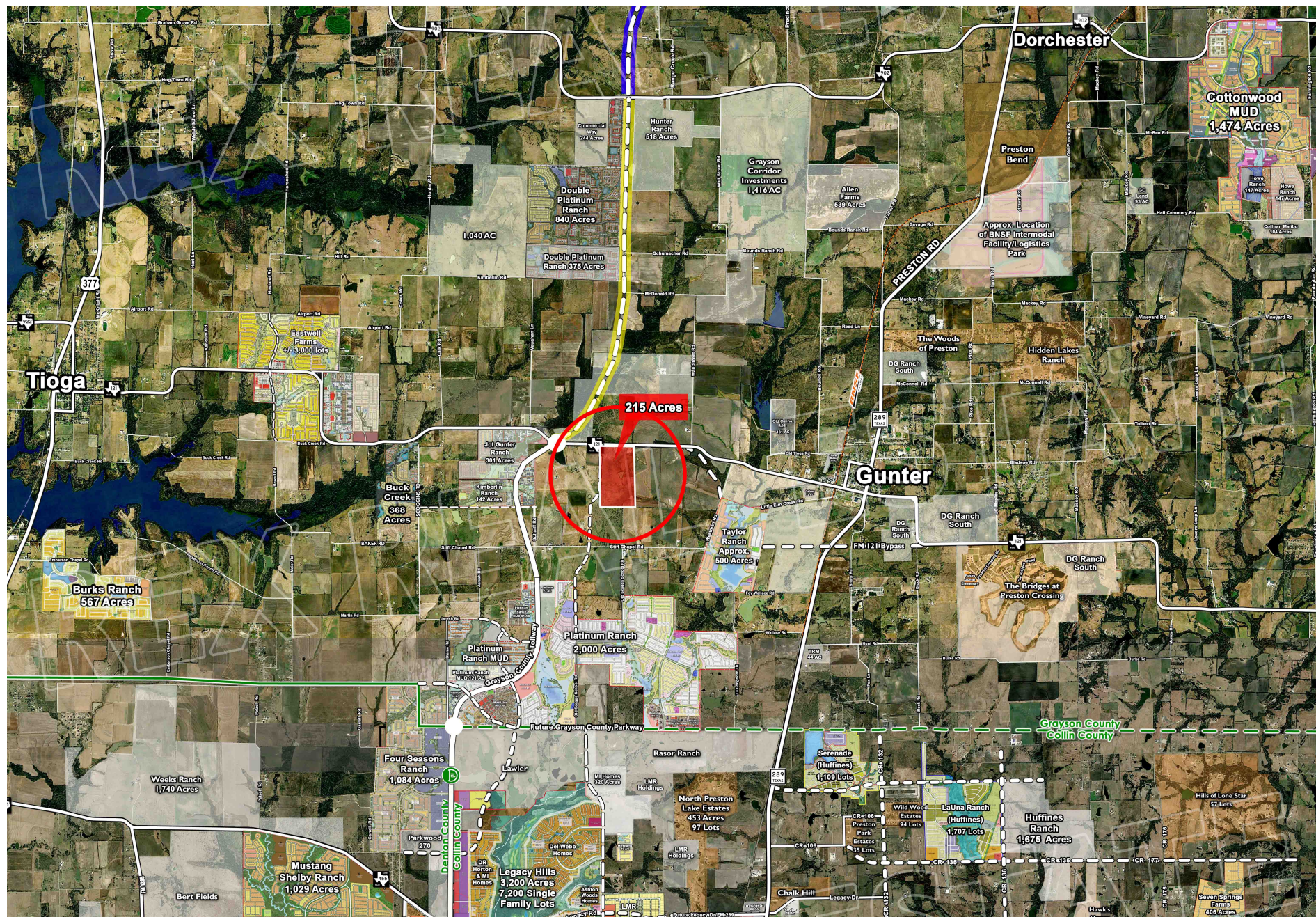


215 ACRES • GUNTER, TX



PROPERTY OVERVIEW



LOCATION

Located along F.M. 121/Main Street, just East of the Dallas North Tollway Extension in Gunter, Texas



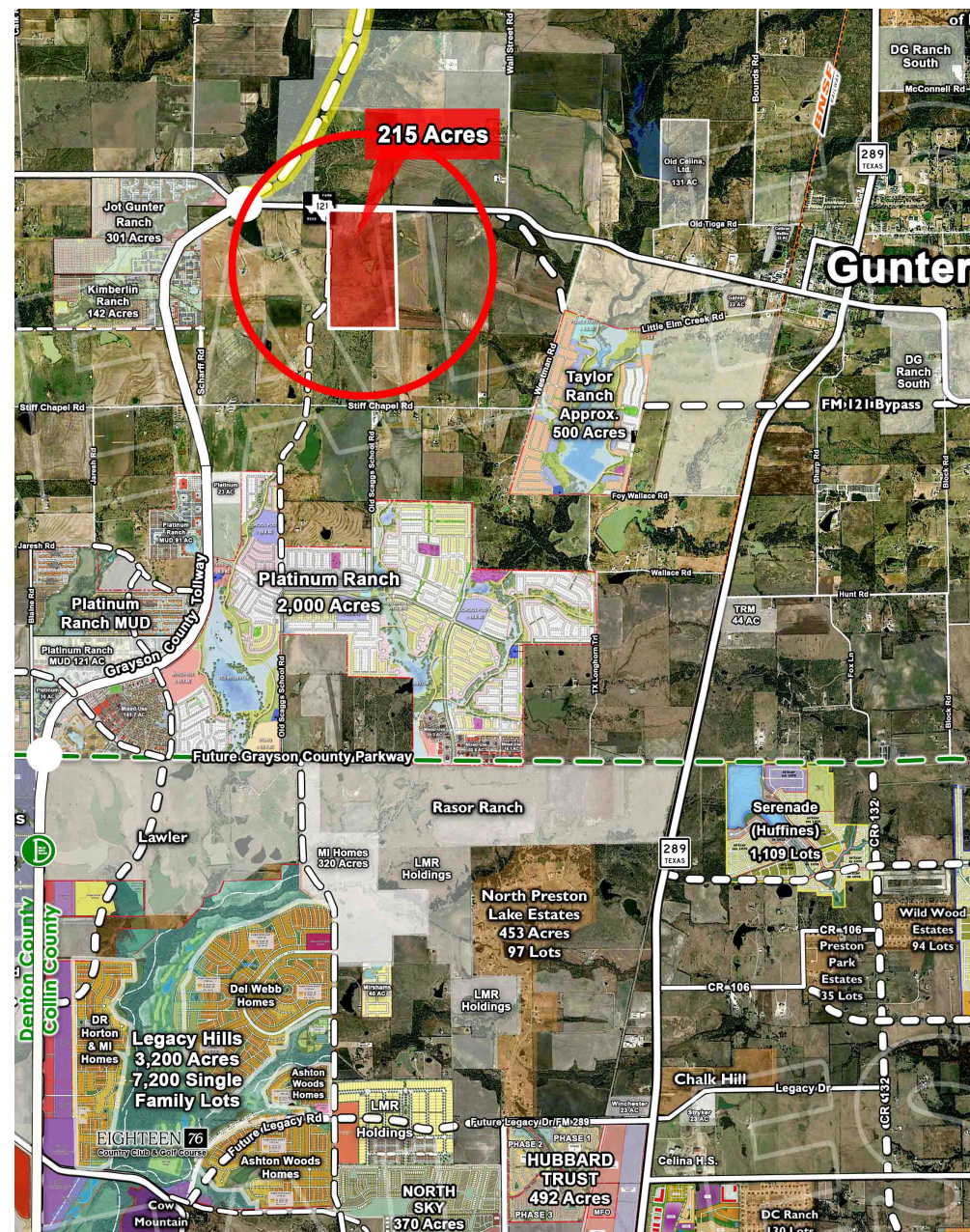
HIGHLIGHTS

- Prime location along F.M. 121/Main Street
- Easy access to the Dallas North Tollway Extension
- Situated between downtown Gunter and Tioga, just North of Celina
- Surrounded by new and future residential developments including Platinum Ranch (2,000 Acres), Taylor Ranch (±500 Acres), Kimberlin Ranch (142 Acres), Double Platinum Ranch, Buck Creek (368 Acres), and many more
- Approx. 6 miles from Celina's new Legacy Hills Development and first ever 18-hole Golf Course

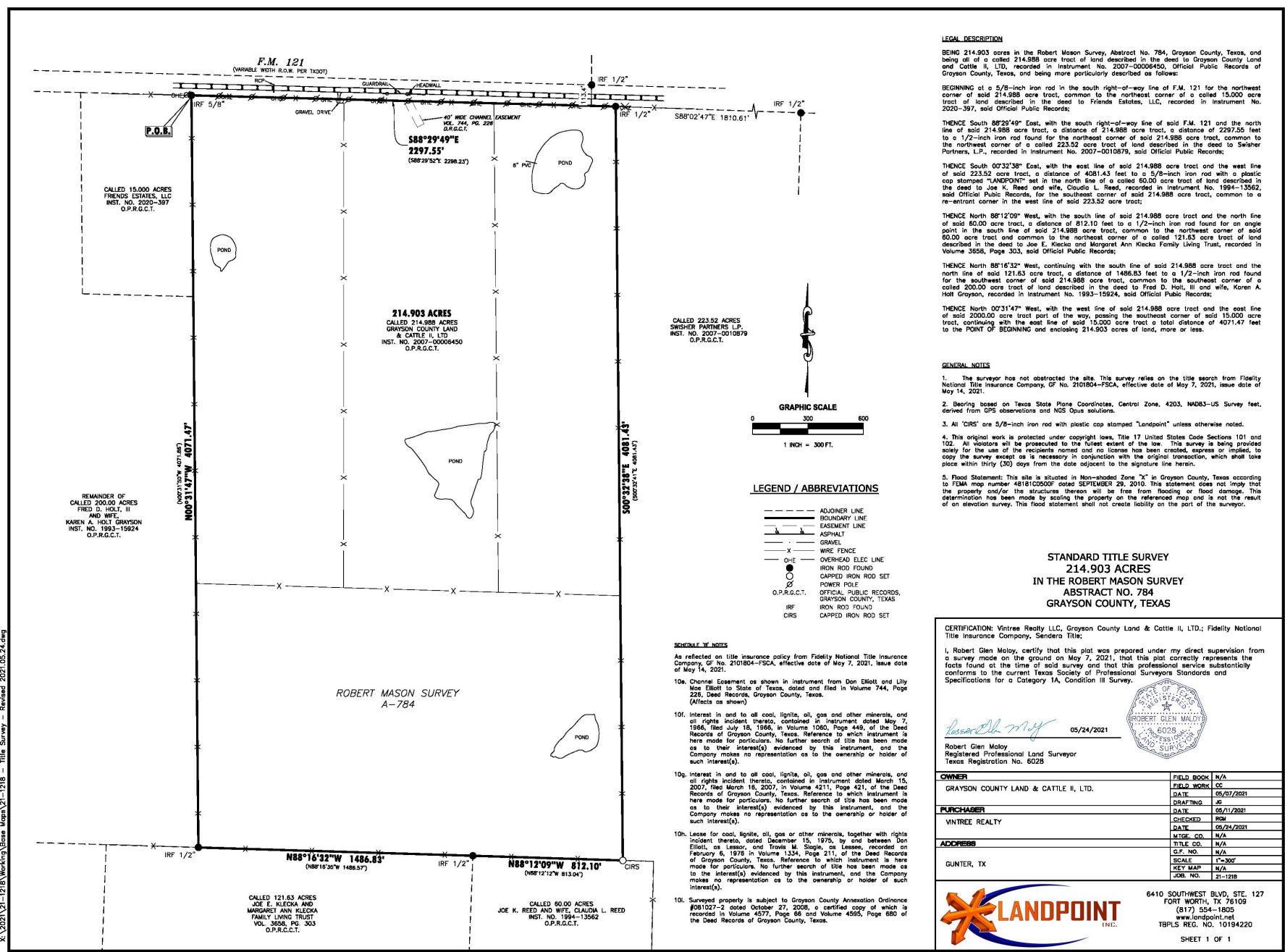


DEMOGRAPHICS

2024 POPULATION	2,463
2029 PROJ. POPULATION	3,300
AVG HH INCOME	\$143,858



SURVEY



PROPERTY IMAGE



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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

(cont.)

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/>



NEARBY HIGHLIGHTS - PLATINUM RANCH, GUNTER

Centurion American buys land for 2,000-acre project in Grayson County

Farmers Branch-based Centurion American Development Group is speeding ahead with a large master-planned community in Grayson County.

The company, led by CEO Mehrdad Moayed, purchased 1,061 acres on June 10 for Platinum Ranch, a 2,000-acre development in Gunter that will help meet the growing demand for housing north of Dallas. Rex Glendenning of Rex Real Estate brokered the sale.

In April, the firm purchased 862 acres for the project and is still working to close on the remaining 75 acres, said Sean Terry, vice president of Centurion American, in a June 12 email statement. Lenders for the Platinum Ranch purchase include UBank, Liberty Bankers and Chambers Bank, according to a June 11 announcement.

The development will feature 4,200 single-family homes and about 290 residential villas, along with 277 acres of mixed-use space and up to 3,000 apartments along the Grayson County Toll Road and Marilee Road. Platinum Ranch will also offer 223 acres of green space, including a community park, trails, lakes and several planned amenity centers.

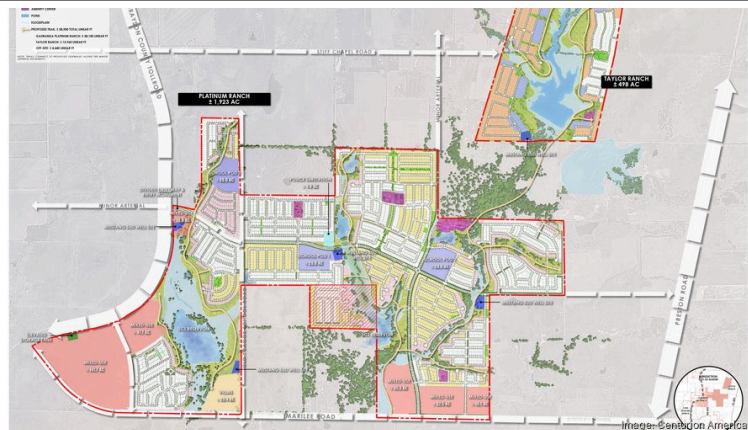
Homebuilders for the project are expected to be announced later this year and excavation is scheduled to begin in the fourth quarter. The development will be located at the northeast corner of the Collin County Outer Loop and Old Scaggs School Road and will be served by the Gunter Independent School District, which ranks as the best school district in Grayson County, according to Niche.

"Gunter is next in line for major developments along the golden corridor following both Preston Road and the Dallas North Tollway," Glendenning said in a statement.

Overall, population growth in rural communities near the Red River has been accelerating, fueled by affordable housing, strong schools, and convenient highway access. That growth is expected to continue as new semiconductor plants in nearby Sherman create thousands of jobs in the region. As workers and their families move in, new master-planned communities like Platinum Ranch will play a key role in meeting the demand for housing, retail, and amenities in cities that were once considered distant rural enclaves.

Centurion is also moving forward with several other major projects in North Texas. Taylor Ranch, a 500-acre development located less than three miles from Platinum Ranch, recently entered its excavation phase. Centurion acquired the property in 2022 as part of its ongoing investment in Gunter. Work is also progressing at Cottonwood, a 1,400-acre master-planned community where excavation is complete and utility construction is now underway. Lots are expected to be delivered to homebuilders in the first quarter of 2026. In Celina, homes are selling at Legacy Hills, which spans 3,200 acres and is planned to feature Celina's first 18-hole golf course and nearly 7,000 homes.

"While we spent two years planning the acquisition and development of Platinum Ranch, our commitment to Gunter and Grayson County goes back much further," Moayed said in a statement. "We are proud to be a part of the growth story in Gunter and to bring exceptional communities to this beautiful city."



Dallas Business Journal - June 2025 - <https://www.bizjournals.com/dallas/news/2025/06/13/centurion-american-rex-gunter-land-buy-housing.html>

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NEARBY HIGHLIGHTS - LEGACY HILLS, CELINA

Legacy Hills is a 3,200-Acre Development that is set to include a broad array of commercial and residential features, including:

- 6,882 Single-Family Homes
- 4,000 Multi-Family Units
- A 27-Acre Sports Park
- 100-Acres of Commercial Development
- Two future Celina ISD schools spanning across two 15-Acre Sections
- Two 7-Acre Police/Fire Stations
- A vast network of walking trails, featuring an abundance of amenities
- 7 Amentity Centers, including a Playscape and Swimming Pool
- A Private Championship Golf Course with many different features

Legacy Hills will provide direct access to the up and coming Dallas North Tollway extension, and it's various lots will be built by seven of the areas top builders.





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.

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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