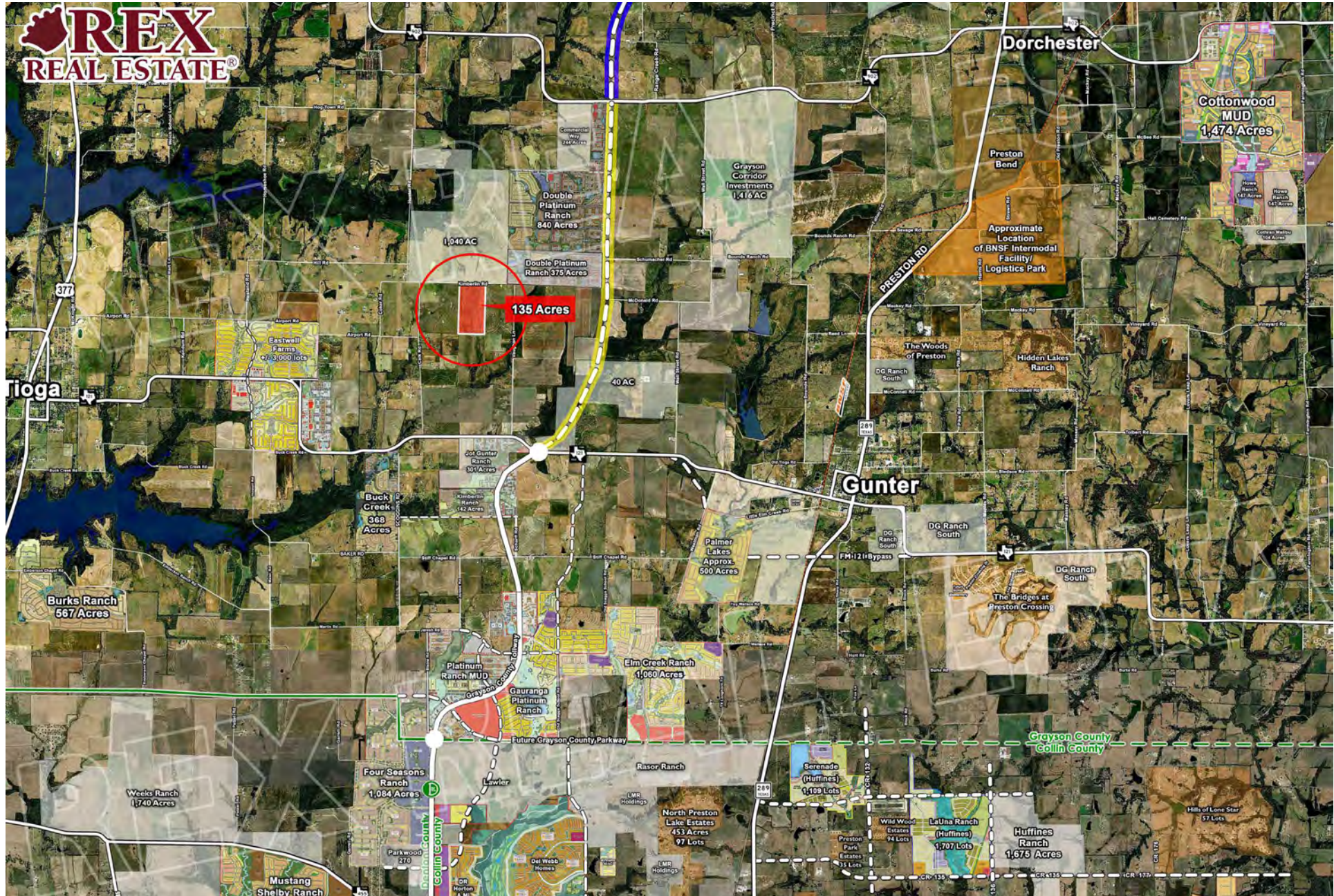


135 ACRES • GUNTER, TX • INVESTMENT OPPORTUNITY



PROPERTY OVERVIEW

LOCATION

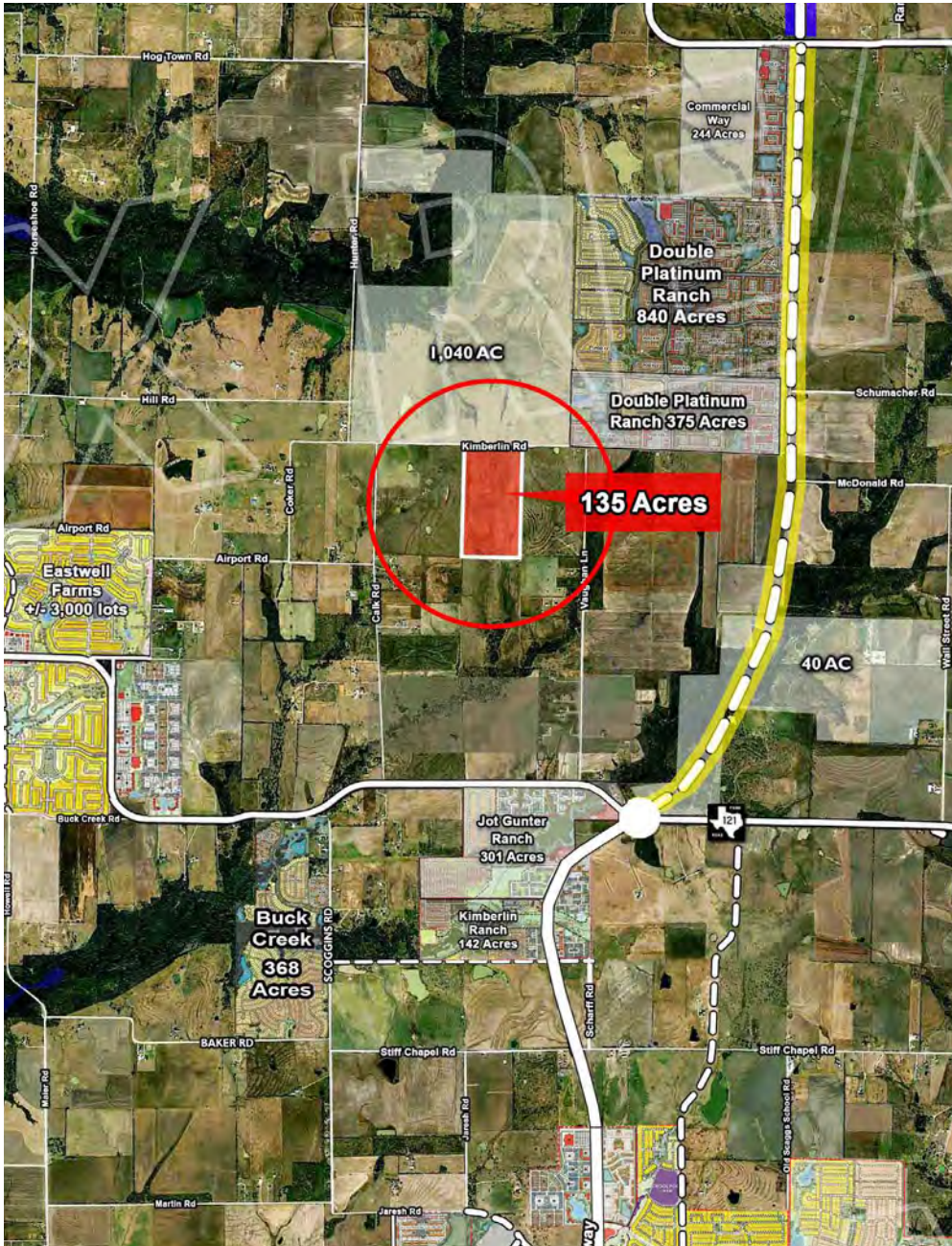
Southwest Quadrant of Kimberlin Road & Vaughan Lane, just west of Dallas North Tollway, in Gunter, Texas

HIGHLIGHTS

- Prime location between downtown Gunter and Tioga, North of Celina
- Easy access to the future Dallas North Tollway Extension
- Easy access to F.M. 121
- Surrounded by new and future residential developments including Double Platinum Ranch, Eastwell Farms (±3,000 lots), Buck Creek (368 Acres), Kimberlin Ranch (142 Acres), Elm Creek Ranch (1,060 Acres), Palmer Lakes (±500 Acres), and many more
- Approx. 10 miles from Celina's new Legacy Hills Development and first ever 18-hole Golf Course



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
2024 POPULATION	1,345	7,247	18,552
2029 PROJ. POP.	1,444	7,897	24,066
AVG HH INCOME	\$138,511	\$131,847	\$142,443



ABOUT GUNTER

SOPHISTICATED COUNTRY

Nestled in the gently rolling terrain of southwest Grayson County, Texas, the City of Gunter covers just under 20 square miles. It is part of the Sherman-Denison Metropolitan Area, situated in a peaceful country setting the city is committed to maintaining as it grows.

The city is growing quickly, adding high-end housing at a rapid pace, and zoning is available for 40,000 additional units. Gunter's convenient location between SH 289 (Preston Road) and the Dallas North Tollway makes it an attractive location for those who want a country setting with sophisticated, modern housing. For those who need to commute or want easy access to shopping and entertainment, Frisco and Sherman work and entertainment destinations are about 30 minutes away by car.

Gunter became a town in 1901 and incorporated in 1914 with 800 people and 36 businesses. The city has clearly grown since then and promises to continue adding high-end housing and commercial growth in the coming years. It is part of the path of growth moving north up Preston Road and the Dallas North Tollway.

- 2022 population 2,500 (estimated)
- 2020 Census population of 2,060
- Median household income \$98,000 – the highest in Grayson County
- Total 2020 households – 582

The City of Gunter is a great place to raise a family. We have excellent schools, a peaceful rural setting, top-notch housing options, and a location convenient to major roadways for commuting. Dining and entertainment options are a short drive away toward Frisco or Sherman.



Source: www.guntertx.gov

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

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."

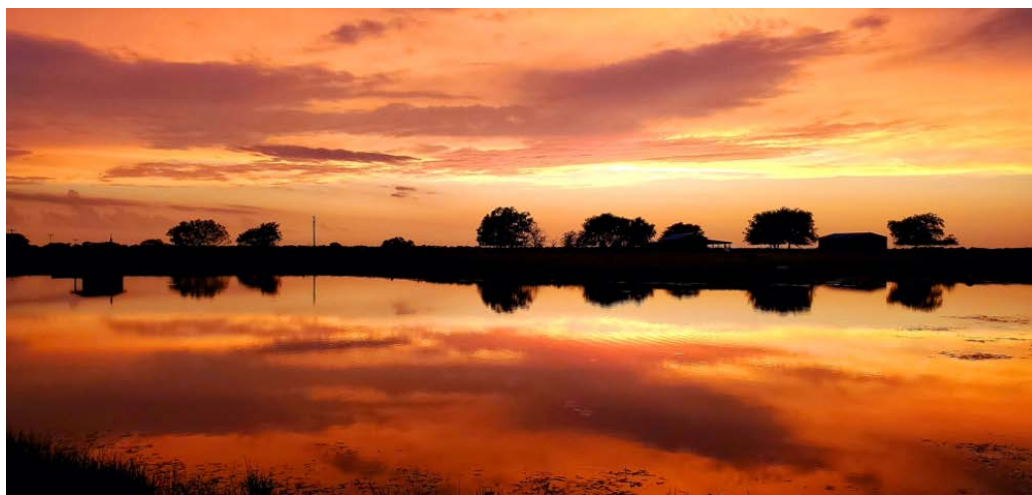
Land developers have created municipal utility districts south of Gunter to support tens of thousands of new homes, he said.

"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."

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





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date