



45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

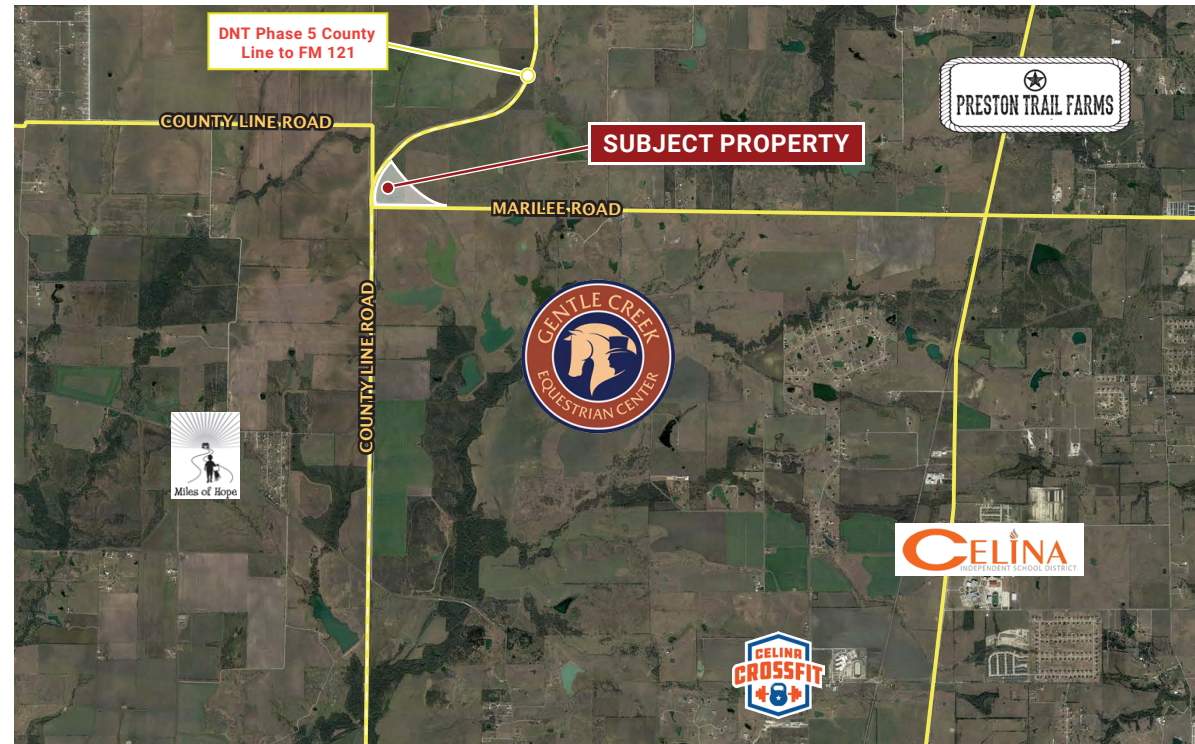
SANKALP
Realty

Sankalp Realty is pleased to present the exclusive opportunity to purchase 45+/- acres (the "Site") located along Dallas Tollway Road in the city of Gunter, TX. Available for sale with 6 Mixed-use development lots.

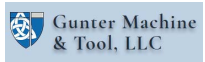
The property will have roads on all sides in the future and would make an excellent location for commercial, and residential uses. The property is in the MUD district which allows for Mixed-use development.

LAND PRICE **CALL FOR PRICE**

NEC Dallas North Tollway (DNT) & Collin Grayson County Line, GUNTER, TX 75058



NEARBY



TRAFFIC COUNTS

Preston Rd N	6,000+ VPD
FM 455	1,110 VPD
Farm-to-Market Rd 455	2,008 VPD

DEMOGRAPHICS

2023 - Source Esri	2-Mile	5-Mile	10-Mile
Total Population	40	2,164	46,012
Median Household \$	\$120,000	\$117,951	\$120,047

MUKESH PARNA

✉ mp@sankalprealty.us
☎ (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



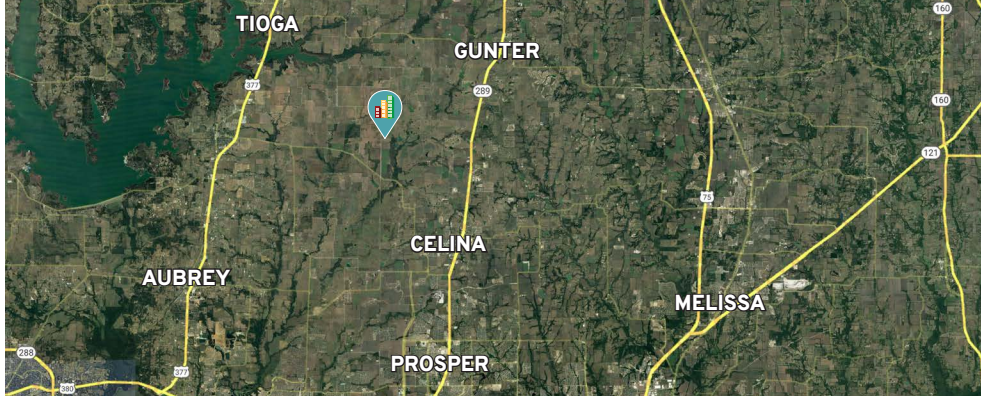
45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

**NEC Dallas North Tollway (DNT) & Collin
Grayson County Line, GUNTER, TX 75058**



KEY FACTS



HIGHLIGHTS

- Located along the future Grayson County Tollyway & Dallas north tollway, The site is located at the intersectio of the Marilee Road & Dallas North Tollway. Quick travel to the entirety of the Dallas Northern Corridor.
- Zoning and planning - The City of Gunter Texas.
- The Dallas Parkway (Future Dallas Tollway) has marked the path of growth in North Texas and the Site will benefit greatly to its proximity.
- The median home value within a 3-mile radius of the Site is approximately \$480,000 and the median household income is just over \$120,000.
- The Site is located along Marilee Road running east-west connecting the Dallas Parkway and US-289.

Property Land Size (AC)	45.28 Acres
Property Size (SF)	1,972,396.8 Sq Ft
Zoning	Mixed use - Commercial, General Retail & Residential
Allowed Uses	Allows to do MF, retail, and office use. Pro-rata share of the MUD.
Property Visibility	Marilee RD, future DNT
Utilities	No
Adjacent Parcels	Yes
Available? Water on	Yes/Nearby
Property Frontage	DNT Frontage - 2438 Ft Marilee Road CR 60. - 3993.12 feet
Divisible	Yes
Access	Dallas North Tollway. Marilee RD CR 60
School District	Gunter ISD
Sewer Provider	City Of Gunter
Current Improvements	None

MUKESH PARNA

✉ mp@sankalprealty.us
📞 (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



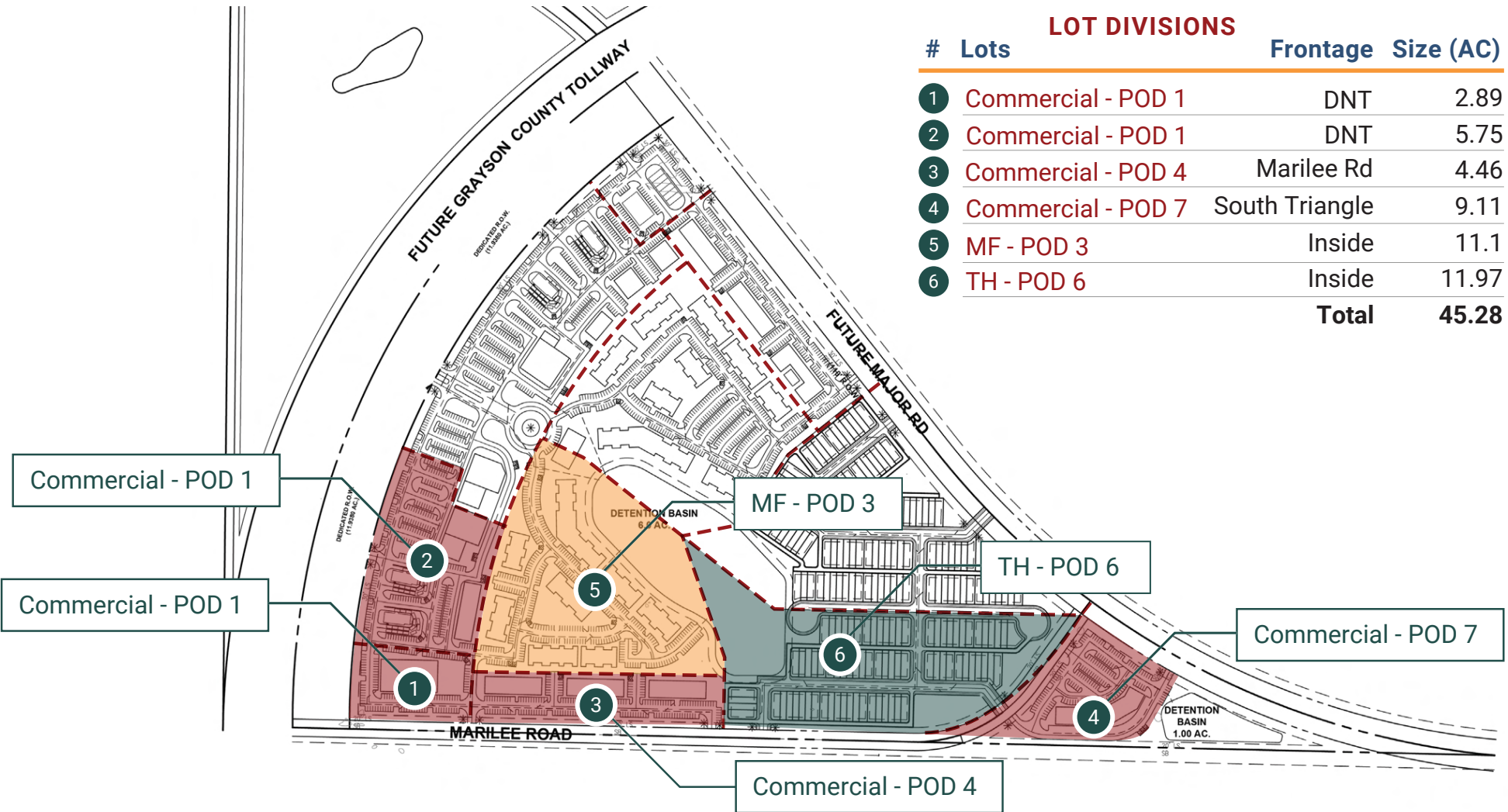
45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

NEC Dallas North Tollway (DNT) & Collin Grayson County Line, GUNTER, TX 75058



SITE PLAN



#	Lots	LOT DIVISIONS	Frontage	Size (AC)
1		Commercial - POD 1	DNT	2.89
2		Commercial - POD 1	DNT	5.75
3		Commercial - POD 4	Marilee Rd	4.46
4		Commercial - POD 7	South Triangle	9.11
5		MF - POD 3	Inside	11.1
6		TH - POD 6	Inside	11.97
			Total	45.28

MUKESH PARNA

✉ mp@sankalprealty.us
📞 (214) 329-4657

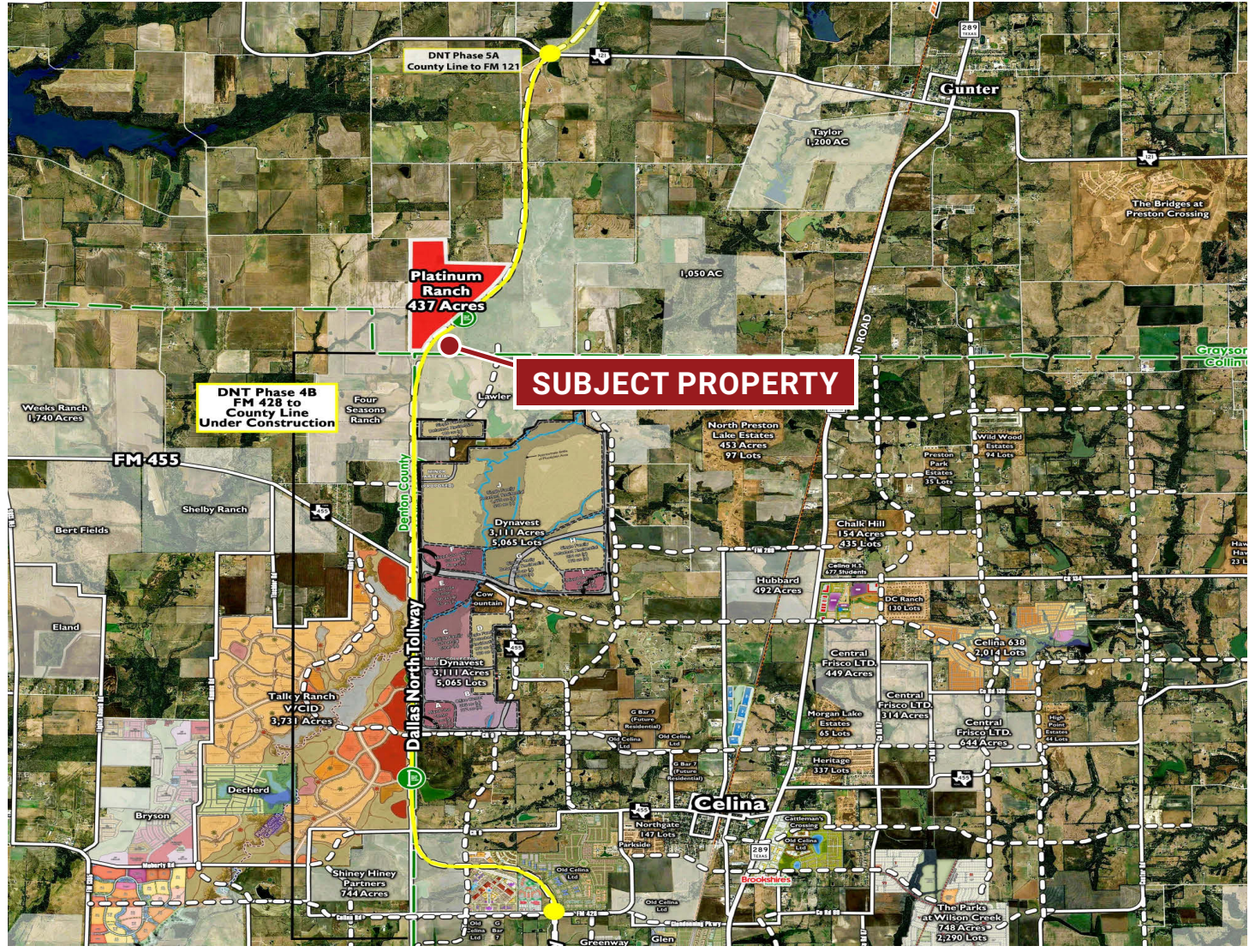
8195 Custer Rd, Suite 200 A
Frisco, TX 75035



45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

**NEC Dallas North Tollway (DNT) & Collin
Grayson County Line, GUNTER, TX 75058**



MUKESH PARNA

✉ mp@sankalprealty.us
☎ (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035

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



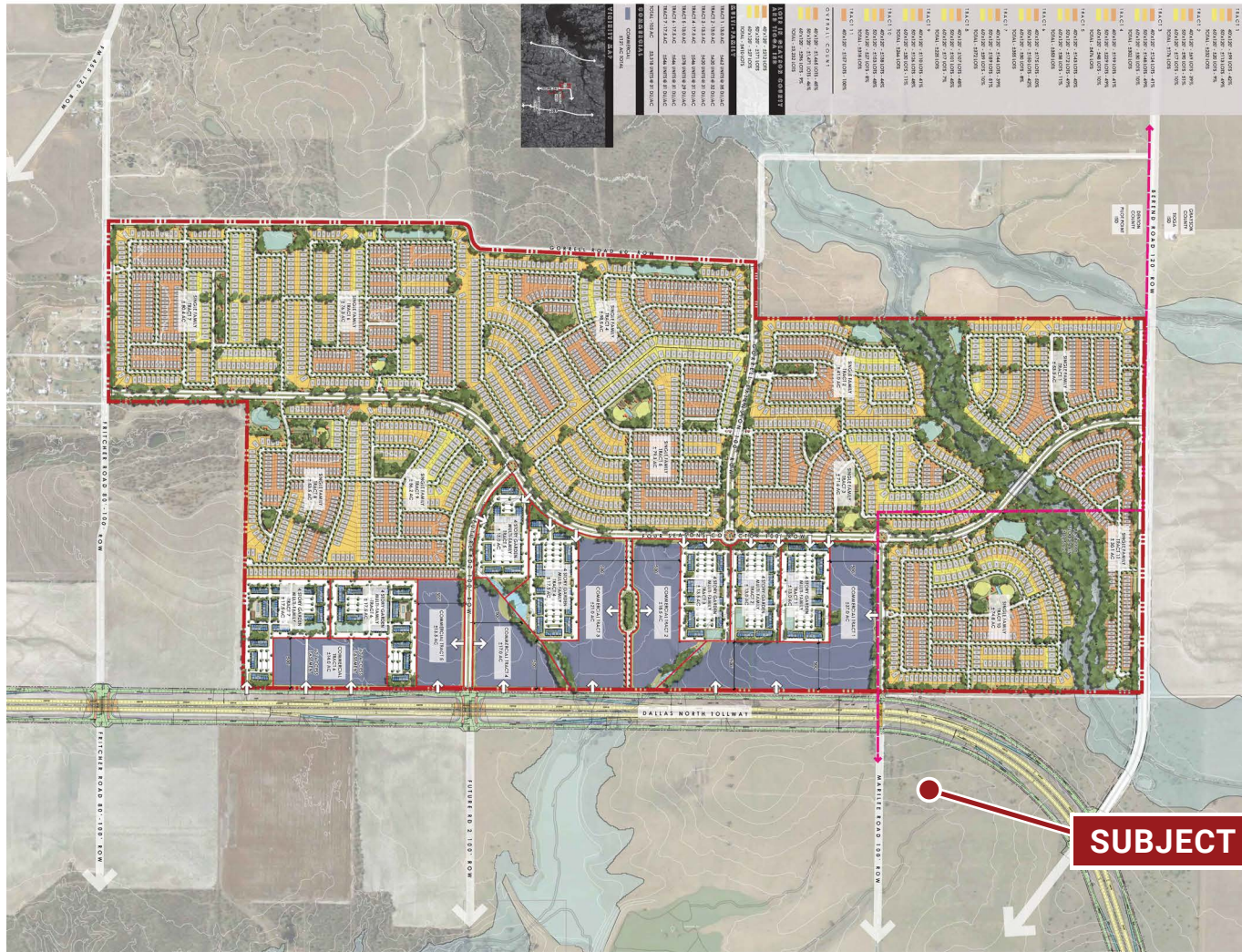
45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

**NEC Dallas North Tollway (DNT) & Collin
Grayson County Line, GUNTER, TX 75058**



NEARBY RESIDENTIAL DEVELOPMENTS



SUBJECT PROPERTY

MUKESH PARNA

✉ mp@sankalprealty.us
☎ (214) 329-4657

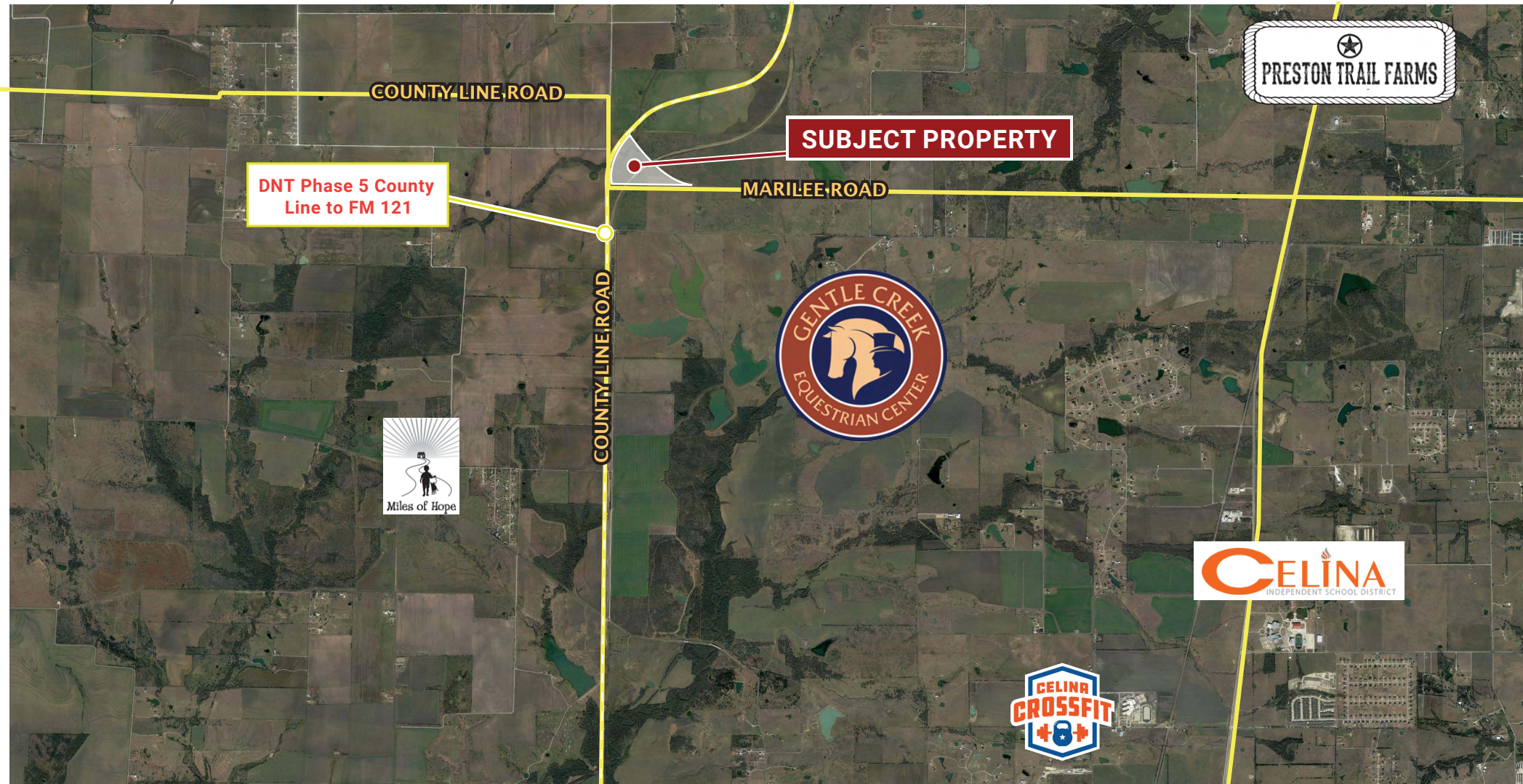
8195 Custer Rd, Suite 200 A
Frisco, TX 75035



45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

**NEC Dallas North Tollway (DNT) & Collin
Grayson County Line, GUNTER, TX 75058**



MUKESH PARNA

✉ mp@sankalprealty.us

📞 (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



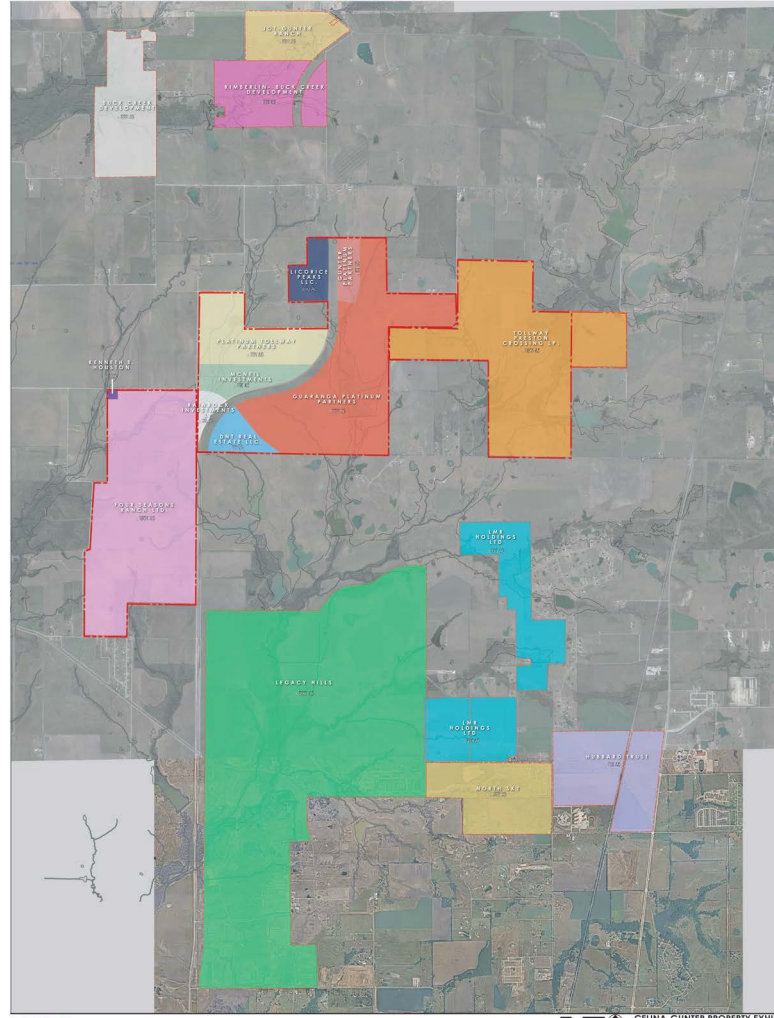
45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

**NEC Dallas North Tollway (DNT) & Collin
Grayson County Line, GUNTER, TX 75058**



CELINA-GUNTER PROPERTY EXHIBIT



KFM

CELINA-GUNTER PROPERTY EXHIBIT
COMBINED PLOTSET EXHIBIT SHEET

MUKESH PARNA

✉ mp@sankalprealty.us

📞 (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



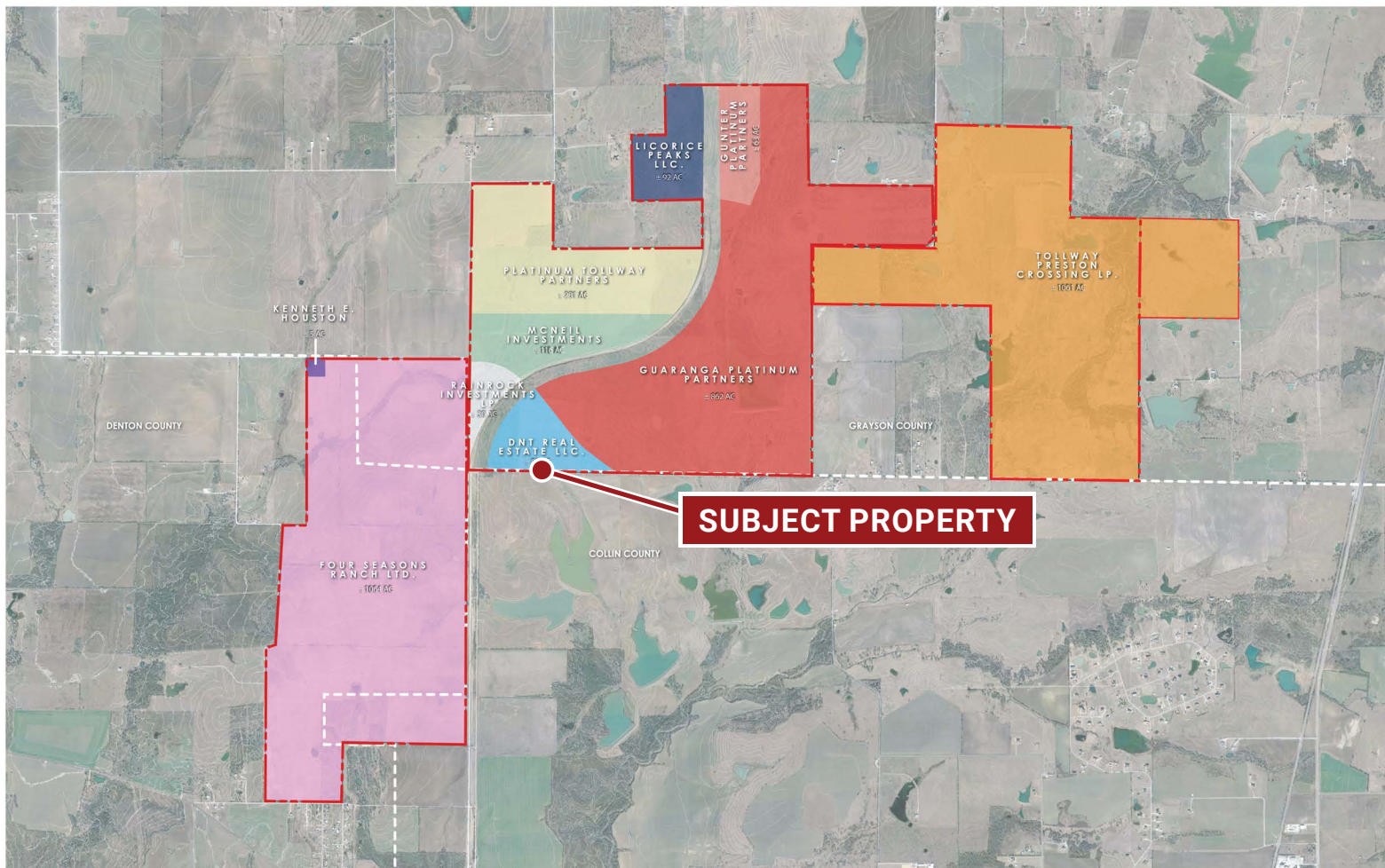
45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

**NEC Dallas North Tollway (DNT) & Collin
Grayson County Line, GUNTER, TX 75058**



CROOKED CROSS RANCH



KFM
ENGINEERING & DESIGN



CROOKED CROSS RANCH
PARCEL OWNERSHIP EXHIBIT

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

M:\2024\Projects\24041\Task\CrookedCross\Drawings\20240411_parcelsubmittal\ParcelOwnershipExhibit.mxd 04/28/23

MUKESH PARNA

✉ mp@sankalprealty.us
📞 (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



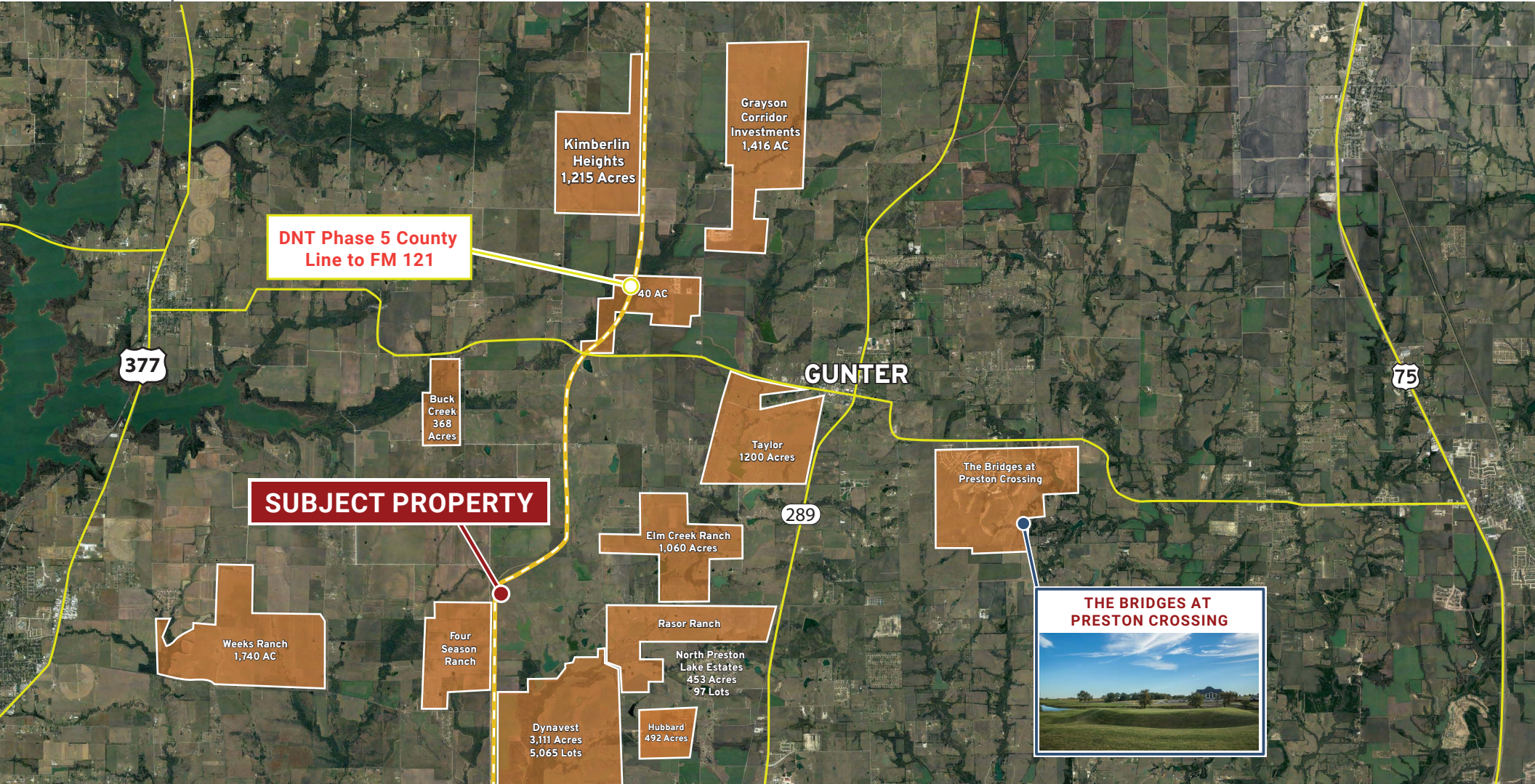
45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

**NEC Dallas North Tollway (DNT) & Collin
Grayson County Line, GUNTER, TX 75058**



PROPERTY SURROUNDINGS



MUKESH PARNA

✉ mp@sankalprealty.us
📞 (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

ECONOMIC OVERVIEW

With the Site's advantageous position on the border of Grayson County and Collin County, the Site benefits from the economies in both counties. Grayson County is positioned north of the Dallas-Fort Worth (DFW) MSA, the fourth largest MSA in the country. With urban outflow from Dallas to its surrounding cities continuing to trend upward, both Grayson and Collin Counties are poised for growth in population and economy. Collin County has been experiencing exponential growth for the past decade and according to 2022 U.S. Census data, Collin County was the third-highest county in terms of numeric population growth. Grayson County will be home to both the Texas Instruments and GlobiTech semiconductor chip facilities which total \$35 billion in investments and will create up to approximately 3,500 new jobs.



Bulldog Field- Tioga High School

NEC Dallas North Tollway (DNT) & Collin Grayson County Line, GUNTER, TX 75058



GRAYSON COUNTY LARGEST EMPLOYERS

COMPANY NAME	EMPLOYEES
Tyson	1,600
Texas Instruments	1,200
Wilson N. Jones Regional Health System	1,200
Texoma Health Care System	1,163
Sherman ISD	945
Connect General, A Cigna Company	850
Ruiz Foods	700
Denison ISD	605
Texas Department of Criminal Justice	498

Source: City Of Howe Development Corporation



MUKESH PARNA

✉ mp@sankalprealty.us
📞 (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

TRANSPORTATION/AREA HOUSING

NEC Dallas North Tollway (DNT) & Collin Grayson County Line, GUNTER, TX 75058



Situated along the Grayson-Collin County line, the Site is exceptionally located in the immediate path of future growth from both an influx in development and population in Celina to the south. Grayson County is poised for continued growth from future major employers in Texas Instruments and Globitech as well as the continued development of major thoroughfares creating convenient access to established population hubs within the Dallas-Fort Worth Metroplex.



Air: Commercial flights, both domestic and international are available from Dallas-Fort Worth International Airport, located 45 miles southwest of the Site. Additionally, domestic flights are available via Love Field airport located 42 miles south of the Site.



Highway: The Site is located along Marilee Road running east-west connecting the Dallas Parkway and US-289. The Dallas Parkway, approximately 2 miles west of the Site will continue its expansion north as one of the main thoroughfares in Grayson County allowing for direct access to the Dallas CBD. Additionally, US-289 which runs north-south connecting Sherman to Dallas is located approximately 2 miles east of the Site.



DFW International Airport



Texas State Highway 289

MUKESH PARNA

✉ mp@sankalprealty.us
📞 (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

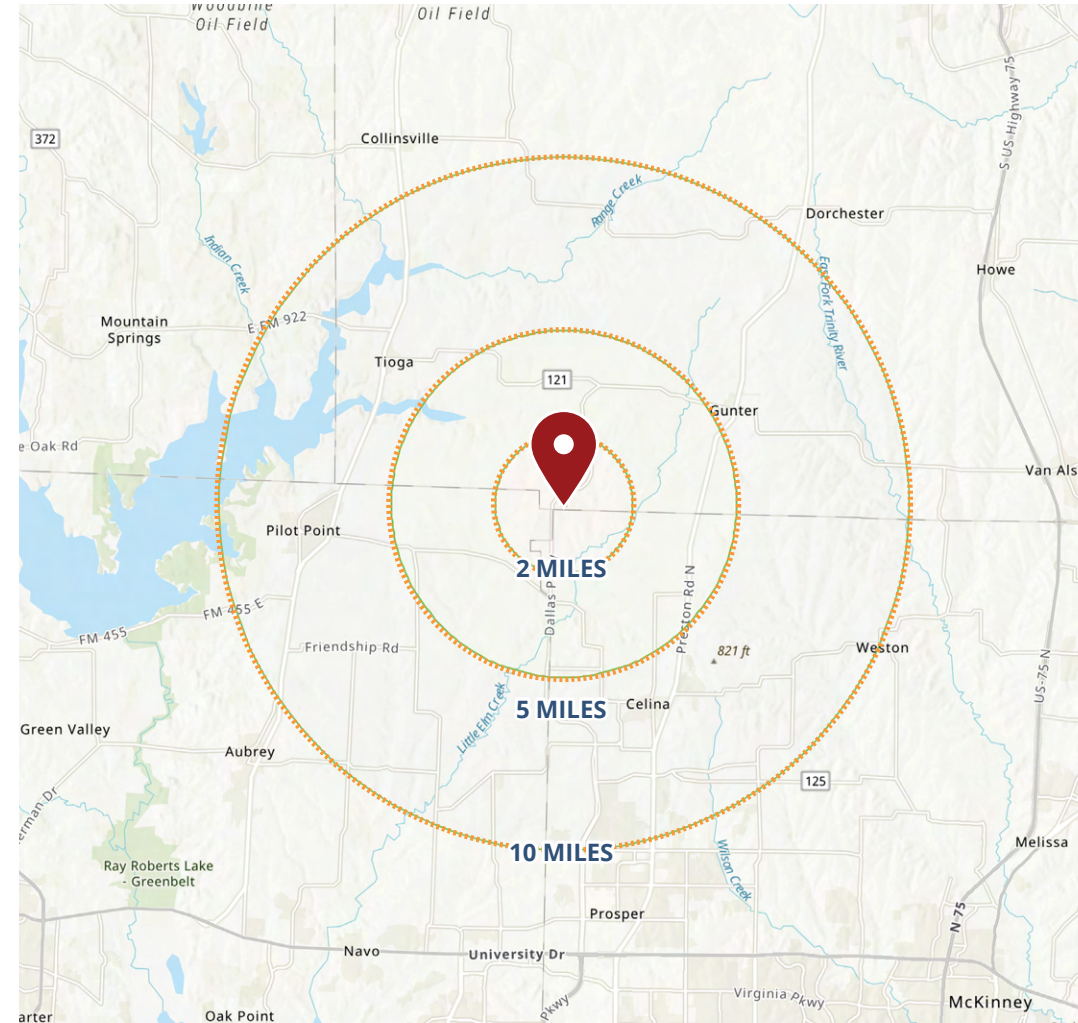
NEC Dallas North Tollway (DNT) & Collin Grayson County Line, GUNTER, TX 75058



DEMOGRAPHICS

2023 Summary

	2 Miles	5 Miles	10 Miles
Population	40	2,164	46,012
Households	9	648	14,359
Families	7	503	11,125
Average Household Size	4.44	3.34	3.19
Owner Occupied Housing Units	8	580	12,211
Renter Occupied Housing Units	1	68	2,148
Median Age	43.3	43.6	40.6
Median Household Income	\$120,000	\$117,951	\$120,047
Average Household Income	\$166,728	\$155,236	\$158,035



 **948**
TOTAL BUSINESSES



 **7,552**
TOTAL EMPLOYEES


\$120,047
MEDIAN
HH INCOME


\$49,723
PER CAPITA
INCOME


\$519,288
MEDIAN
NET WORTH

MUKESH PARNA

 mp@sankalprealty.us
 (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



45± AC LAND DNT GUNTER MIXED USE - COMMERCIAL & RESIDENTIAL LAND FOR SALE

SANKALP
Realty

DISCLAIMER

**NEC Dallas North Tollway (DNT) & Collin
Grayson County Line, GUNTER, TX 75058**



This Flyer contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

This Flyer describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS FLYER IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither SANKALP Realty LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

MUKESH PARNA

✉ mp@sankalprealty.us
📞 (214) 329-4657

8195 Custer Rd, Suite 200 A
Frisco, TX 75035



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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Sankalp Realty LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9010037

License No.

mp@sankalprealty.us

Email

(469)712-6773

Phone

Mukesh Parna

Designated Broker of Firm

0652949

License No.

mp@sankalprealty.us

Email

(469)712-6773

Phone

Mukesh Parna

Licensed Supervisor of Sales Agent/ Associate

0652949

License No.

mp@sankalprealty.us

Email

(469)712-6773

Phone

Mukesh Parna

Sales Agent/Associate's Name

0652949

License No.

mp@sankalprealty.us

Email

(469)712-6773

Phone

Buyer/Tenant/Seller/Landlord Initials

Date