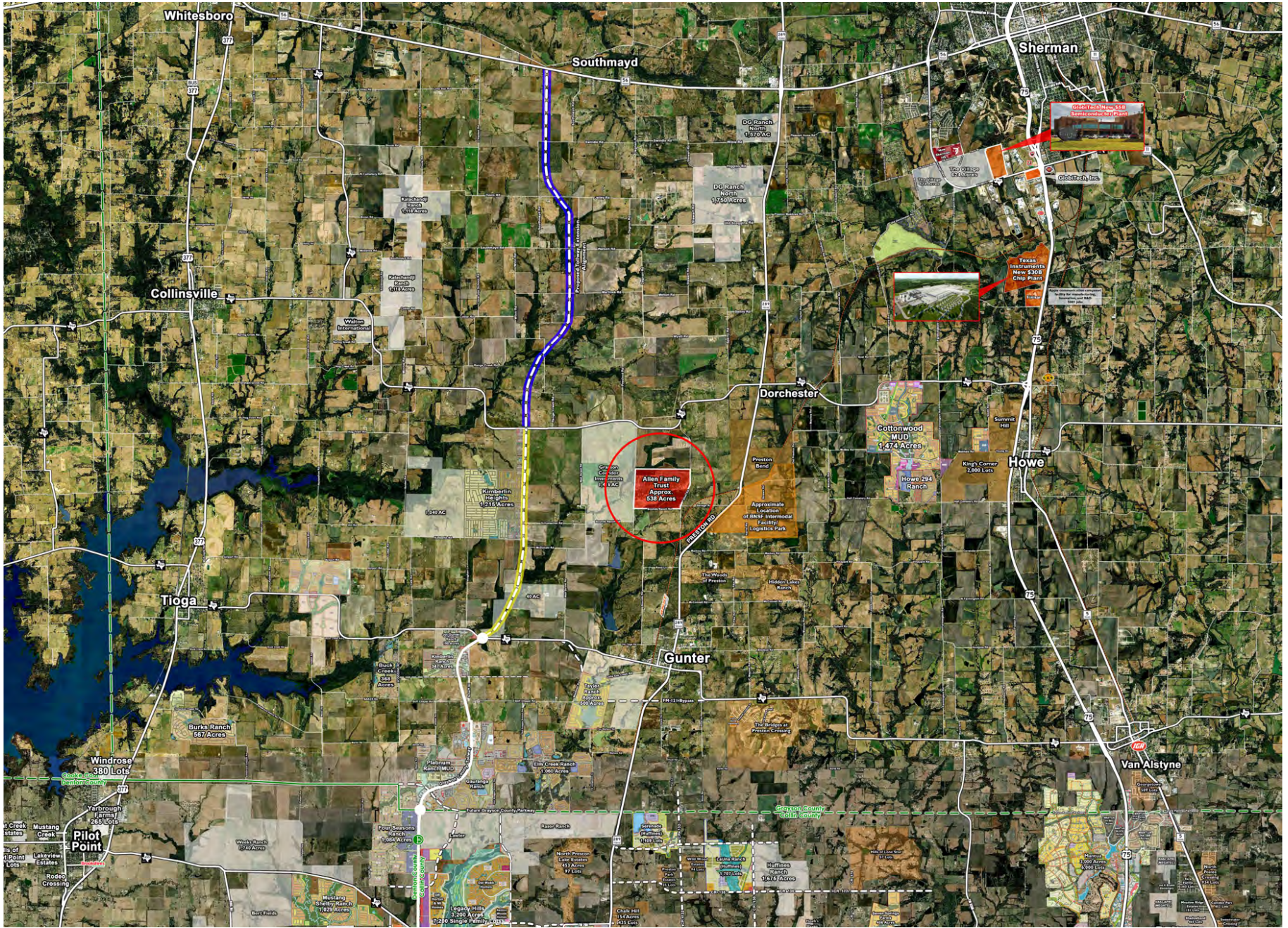


ALLEN FARMS • GUNTER, TX • INVESTMENT OPPORTUNITY



REX GLENDENING
 REX@REXREALESTATE.COM

972-250-1263
 REXREALESTATE.COM



The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW



LOCATION

Northwest Corner of Bounds Ranch Rd & Fallon Rd
Gunter, Texas 75058



HIGHLIGHTS

- West of Preston Road and east of the Grayson Tollway Extension along the "Golden Corridor"
- Celina: 13 miles
- Prosper: 17 miles
- Frisco: 25 miles
- McKinney: 30 miles
- This property is strategically located along the Golden Corridor in the Gunter Extra-Territorial Jurisdiction. Grayson County has procured all of the Letters of Intent needed to extend the Tollway north from F.M. 121 to F.M. 902.



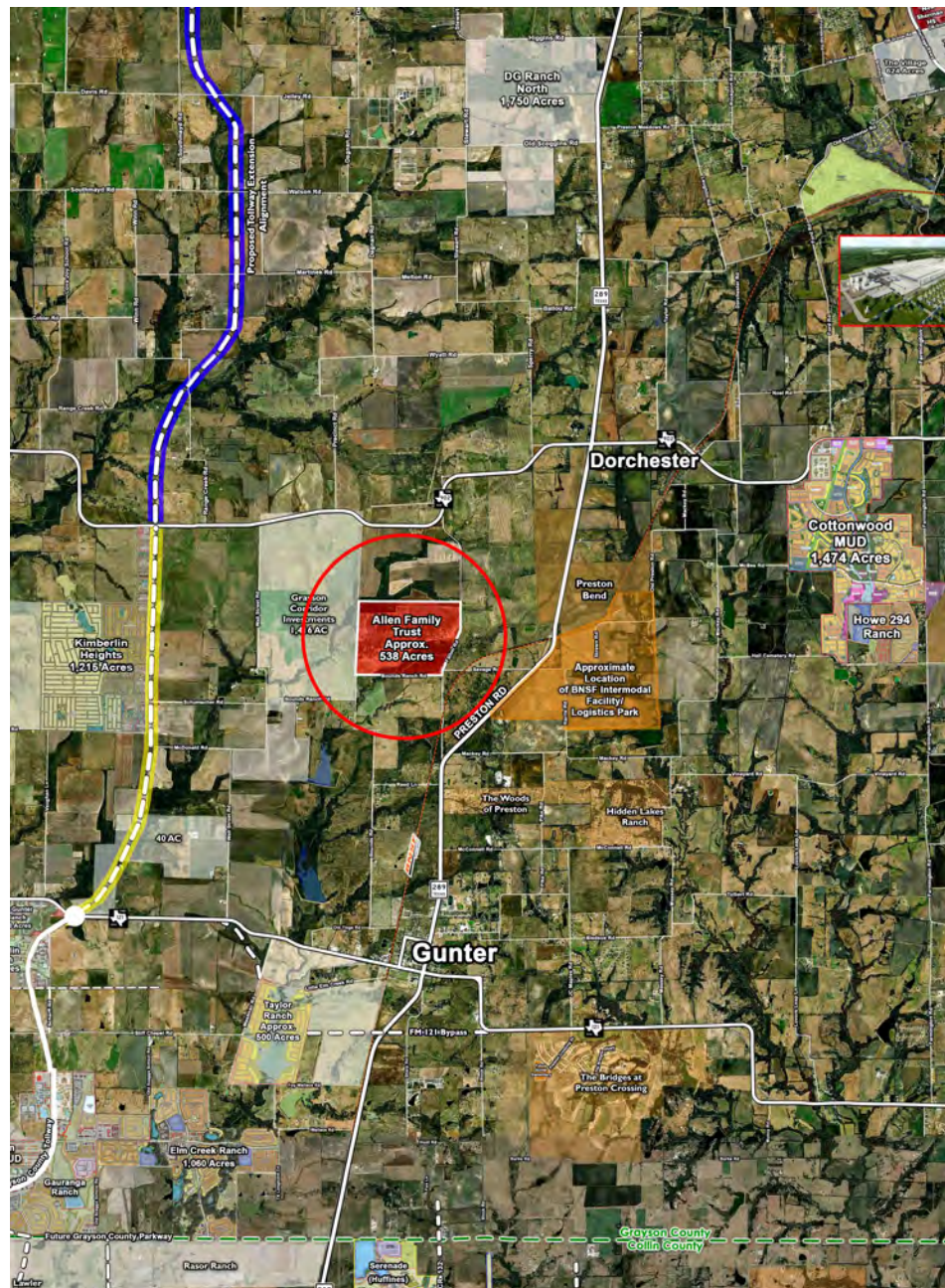
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	8	1,410	3,538
2028 PROJ. POP.	8	1,406	3,514
AVG HH INCOME	\$189,047	\$154,758	\$149,328



TRAFFIC COUNTS (TXDOT 2018)

TX-289: 5,603 VPD



CELINA HIGHLIGHTS

CITY FEATURES

- #1 fastest growing city in North Texas by the Dallas Business Journal in 2019 and 2020
- Celina's maximum projected buildout population is approximately 350,000
- Celina is actively planning, zoning, and incentivizing major employers to locate in the area. Celina plans on continuing to be an attractive place to live and work by providing a vibrant downtown, walkable, urban development, and great quality of life
- Retail and commercial businesses are moving into Celina, creating expansion and development which are keeping a rapid pace throughout the city



ADJACENT ATTRACTIONS

- Multiple wineries and vineyards
- Celina Balloon Festival
- Lewisville Lake
- Ray Roberts Lake & State Park
- Just a 24 minute drive to the bustling city and employment hub of Frisco

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/>

SHERMAN DEVELOPMENTS

TEXAS INSTRUMENTS' \$30 BILLION SHERMAN PLAN IN GRAYSON COUNTY

Texas Instruments will invest in a state of the art, fully-automated, semiconductor wafer fabrication project that will include four separate fabrication buildings, tools, machinery, and equipment used to fabricate advanced 300-mm semiconductor wafers that will be assembled into finished semiconductors and sold to electronics designers and manufacturers all over the world for use in industrial, automotive, communications and personal electronics products.

The new facilities will be constructed on TI's existing 560-acre site in Sherman. The total project has the potential to reach a total CAPEX of approximately \$30 billion and 3,200 new jobs at an avg. salary of \$70,000 plus benefits.

P1 - \$6.4B, 800 jobs / P2 - \$6.9B, 800 jobs
P3 - \$7.5B, 800 jobs / P4 - \$8.2B, 800 Jobs

Start of construction - Q1 2022, possibly Jan-Feb
Start of production - 2025 for FAB 1



BEL AIR VILLAGE - BILLION-DOLLAR DEVELOPMENT IN SHERMAN

Construction for Sherman's newest development is finally underway. On its 280 acres of land, the village will have a mix of single-family and multi-family homes for 8,000 future residents, along with other amenities like restaurants, event venues, and something everyone can use in the Texas heat: a lagoon.

The land sits near the intersection of Highway 75 and FM-1417, just across from surrounding neighborhoods.

There's no official deadline for the project yet, but they say they're hoping to start seeing homes completed by the end of the year.

Source: News 12 // Lauren Rangel // Jul 28, 2021

NORTH TEXAS IS THE COUNTRY'S NEW SEMICONDUCTOR MANUFACTURING CAPITAL

It's being compared to Silicon Valley. Some have dubbed it Silicon Alley—or more aptly, Silicon Prairie. And if you haven't already bought land for development along the 30-mile stretch of U.S. 75 north of McKinney to Sherman, you're facing skyrocketed land prices.

In a tale that's similar to what happened with the suburbs of Plano, Frisco, and Richardson some 20 to 30 years ago, the once sleepy towns of Anna, Melissa, Sherman, and Van Alstyne are becoming the new hotbed for the region's growth, with the promise of an estimated 4,500 jobs coming to the area within the next five years.

Last November, Texas Instruments announced that it would build a \$30 billion, 4.7-million-square-foot semiconductor fabrication plant in Sherman—the largest electronic production facility in the state and among the biggest manufacturing facilities in the country. Fending off a bid to bring the plant to Singapore, the town with a population of 44,873 located about 60 miles north of Dallas landed its big fish, bringing with it a projected 3,000 jobs that will pay an average of \$55,000 per year. TI broke ground on the first two phases of the project in May and is expected to begin delivering products from its Sherman plants by 2025.

Just about a month later, in June, global semiconductor manufacturer GlobiTech awarded its \$5 billion, 1,500-job project to Sherman, too. To lure GlobiTech's semiconductor plant, the Sherman Economic Development Corp. offered \$20 million in cash payments and the sale of nearly 150 acres of land worth more than an estimated \$14.4 million. The Texas Enterprise Fund added an additional \$15 million grant to the incentive package. Meanwhile, the city of Sherman, Grayson County, and Grayson College offered tax incentives and discounted utilities. The global semiconductor manufacturer was also considering sites in Ohio and South Korea before choosing to make North Texas its permanent home.

"These are once-in-a-lifetime projects for our region," says Kent Sharp, president of the Sherman Economic Development Corp. "You work your entire career in economic development with the hopes of being part of a deal that has a 'B' in front of it—and we've landed two in the past year."

