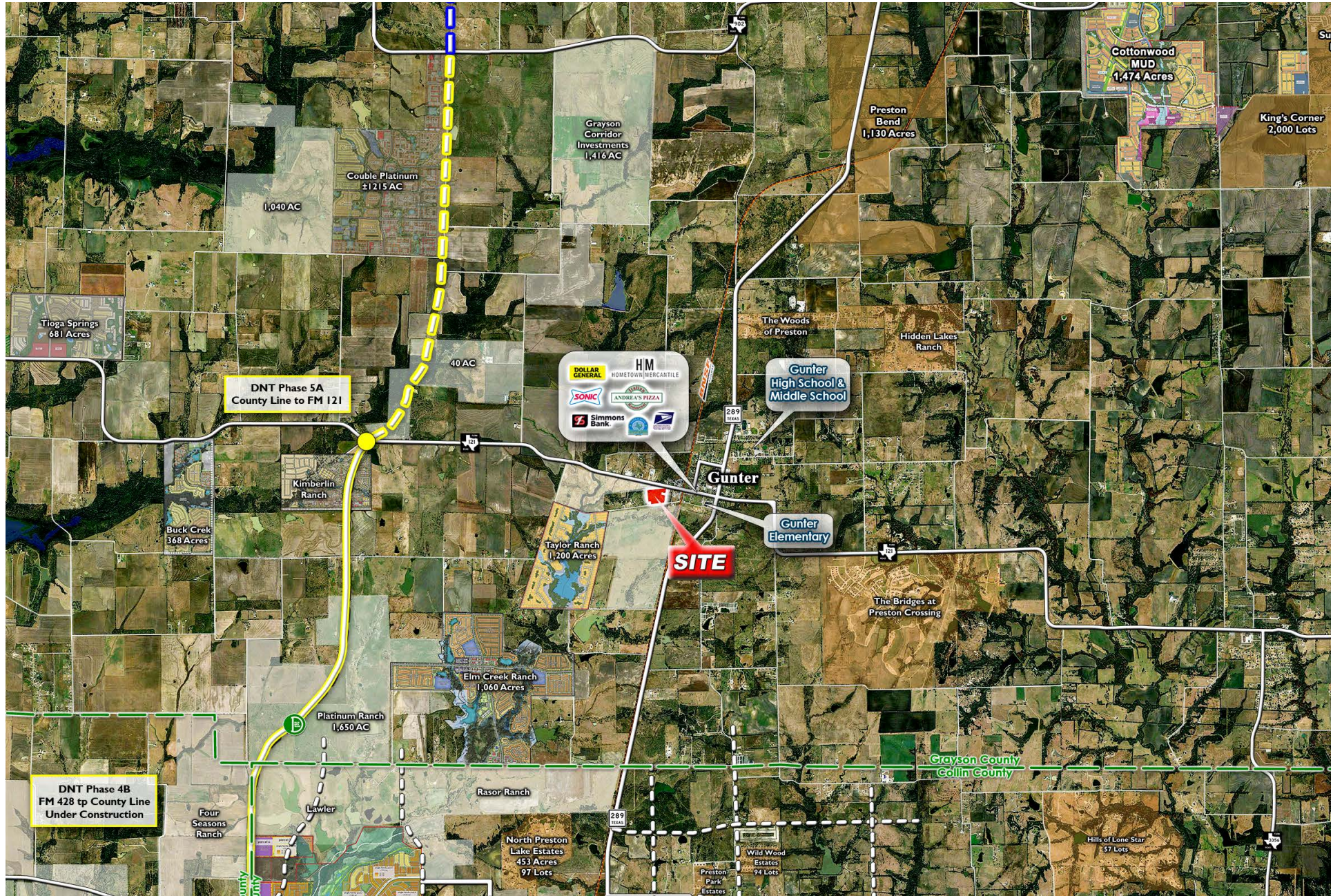


± 22 ACRES • INVESTMENT OPPORTUNITY

± 22 ACRES - FM-121 & LITTLE ELM CREEK RD • GUNTER, TX



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PROPERTY OVERVIEW



LOCATION

FM-121/Main St and Little Elm Creek Rd in Gunter, Texas



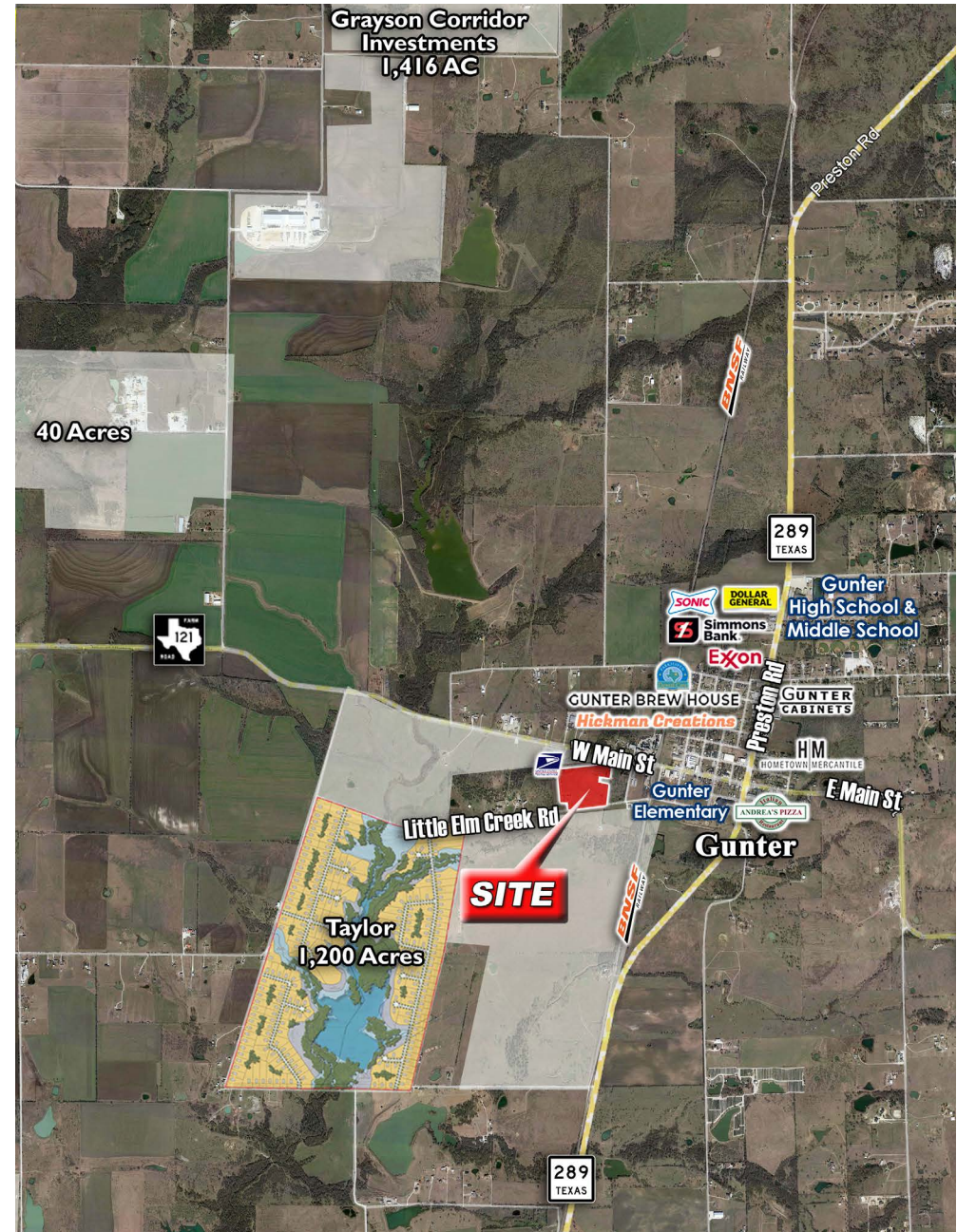
HIGHLIGHTS

- ±22 Acres Available
- Conveniently located between Celina and Sherman in downtown Gunter
- Sherman is home to Texas Instruments, with a new new \$30 billion fabrication plant coming next year that could support 3,000 direct jobs over time
- Other nearby employers include Tyson Foods, GlobiTech, Finisar, Emerson, Royal Case, Kaiser Aluminum, and Sunny Delight

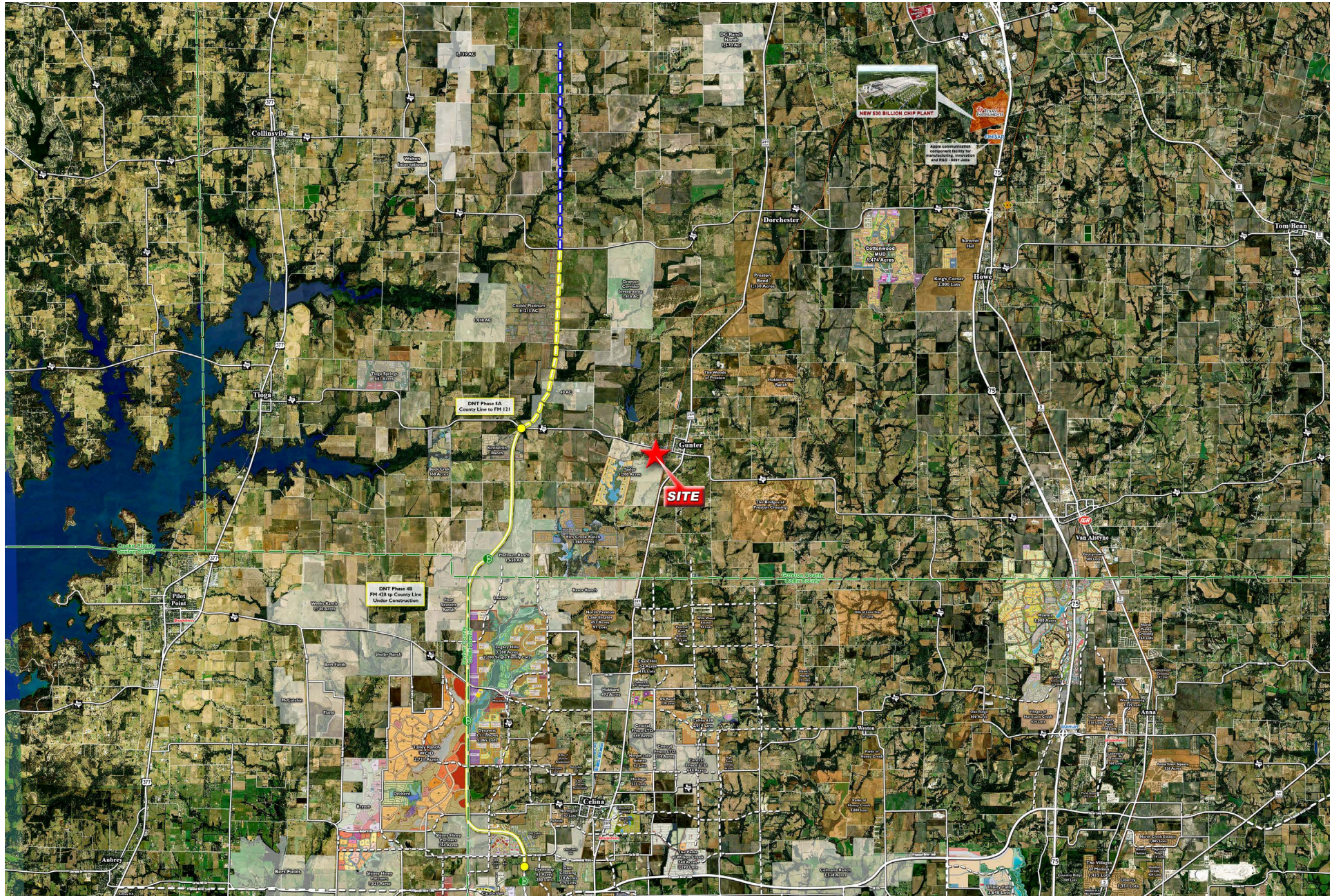


DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2022 POPULATION	4,838	24,840	140,298
2027 PROJ. POP.	5,379	29,559	176,253
AVG HH INCOME	\$136,480	\$123,480	\$133,540



MARKET AERIAL



GUNTER HIGHLIGHTS

GUNTER — Heading up Preston Road north of Celina, you roll over a hill and there’s Gunter.

Founded as a railroad whistle stop more than a century ago, the Grayson County town has a population of only about 2,500.

But Gunter is on the main line of growth spreading north from Dallas.

Real estate investors and developers are already scrambling to grab big farm tracts just south of town.

A 500-acre property southwest of Gunter - Taylor Ranch - just sold to one of North Texas’ biggest community builders. Other big tracts of land between Gunter and Celina sold in the last couple of years and are planned for development.

Gunter city manager Rick Chaffin said everybody in town is bracing for the boom.

“We are just waiting for it to hit,” Chaffin said. “It’s just a matter of when and how big.”

The “when” may be sooner than expected.

With two huge semiconductor plant investments announced just north of Gunter in Sherman, thousands of new people will be coming to that area of Grayson County.

“The growth is going to be coming to Gunter from both directions — north and south,” said real estate broker Rex Glendenning, who has handled some of the biggest land sales in Dallas’ northern suburbs. “Gunter is kind of what Celina was 15 years ago.

“I believe Gunter is the next shining star.”

Glendenning said the extension of the Dallas North Tollway service roads north of Prosper and Celina is opening up that area.

This summer, construction started to the southwest of Gunter on the 3,200-acre Legacy Hills development, which is planned for 7,000 houses in Celina. It’s a project of Centurion American Development Group, the same developer that just bought Taylor Ranch.

“The tollroad extension is the only reason Legacy Hills is happening,” Glendenning said. “When people realize they can drive from downtown Dallas all the way up to Gunter, it’s going to make a difference.”

Gunter got its start in the late 1800s as a stop on a major north-south transportation line — the railroad instead of the toll road.

Cattleman John Gunter donated land for the town along the St. Louis, San Francisco and Texas Railway.

By the Roaring Twenties, Gunter had grown to have 50 businesses, a school and several churches. But big fires in the 1930s and 1940s destroyed most of those historic buildings.

Today, most of the businesses in Gunter line Preston Road, along with an elementary school and high school.



SMALL TOWN GUNTER IS IN THE PATH OF THE DALLAS AREA'S NORTHWARD GROWTH

City manager Chaffin said 30% to 40% of the town's residents have been there five years or less.

Thousands of folks are expected to move to the area over the coming decade, Chaffin said.

"We are trying to protect the quality of life," he said. "We don't want to be just another mass of subdivisions. We want to create communities and neighborhoods."

The biggest master-planned community in Gunter now is the Bridges at Preston Crossing, a golf course residential development planned for more than 350 single-family homes. Mattamy Homes is marketing new houses in the Bridges priced from around \$530,000 to more than \$700,000. Gutman Custom Homes is also building in the Bridges.

"We're in the country but our land values are very high," Chaffin said. "We have the highest average income per capita in the county."

Land developers have created municipal utility districts south of Gunter to support tens of thousands of new homes, he said.

"We are going to see ramping up of growth, and it's going to head to Gunter," said Ted Wilson, principal with Dallas-based housing analyst Residential Strategies. "The planning is in place, and the land has transferred from farmers to investors and developers."

Wilson said he's seen the same growth pattern up Preston Road to Prosper and Celina.

"I remember 20 years ago, everybody was talking about what was going to happen in Frisco, and look at Frisco today," he said. "Gunter is just the next rung on the ladder."

GUNTER AT A GLANCE

Population: Estimated 2,060 as of 2020, according to U.S. Census Bureau

Location: 50 miles north of downtown Dallas

Racial demographics: 66% white, 32% Hispanic and 1% Black, according to 2020 Census Bureau data

Median household income: \$87,734, according to the U.S. Census

Median existing home sale price: \$298,000, according to the U.S. Census

Annual single-family home starts: 50 through second-quarter 2022, according to Residential Strategies

School district: Gunter ISD

Master-planned communities: Bridges at Preston Crossing, The Meadows, Hunter's Ridge, Hidden Lakes Ranch and the Woods of Preston

Source: <https://www.dallasnews.com/business/real-estate/2022/10/26/small-town-gunter-is-in-the-path-of-the-dallas-areas-northward-growth/>

GLOBITECH & TEXAS INSTRUMENTS

GLOBITECH AND TEXAS INSTRUMENTS' MASSIVE EXPANSIONS IN SHERMAN SHOW THE RISE OF 'MEGA-PROJECTS,' CAPACITY OF DFW

Massive multibillion-dollar expansions by GlobiTech and Texas Instruments that are anticipated to bring a combined 4,500 jobs to Sherman are an example of “mega-projects” that are on the rise worldwide, and the Dallas-Fort Worth area, in its broadest geographic sense, is poised to reap big rewards from the moves, economic developers say.

The Collin County city of Anna, 20 miles south of Sherman on U.S. 75, is sitting pretty after the economic development victories by its neighbor to the north, said Joey Grisham, director of economic development in Anna.

For starters, multifamily and single-family housing are booming in Anna, and the jobs that will flow into Sherman will fuel that growth for the city and others around it, Grisham said.

“I think Anna, Melissa, Van Alstyne certainly stand to gain quite a bit from the housing standpoint from the future workforce coming in,” he said in an interview with the Dallas Business Journal.

The benefits don’t stop with housing.

Industrial activity is brisk along the U.S. 75 corridor, Grisham said, and much of the activity is due to TI’s expansion as suppliers work to build a network and spinoff opportunities position themselves nearby. Adding GlobiTech’s facility to the high-tech manufacturing mix will accelerate that activity, he said.

“The industrial stuff is really hopping right now along the 75 corridor,” he said. “It’s going to create offshoots. They need suppliers. And probably the best thing for all of us is it’s going to generate more excitement around the tech industry.”

“You already had the TI plant down in Richardson, and now you’re going to have this expansion up in Sherman, so that puts us (Anna) in the center of those two markets,” Grisham said. “You’re building an ecosystem here for tech companies.”

Sherman nabbed its second major semiconductor-related expansion last week when GlobiTech chose the city for a new \$5 billion silicon wafer plant expected to create 1,500 new jobs. The subsidiary of Taiwan-based GlobalWafers Co. selected Sherman over sites in Ohio and South Korea for the 3.2 million-square-foot facility that could eventually crank out more than 1 million silicon wafers monthly when production begins by 2025.

GlobiTech’s decision came just weeks after Texas Instruments (Nasdaq: TXN) broke ground on what will be up to four new semiconductor wafer fabrication plants in Sherman at a jaw-dropping anticipated investment total of \$30 billion. TI’s move will create around 3,000 jobs.

GLOBITECH & TEXAS INSTRUMENTS

The TI and GlobiTech expansions have propelled Sherman to the top of the heap of economic development hotspots in the nation, Grisham said.

“Sherman is clearly the top community right now in economic development,” he said. “I mean, who else has landed \$35 billion worth of projects?”

The GlobiTech and TI expansions are an example of “mega-projects” that are on the rise worldwide, said Mike Rosa, senior vice president of Economic Development for the Dallas Regional Chamber.

Mega-projects, defined as those that create at least 1,000 jobs and have capital expenditures of \$1 billion or more, have grown from five worldwide in 2016 to 19 in 2021, Rosa said.

“That reflects the electric-vehicle sector, the battery sector, some of the things that we’re seeing happening, and of course the semiconductor sector is a part of that,” he said. “I don’t know what the number will be for 2022, but GlobiTech is going to be one of those. Tesla, in Austin, was one of those. TI in Sherman was one.”

Mega-projects have grown in scale as well as in numbers, Rosa said. Of the 19 mega-projects in 2021, the average capital expenditure was about \$5 billion and the average job creation was 4,000, he said.

“I’ve been doing this for 30-something years in DFW, and I remember when \$100 million was an incredibly large project,” he said. “And now, a billion dollars almost feels small. It’s not, but it feels small because these projects, on average, are ramping up in capex and jobs.”

The Sherman-Denison area in Grayson County is considered part of the Dallas-Fort Worth area for economic development purposes, Rosa added.

“The DFW region has lots of parts, and it’s got lots of places for different kinds of companies to go,” he said. It’s very, very important that we have large sites for the Teslas, the Samsungs, the TIs. And you can include GlobiTech in that.”



Source: <https://www.bizjournals.com/dallas/news/2022/07/06/globitech-texas-instruments-sherman.html?s=print>