet to the southeast corner of Lot 12 of said Van Alstyne Cemetery, according to the plat thereof recorded in Volume 12, Page 66, said Plat Records;

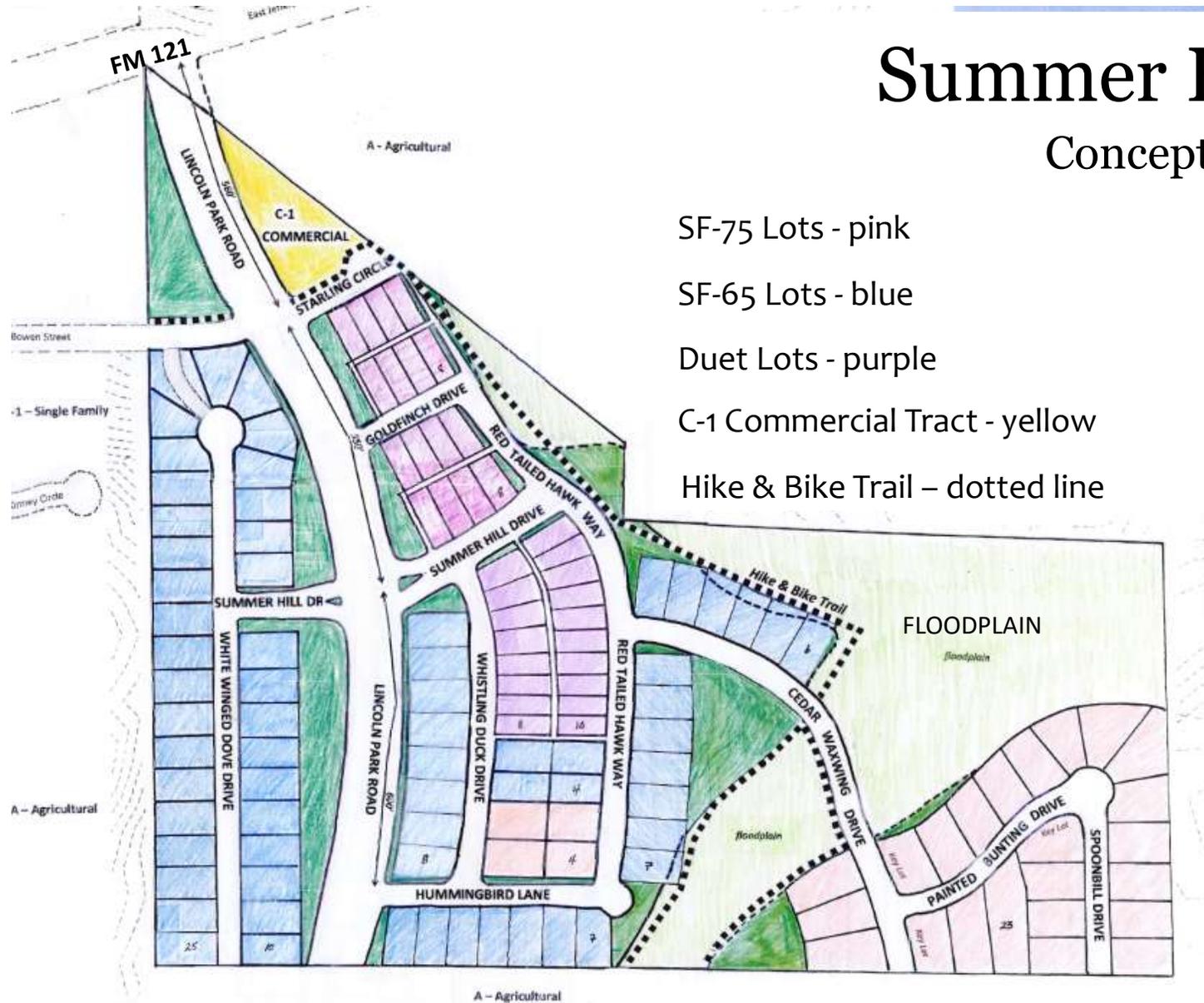
Thence North 00°33'26" East, continuing with the southerly line of said 33,000 acre tract, and with the southerly line of said Lot 12, a distance of 312.40 feet to the northeast corner of said Lot 12, and continuing on said course a total distance of 1033.50 feet to the northeast corner of said Lot 12;

Thence North 00°48'37" East, continuing with the southerly line of said 33,000 acre tract, and with the southerly line of said Lot 12, a distance of 312.40 feet to the Point of Beginning, and containing 31,000 acres of land, more or less.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat hereon is a true, correct and accurate representation of the property legally described hereon.

D.W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4790
Form No. 10008350
Date of Survey 05/10/20

Summer Hill Concept Plan



- SF-75 Lots - pink
- SF-65 Lots - blue
- Duet Lots - purple
- C-1 Commercial Tract - yellow
- Hike & Bike Trail – dotted line

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located less than a mile and a half east of US-75, which connects the Site to the DFW Metroplex and offers convenient access to multiple employment centers in McKinney, Frisco, and Allen.
- Numerous national neighborhood retail is less than a mile and a half from the Site at the intersection of US-75 and Van Alstyne Parkway (FM 121) including McDonald's, Sonic, Subway, Dollar General, and more. The Site is adjacent to McKinney Wilson Park.
- K. Hovnanian is selling homes in their Lincoln Pointe subdivision across FM 121 from the Site with homes up to \$624,900.
- According to the City of Van Alstyne's future thoroughfare plan, Lincoln Park Road will be constructed along the western boundary of the Site and extend from FM 3133 to Knob Hill Road.



Zoning

- The Site is zoned in a Planned Development allowing for 126 single-family lots and 1 acre of Commercial.
- The residential mix in the Planned Development allows for 25 homes on 75' lots, 67 homes on 65' lots, and 34 homes on 40' lots (Duet Homes).
- The one-acre commercial tract follows the City of Van Alstyne C-1 Commercial zoning which allows for child care centers, professional office, restaurants, and more.
- *Purchaser to confirm zoning and uses.*



Population and Demographics

- According to the 2022 US Census, the City of Van Alstyne has a population of 6,139, a 39.7 percent increase from 2020.
- According to Texas Realtors, the median home price in Van Alstyne was \$351,995 as of January 2024.
- The City of Van Alstyne is projected to have a population of 30,000 by the year 2030 according to the Van Alstyne city manager.



AREA HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, with an impressive Gross Metropolitan Product (GMP) of \$682 billion in 2022. Recent surveys conducted by CBRE have further affirmed its stature, ranking it as the top market for real estate investment in 2023.
- Truist reports reveal the DFW Metro's stellar performance, recording the highest year-over-year job growth rate from April 2022-2023. Among the largest U.S. metros, it clinched the second-highest overall job growth, solidifying its position as a powerhouse in employment dynamics.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- New semiconductor chip facilities by Texas Instruments and Globotech will bring approximately \$35 billion in investments and create around 4,500 new jobs in Grayson County.
- The population of Grayson County saw an increase of 18.3 percent from 2010 to 2022 with an estimated population of 143,131 people as of July 2022 according to the US Census.

Positioned within Grayson County, adjacent to the north of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"), the Site contributes to the region's robust demographic landscape. DFW, encompassing 12 counties in North Texas, reigns as the largest population center in Texas, the fourth-largest in the U.S., and the seventh-largest in the Americas. The Site's strategic location in one of the State's fastest growing counties aligns with the dynamic growth trajectory of this thriving region.



**GROSS METROPOLITAN
PRODUCT**

\$682 Billion



**DFW POPULATION
GROWTH**

9.1% (2020-2022)



**DFW ESTIMATED
POPULATION**

8.1 Million



Fort Worth



Grayson County

ECONOMIC OVERVIEW

Van Alstyne is in Grayson County and positioned adjacent to the north of the Dallas-Fort Worth (DFW) MSA, the fourth largest MSA in the country. DFW is one of the fastest growing economies in the nation and neighboring Grayson County boasts an impressive average weekly wage of over \$1,258 across all industries as of Q4 2023 according to the Bureau of Labor Statistics. The Dallas-Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. According to the Federal Reserve Bank of Dallas, the Dallas Fort Worth metro experienced continued job growth seeing 13,400 new jobs from April to June 2023 with an unemployment rate of only 3.3 percent. With urban outflow from Dallas to its surrounding cities continuing to trend upward, Van Alstyne has experienced significant growth in recent years and is projected to continue this trend through the next decade. Major employers in Grayson County include Texoma Medical Center, Tyson, Texas Instruments, Wilson N. Jones Medical Center, Walmart, Ruiz Foods, and Cigna. Prominent industries within the area include office and administrative, sales, management, and production. Educational institutions in the area include Van Alstyne ISD, Sherman ISD, Denison ISD, Grayson College, and Austin College. Major hospitals include Texoma Medical Center and Wilson N. Jones Medical Center.



Texoma Medical Center

GRAYSON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texoma Medical Center	4,000
Tyson	1,700
Wilson N. Jones Medical Center	1,400
Sherman ISD	1,137
Ruiz Foods	1100
Walmart	900
Cigna	800
Texas Instruments	600
Grayson County	588



AREA OVERVIEW

Van Alstyne is a well-established city in North Texas located in Grayson County approximately 46 miles northeast of Dallas, 15 miles south of Sherman, and 16 miles north of McKinney. Van Alstyne is located along the North Central Expressway and is bisected by State Highway 5, allowing for convenient access to the greater North Texas and DFW areas. Residents of Van Alstyne benefit from a well-established employment base in North Texas, and a stout roster of regional employers in neighboring Sherman and McKinney. The estimated population of Van Alstyne is just over 6,139 residents according to the most recent US Census findings.

According to Texas Realtors, the median home price in Van Alstyne as of January 2024 was \$351,995. Grayson County has remained one of DFW's most resilient and strongest housing markets over the years due in part to highly rated school districts, and proximity to major employment hubs.

EDUCATION

The Site is served by Van Alstyne ISD, one of the top-rated school districts in Texas receiving numerous awards and recognition. Van Alstyne ISD proudly accommodates a student body of nearly 2,400 students spread across 4 campuses. The educational landscape surrounding the Site includes John and Nelda Partin Elementary School (1 mile southwest), Bob and Lola Sanford Elementary (1.25 miles northwest), Van Alstyne Middle School (1.25 miles northwest), and Van Alstyne High School (1.75 miles northwest). The Site is also 1.87 miles west of the Grayson College South Campus.

Less than 2.5 miles southwest of the Site, Van Alstyne ISD is under construction on their brand new high school that will open summer 2024 and will house up to 1,000 students.



TRANSPORTATION



Air: DFW International Airport, located approximately 53 miles southwest of the Site, is the fourth largest airport in the world in terms of operations and twelfth largest in terms of passengers. The total estimated economic output of DFW Airport is \$38 billion and it served over 80 million passengers in 2023. DFW recently recognized its 50th anniversary as one of the largest economic drivers in North Texas supporting over 634,000 jobs. North Texas Regional Airport is a full service airport situated between Sherman and Denison near State Highway 289, approximately 24 miles north of the Site.



Highway: The Site is exceptionally located in the heart of Van Alstyne along Jefferson Street. The Site is about 4 miles east of N US Highway 75, a major highway serving a large part of the north sector of DFW. President George Bush Turnpike is also readily accessible from the Site with access to both US Highway 380 and State Highway 82 allowing for convenient mobility in and around the DFW Metroplex.



DFW International Airport



President George Bush Turnpike

Market Selector

Local Association
North Texas Real Estate Informat..

Market Type
City/Local Market Area

Market Name
Van Alstyne

Frequency
Monthly

Date
January 2024

Property Type
All (SF, Condo, Townhouse)

Construction Type
All (Existing & New)

January 2024 Market Statistics - Van Alstyne

Median Price
\$351,995
▼ -1.1% YoY

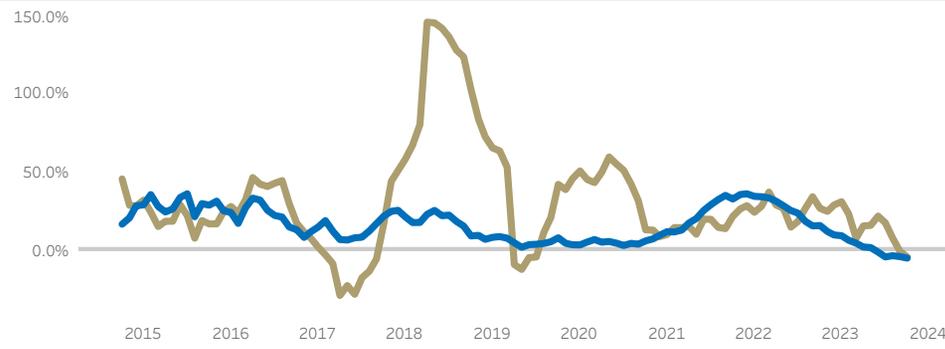
Closed Sales
4
▼ -60.0% YoY

Active Listings
43
▲ 59.3% YoY

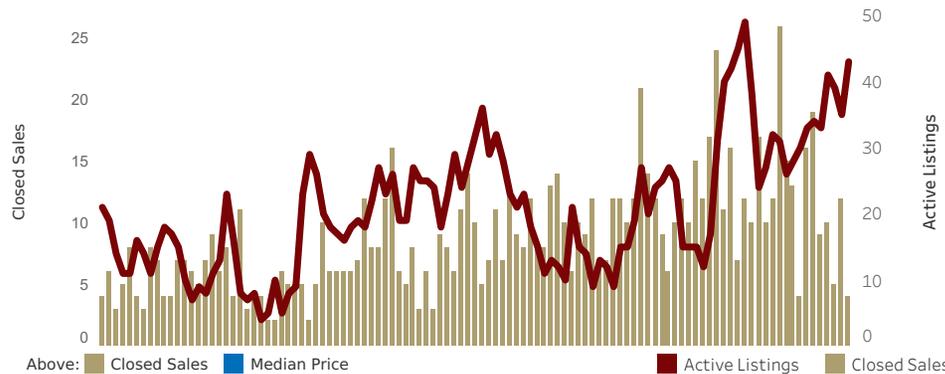
Months Inventory
3.6
▲ 1.5 YoY



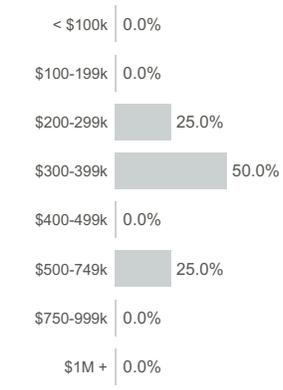
GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION



TRANSACTION TIME STATS

Days on Market
51
51 days less than January 2023

Days to Close
41
36 days less than January 2023

Total Days
92
87 days less than January 2023

HOME VALUATION STATS

Median Price/Sq Ft
\$202.59
▲ 9.5% YoY

Median Home Size
1,800 sq ft

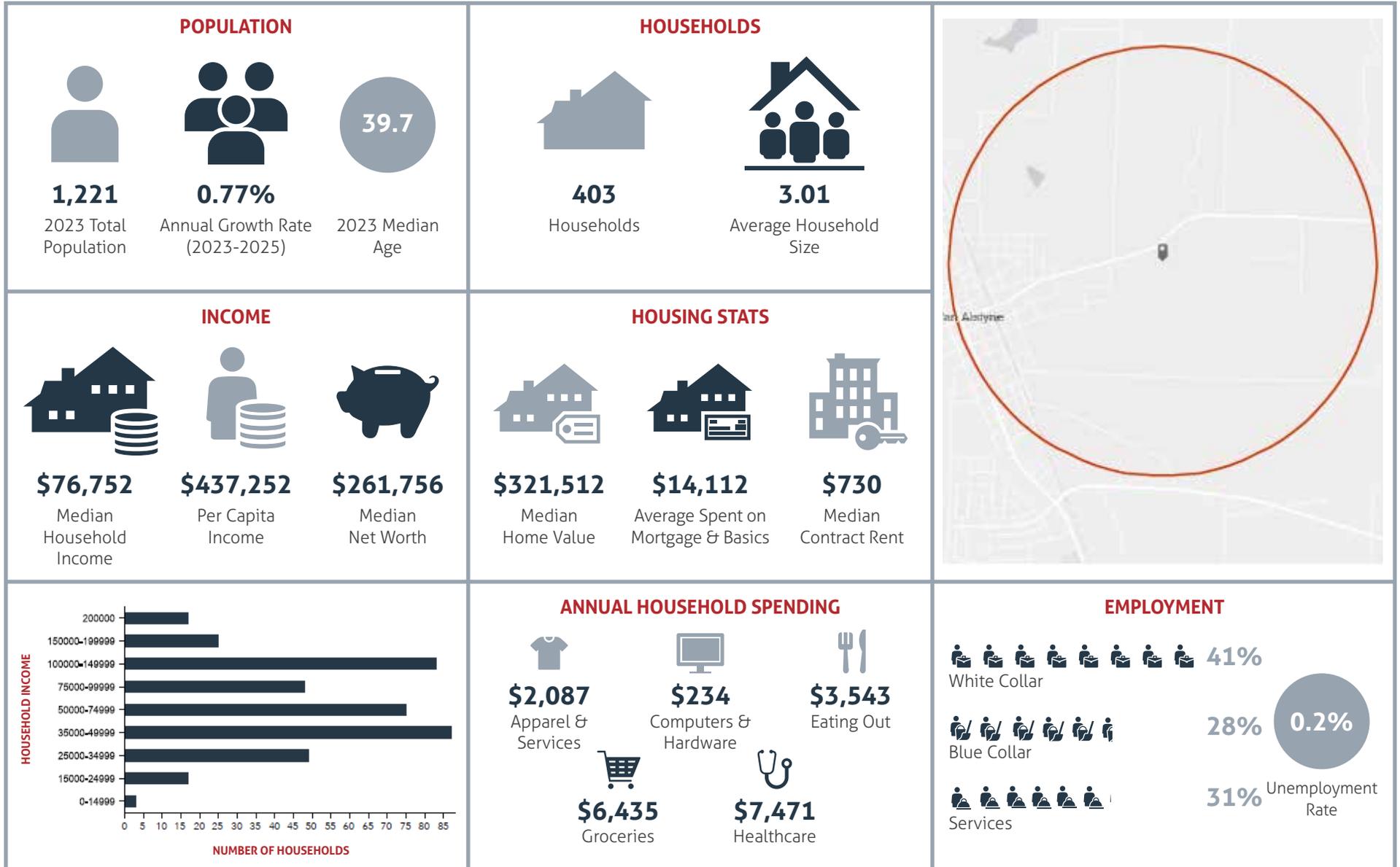
Median Year Built
2021

Close/Original List
94.8%

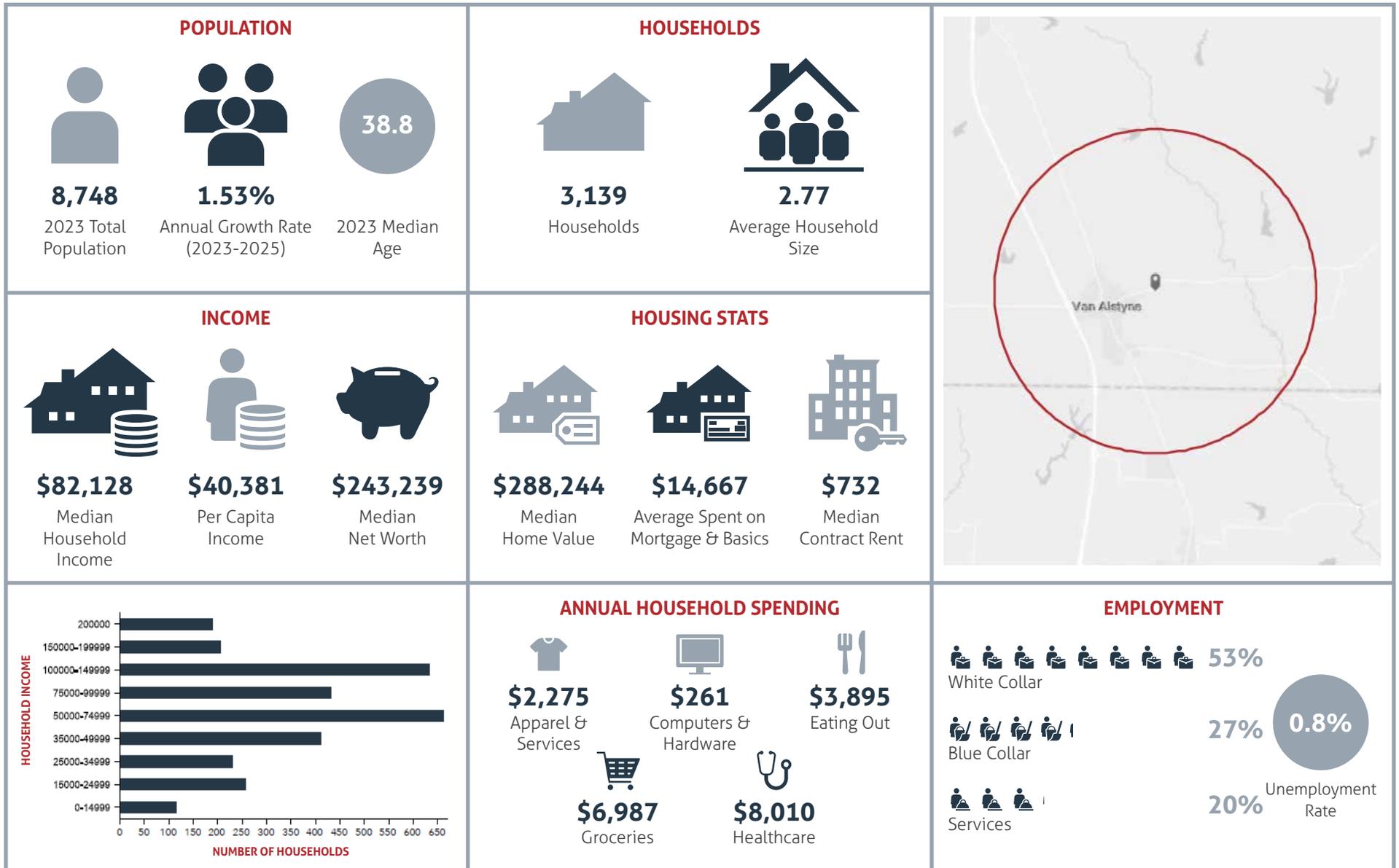


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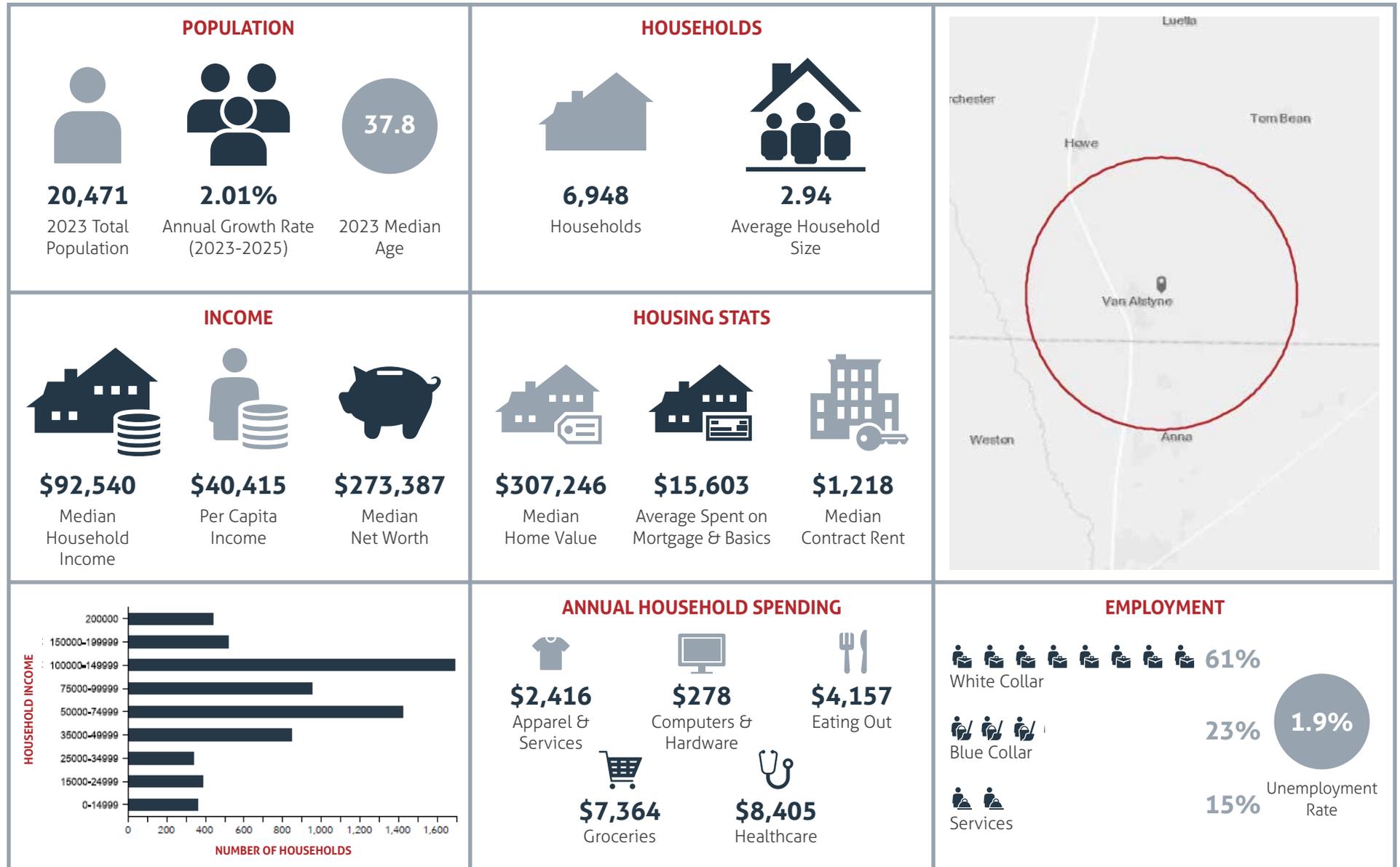
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949



51.59+/- Acres | FM 121 (Jefferson Street) | Van Alstyne, Texas 75495



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