

Van Alstyne – 237 Acres

Old Highway 6 – Van Alstyne ETJ



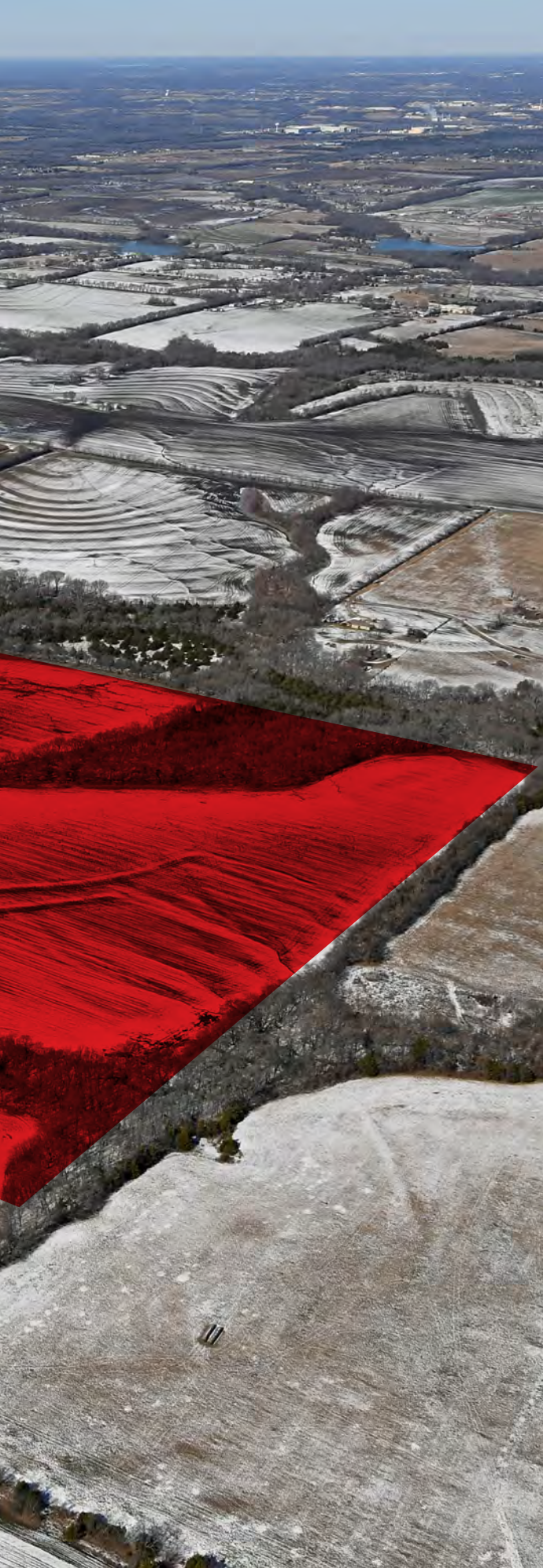
OFFERING MEMORANDUM

Executive Overview

JLL is eager to present an exclusive opportunity to acquire a 237-acre tract located within Van Alstyne's Extraterritorial Jurisdiction (ETJ). This property offers a prime opportunity for master-planned community development and is perfectly situated for a Municipal Utility District (MUD), as it is located within the South Grayson Special Utility District.

The tract is strategically positioned to capitalize on Van Alstyne's rapid growth as part of the expanding Dallas-Fort Worth Metroplex. The city's steady population increase, active housing market, and ongoing economic development is set to foster an environment conducive to growth while preserving its small-town charm.





Investment Highlights

Van Alstyne ETJ

Multiple entitlement paths to creating a viable master planned community

Dynamic Population Boom

	Collin County, TX (County)	Grayson County
2014 Population (Esri 2024)	873,048	125,152
2024 Total Population	1,222,179	146,902
2014-2024 Total Population Change	349,131	21,750
2014-2024 % Population Change	40.0%	17.4%

Van Alstyne ISD

Premier school district that has provided well rounded educational experiences for decades.

Trajectory Expansion

With the area’s expansive growth, the site will benefit from future infrastructure enhancements and employment opportunities.



City of Van Alstyne

Van Alstyne, Texas, founded in 1873 and named after Maria Van Alstyne, is a city rich in history and small-town charm. Originally established around a railroad depot, it was incorporated in 1883 and became home to Columbia College in 1889. Today, Van Alstyne preserves its Historic Downtown, once a hub of 19th-century social life, while experiencing significant growth due to its proximity to Dallas. Located an hour north of the metropolis, it offers a perfect blend of quiet living and urban accessibility, making it an increasingly popular choice for homebuyers seeking a balance between small-town atmosphere and big-city conveniences.





**Within a
5 Mile Radius:**

64%
increase in
population since 2010

9,616
2010
Total Population

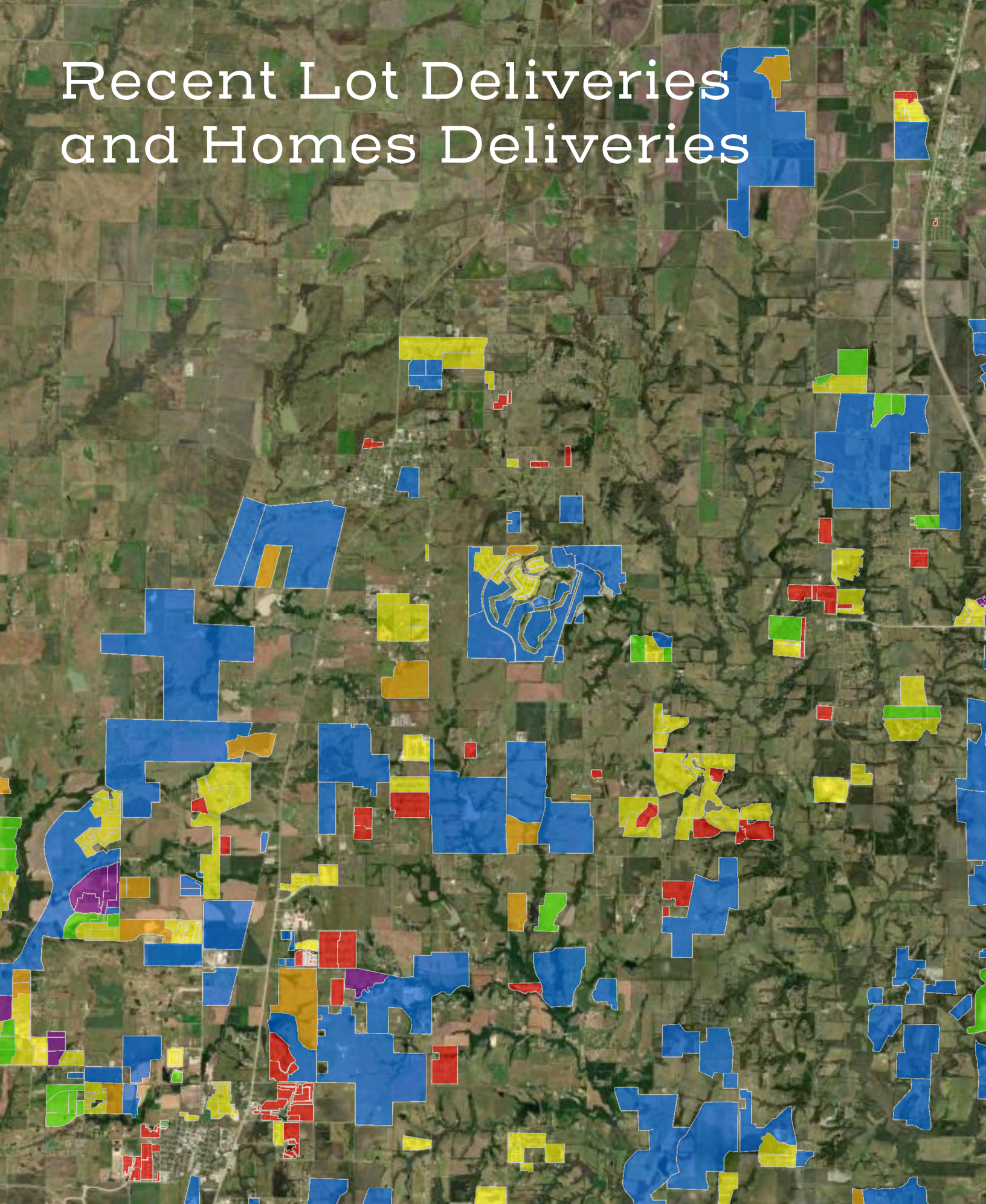
\$131,957
Average
Household Income

15,725
2024
Total Population

\$438,830
Average
Home Value



Recent Lot Deliveries and Homes Deliveries



Van Alstyne/Anna: 1818 Deliveries

Section Status

- Active
- Built Out
- Future
- Grading/Staking
- Streets/Utilities
- Prelim

237
ACRES

Van Alstyne Education



**JOHN AND NELDA PARTIN
ELEMENTARY SCHOOL**

8/10 - 516 Students



**BOB AND LOLA SANDFORD
ELEMENTARY SCHOOL**

6/10 - 598 Students

**237
ACRES**

**VAN ALSTYNE
J HIGH SCHOOL**

**VAN ALSTYNE
MIDDLE SCHOOL**

**VAN ALSTYNE
HIGH SCHOOL**



Van Alstyne ISD
Overall Rating:

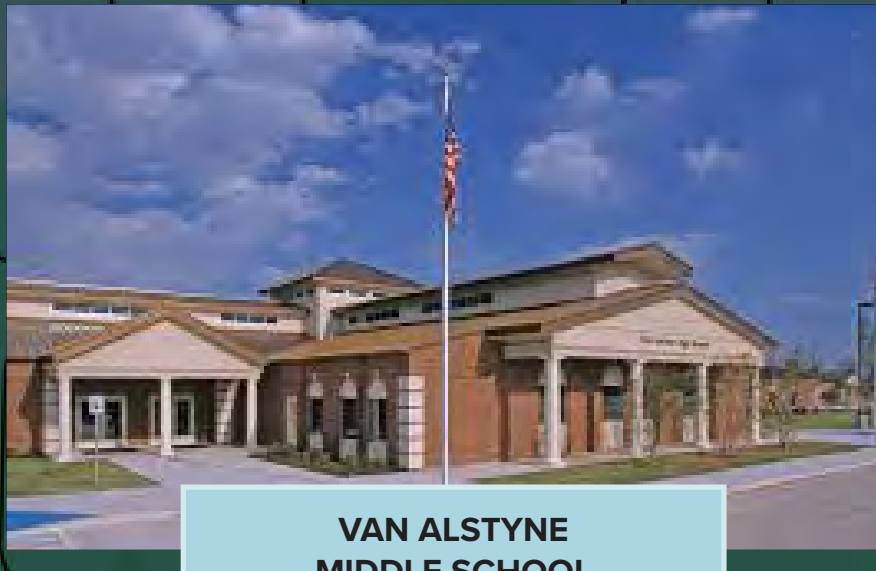
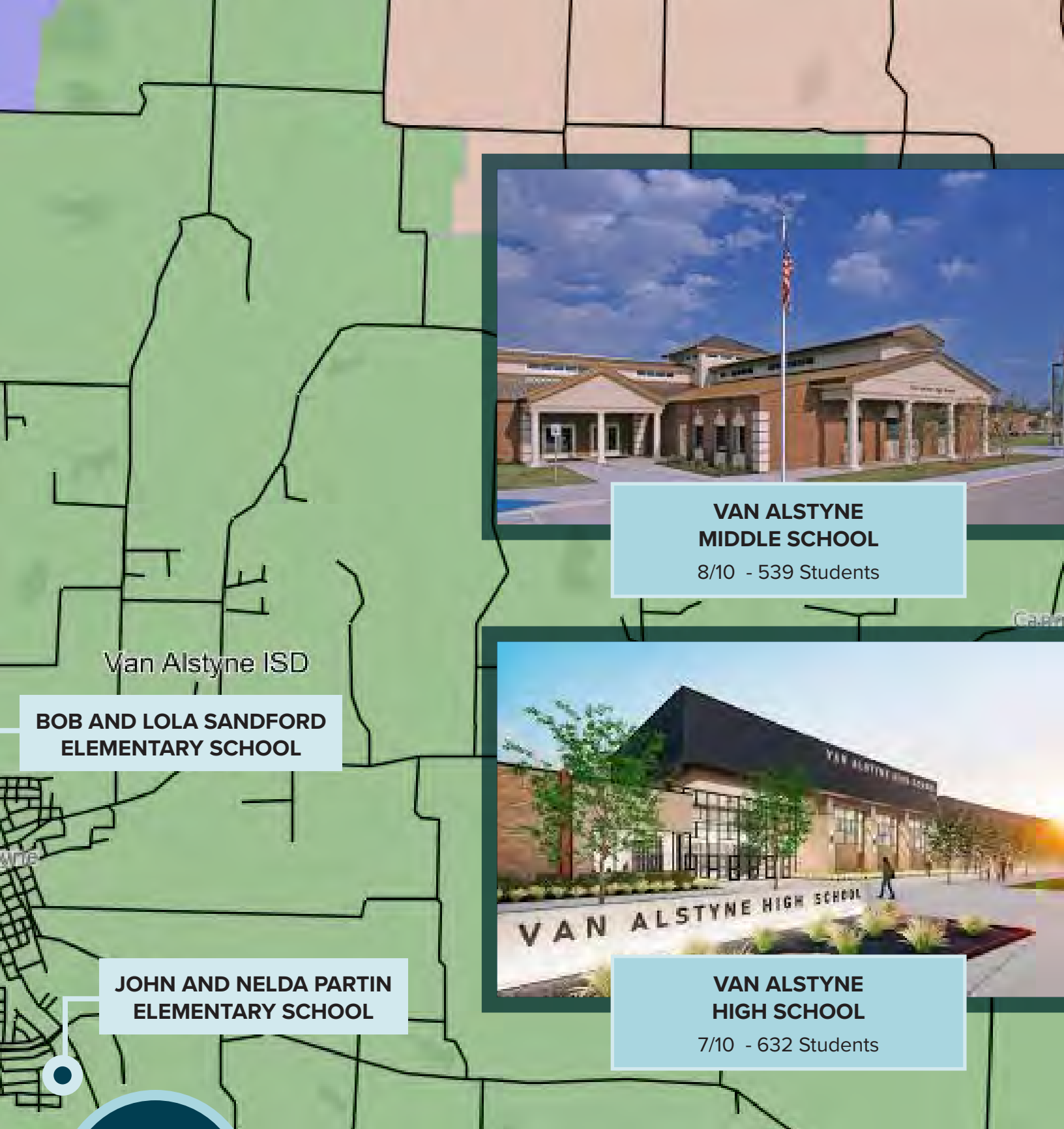
B

Student
Teacher Ratio:

15:1

Great For
Families:

A



**VAN ALSTYNE
MIDDLE SCHOOL**
8/10 - 539 Students



**VAN ALSTYNE
HIGH SCHOOL**
7/10 - 632 Students

**BOB AND LOLA SANDFORD
ELEMENTARY SCHOOL**

**JOHN AND NELDA PARTIN
ELEMENTARY SCHOOL**



Housing
Rating:
A

Cost of
Living:
B+

71%
Of Population has
some college

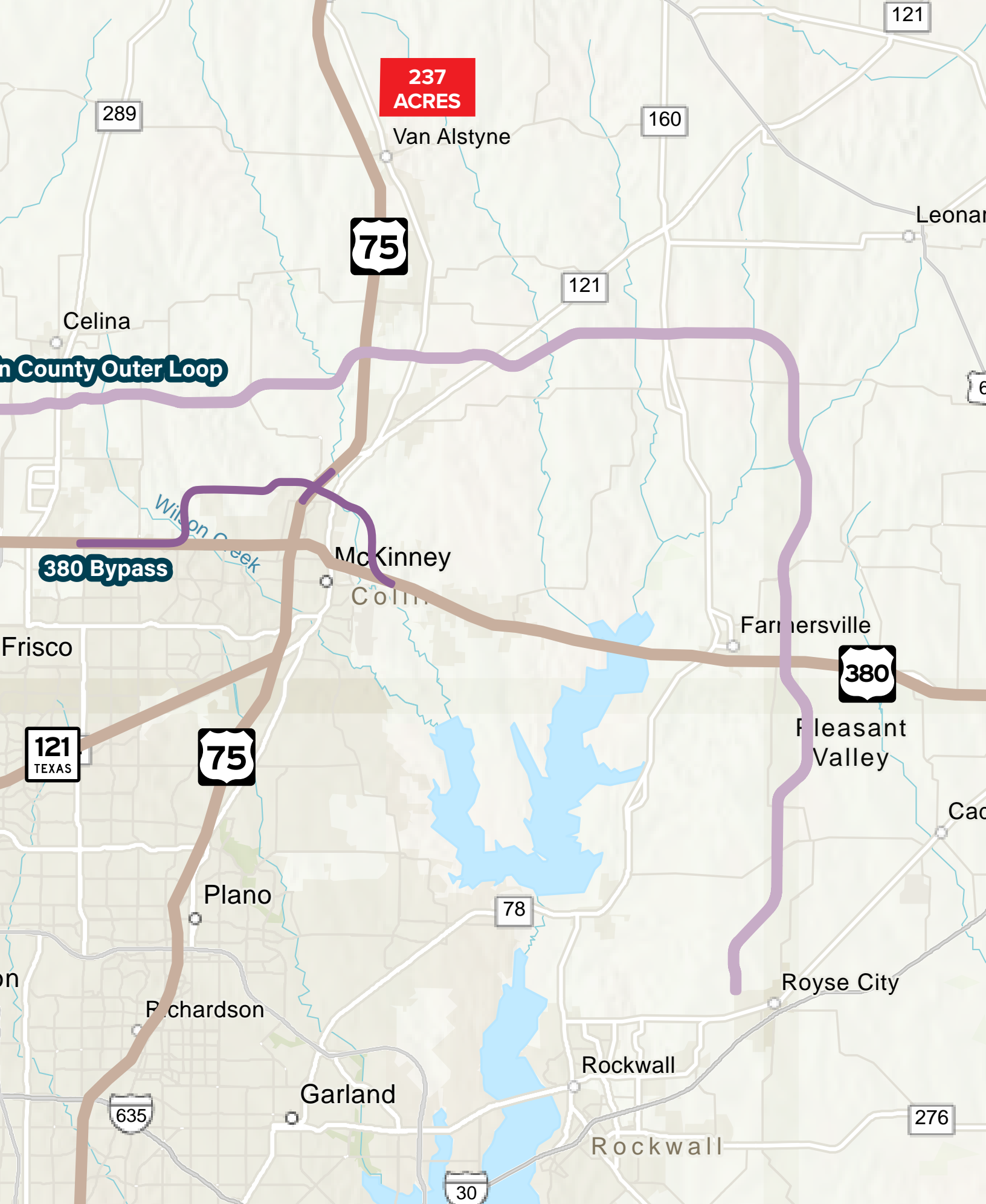
Transportation Infrastructure

The Dallas-Fort Worth metroplex's northern expansion is supported by a network of vital highways, each playing a crucial role in the region's growth and connectivity.

The ambitious Collin County Outer Loop project, when completed, will span 50 miles, enhancing mobility from Denton County to Rockwall County.

US 380, a key east-west corridor from Denton to McKinney, is complemented by the proposed US 380 Bypass, aimed at alleviating congestion and supporting future growth.









AS
RUMENTS

New Construction

Texas Instruments' planned \$30 billion investment in Sherman, Texas, represents a landmark development in the U.S. semiconductor industry. This massive project involves constructing multiple fabrication plants for 300-millimeter wafer production, positioning Sherman as a key player in advanced chip manufacturing. Set to be one of the largest corporate investments in Texas history, the complex is expected to create thousands of jobs and significantly boost the local and state economy.

In 2022, GlobalWafers announced plans for a \$5 billion silicon wafer manufacturing plant in Sherman, Texas. This Taiwanese investment aims to produce 300mm wafers, addressing global shortages and strengthening the U.S. semiconductor supply chain. With a capacity of 1.2 million wafers monthly and creating 1,500 jobs, the plant is set to start production by 2025.

Centurion American has acquired 680 acres in Dorchester, Grayson County, for a master-planned community named Cottonwood. Located 8 miles south of downtown Sherman and 55 miles north of Dallas, this development is part of a larger 1,474-acre master plan. The project includes plans for a mixed-use community with residential, commercial, and office spaces. A Municipal Utility District has been established to support enhanced amenities and diverse housing options.

Van Alstyne – 237 Acres

Old Highway 6 – Van Alstyne ETJ

DEAL CONTACTS

JONATHAN CARRIER

Managing Director

+1 214 438 6521

jonathan.carrier@jll.com

MICHAEL SWALDI

Senior Managing Director

+1 214 438 6219

michael.swaldi@jll.com

ADAM MCDANIEL

Analyst

+1 214-533-9429

adam.mcdaniel@jll.com



2401 Cedar Springs, Suite 100
Dallas, TX 75201
214.265.0880 (phone)
214.265.9564 (fax)
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property] to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 110,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.