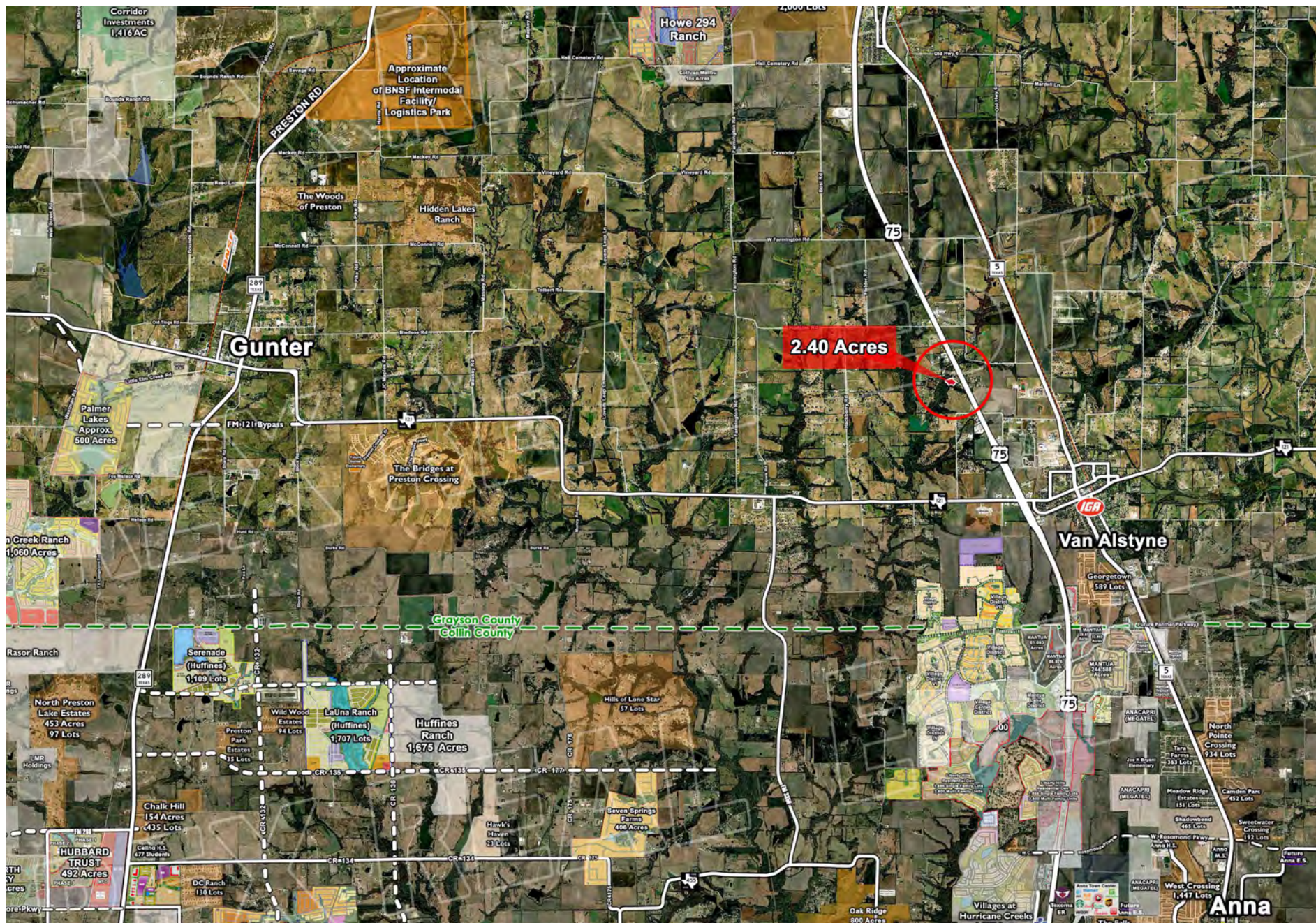


# 2.4 ACRES • VAN ALSTYNE, TX

2.4 ACRES • VAN ALSTYNE, TX



**REX GLENDENNING**  
REX@REXREALESTATE.COM

**ROBERT WYMAN**  
ROBERT@REXREALESTATE.COM

972-250-1263  
**REXREALESTATE.COM**

**REX**  
REAL ESTATE®

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# PROPERTY OVERVIEW



## LOCATION

109 Simmons Loop - Located West of US-75, along Simmons Loop in Van Alstyne, TX



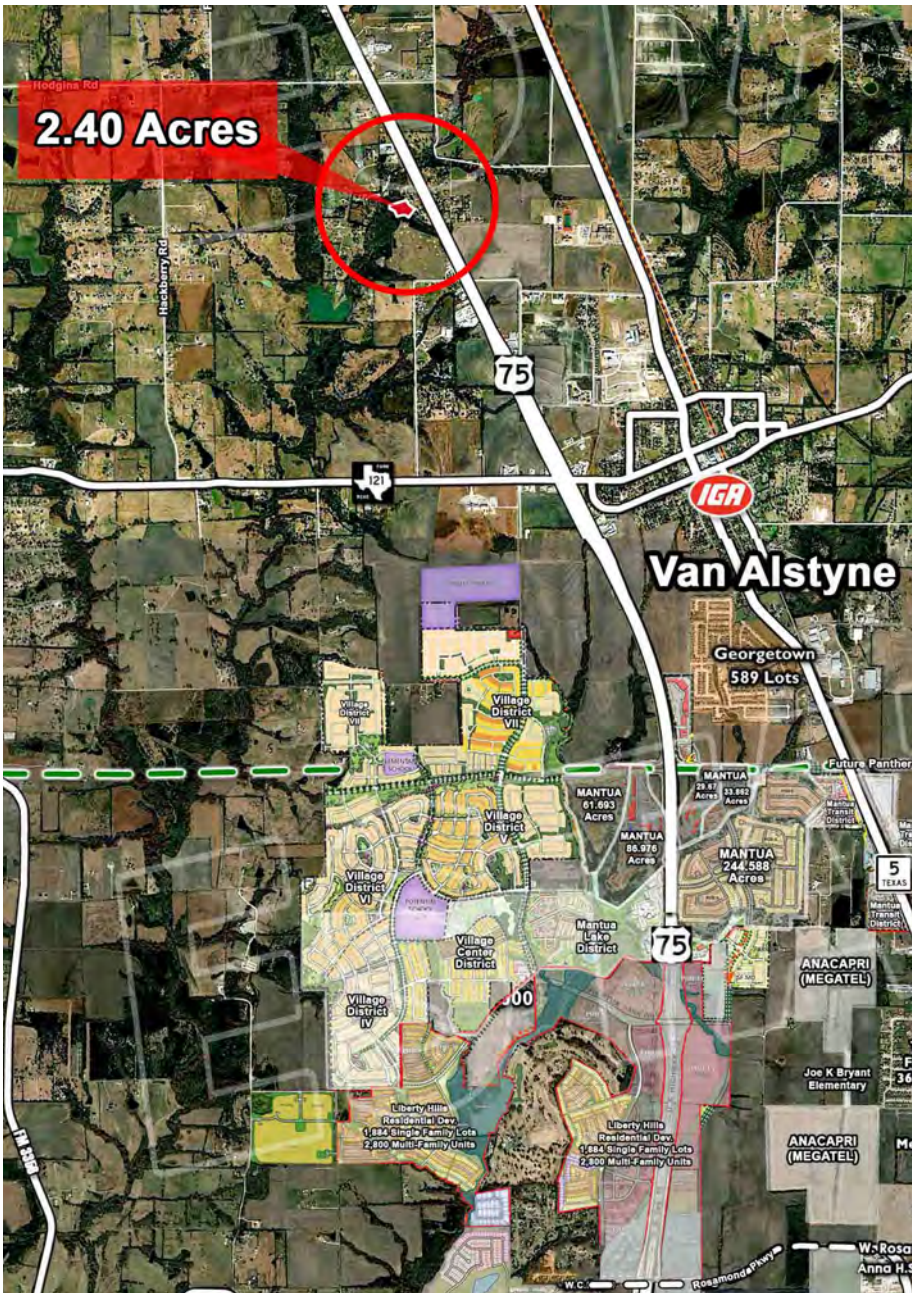
## HIGHLIGHTS

- 1,896 square foot home on a 2.4 acre lot
- Location: Van Alstyne is located in Grayson County, part of the Sherman-Denison metro area, located about 50 miles north of Dallas.
- Community: Known for its family-friendly atmosphere and small-town charm.
- Schools: Served by the Van Alstyne Independent School District, with a focus on quality education.
- Recreation: Parks, local events, and access to nearby Lake Texoma for outdoor activities.
- Transportation: Easy access to U.S. Highway 75, connecting Van Alstyne to nearby cities like McKinney and Sherman.
- Economy: Primarily residential with some local businesses; close proximity to larger employment hubs.



## DEMOGRAPHICS

|                   | 3 MILE    | 5 MILE    | 7 MILE    |
|-------------------|-----------|-----------|-----------|
| TOTAL POPULATION  | 8,951     | 16,193    | 36,706    |
| HOUSEHOLDS        | 3,318     | 5,728     | 12,337    |
| AVERAGE HH INCOME | \$139,622 | \$130,359 | \$128,186 |





# DRONE AERIAL



**REX GLENNENING**  
REX@REXREALESTATE.COM

**ROBERT WYMAN**  
ROBERT@REXREALESTATE.COM

972-250-1263  
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## 1,896 SQUARE FOOT HOME



**REX GLENDENNING**  
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**ROBERT WYMAN**  
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# VAN ALSTYNE HIGHLIGHTS

## CITY FEATURES

- Situated in Grayson and Collin Counties, about 50 miles north of Dallas, along US Highway 75.
- Estimated population of around +8,000, with steady growth due to its appeal as a quieter, small-town alternative within the Dallas-Fort Worth metroplex.
- Primarily local businesses, agriculture, and increasing residential development; growth in new businesses and services to support the expanding population.
- Served by the Van Alstyne Independent School District, which is well-regarded for its smaller class sizes and community focus.
- Experiencing growth due to its proximity to the Dallas-Fort Worth area and the ongoing expansion along US 75.
- Its location along US Highway 75 provides relatively easy access to cities like McKinney, Plano, and Dallas for commuters.



## ABOUT VAN ALSTYNE

The town offers a welcoming, rural atmosphere with a close-knit community. Residents appreciate the slower pace of life compared to more urbanized areas. Its quiet charm, low crime rates, and strong community bonds make it an appealing choice for families and those seeking a peaceful environment.



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**ROBERT WYMAN**  
[ROBERT@REXREALESTATE.COM](mailto:ROBERT@REXREALESTATE.COM)

972-250-1263  
**REXREALESTATE.COM**





# ANNA HIGHLIGHTS

## CITY FEATURES

- The City of Anna has been named one of the top 4 fastest-growing cities in the United States, with a population surge of over 17% within the past year
- Anna's affordable housing, strategic location, and robust infrastructure have made the city a desirable place to live and develop.
- Multifamily Projects such as Waterview, Palladium East Foster Crossing, and the Quinn are among many numerous developments contributing to the city's explosive growth.
- Commercial Development has also drawn in Major Retailers and Restaurants, such as Home Depot, Starbucks, and Texas Roadhouse.



## ABOUT ANNA

Anna has a population of more than 27,000, and is expected to reach a population of 100,000 by the year 2050. It is surrounded by other growing cities such as Van Alstyne, Sherman, Celina, and many others. With easy access to the Red River and DFW Corridors, Anna is a perfect middle ground for people to live comfortably while having access to many different amenities.

SOURCE: THE CITY OF ANNA | PHOTOS BY EBMRREDITOR

**REX GLENDENNING**  
[REX@REXREALESTATE.COM](mailto:REX@REXREALESTATE.COM)

**ROBERT WYMAN**  
[ROBERT@REXREALESTATE.COM](mailto:ROBERT@REXREALESTATE.COM)

972-250-1263  
**REXREALESTATE.COM**

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 REAL ESTATE®