



45± AC LAND DNT GUNTER, TX

MIXED USE - COMMERCIAL & RESIDENTIAL

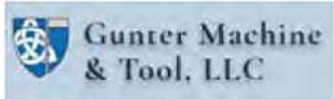
LAND FOR SALE

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**

NEARBY



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

TRAFFIC COUNTS

Collection Street	CrossStreet	Traffic Volume
FM 455	E FM 455 E	1,110 VPD
Fritcher Rd	Pecan Creek Rd SE	858 VPD
Tischler Rd	Mimosa Ln S	682 VPD

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8195 Custer Rd, Suite #200A,
 Frisco, TX 75035

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KEY FACTS

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

HIGHLIGHTS

- This expansive property is strategically located at the Northeast Corner of the Dallas North Tollway (DNT) and Grayson County Line in Gunter, TX.
- Situated within the MUD (Municipal Utility District) district, the property allows for mixed-use development, catering to a wide range of Commercial.
- The property benefits from future roads on all sides, ensuring easy access to the entire Dallas Northern Corridor.
- It is conveniently connected by Marilee Road, serving as a vital eastwest route between Dallas Parkway and US-289.
- With an impressive DNT frontage of 2,438 ft and Marilee Road frontage of 3,993 feet, the property offers unparalleled visibility.
- The property presents a unique opportunity for investors looking to capitalize on the growth potential of the Dallas Northern Corridor.

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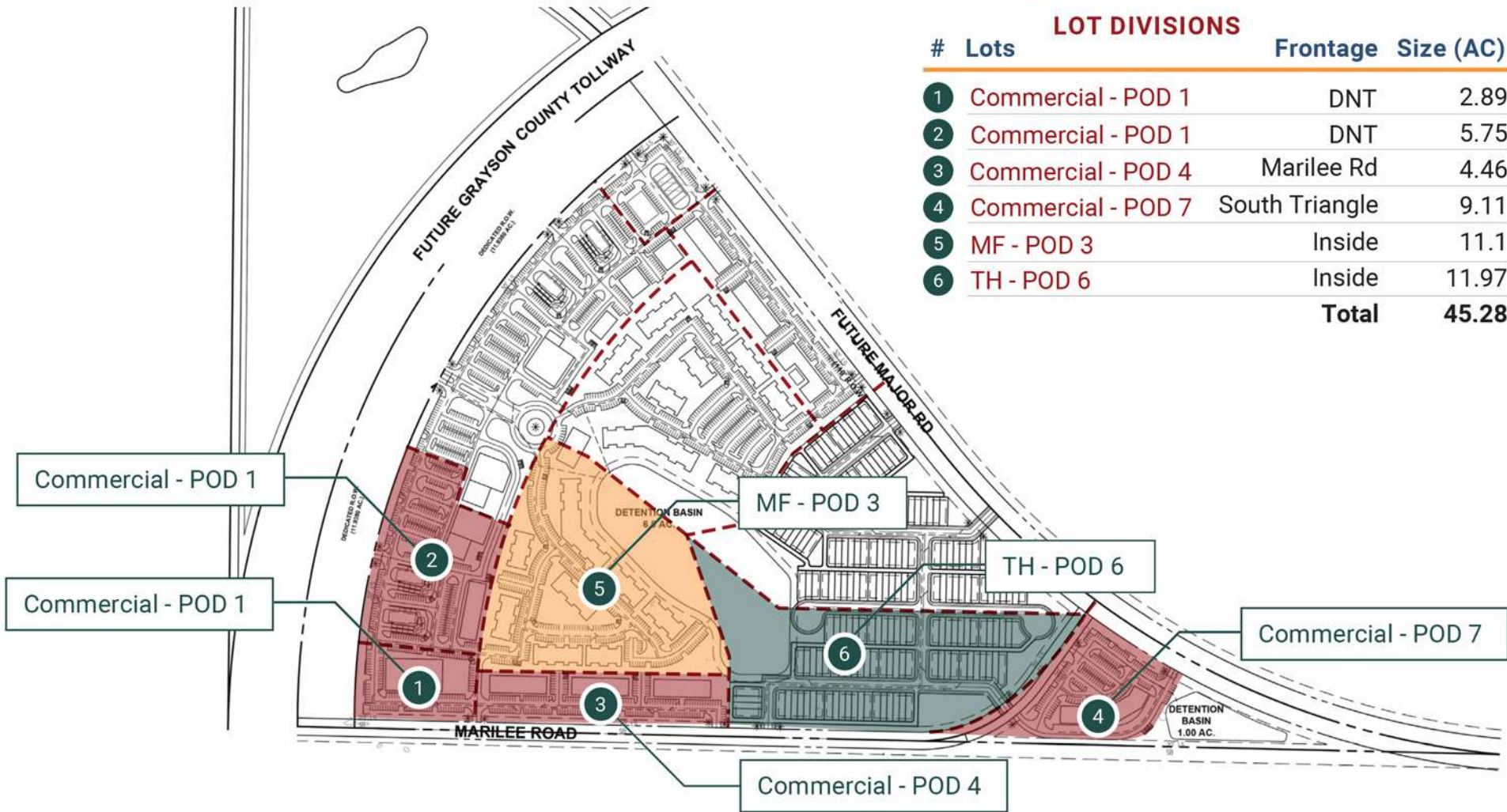
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SITE PLAN

LOT DIVISIONS

#	Lots	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



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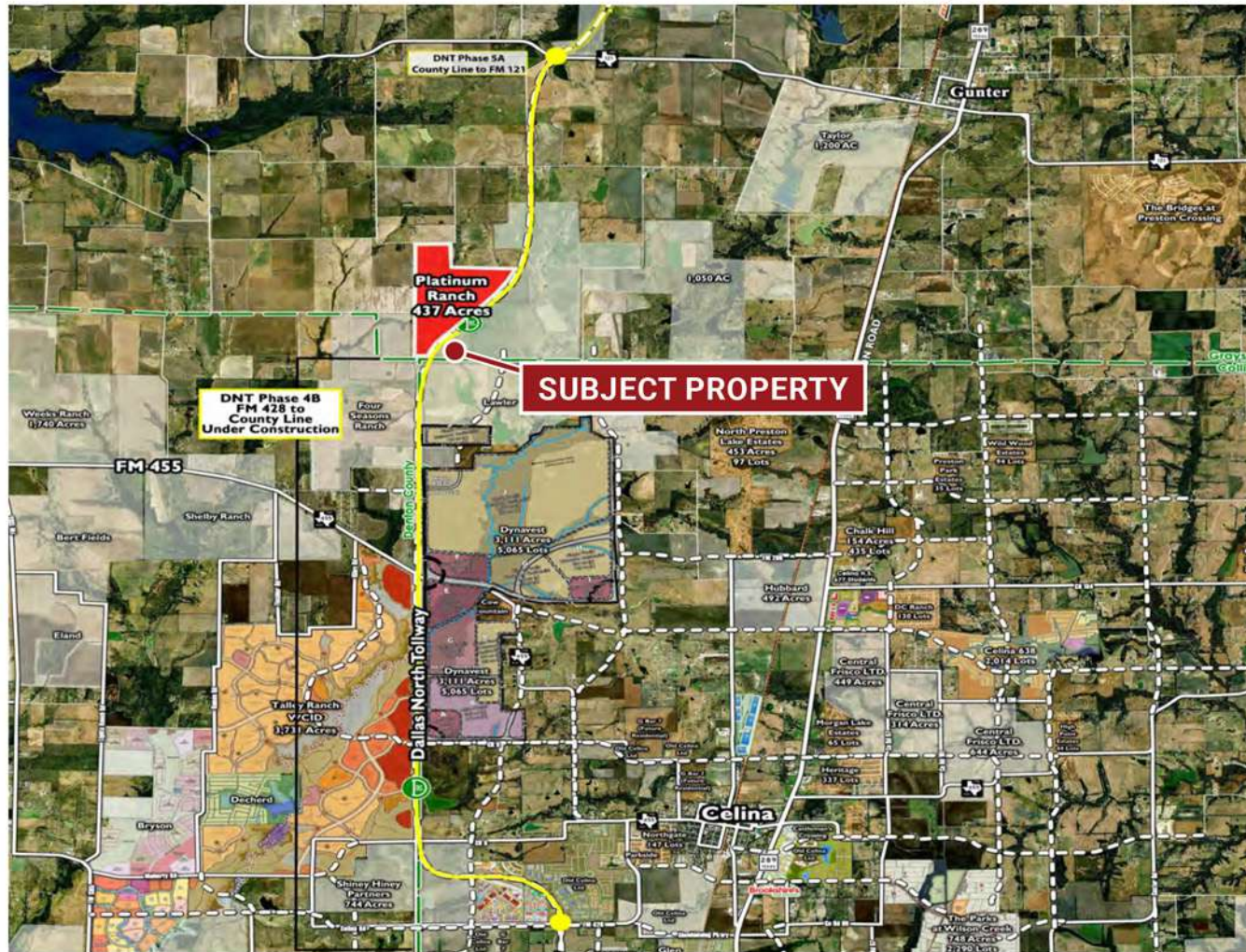
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NEARBY PROPERTY



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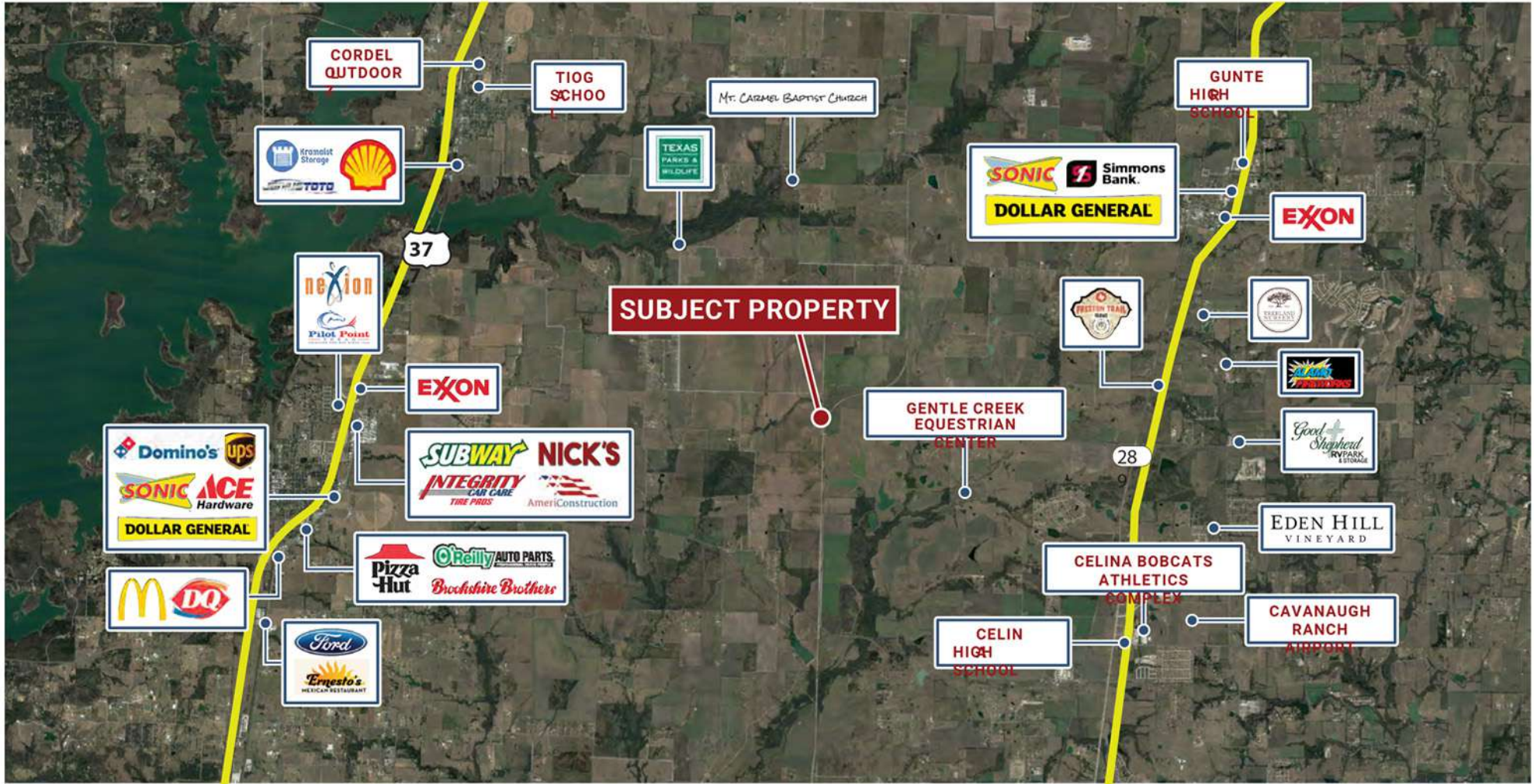


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RETAIL/HIGHLIGHTS MAP **NEC Dallas North Tollway (DNT) & Collin Grayson County Line, GUNTER, TX 75058**



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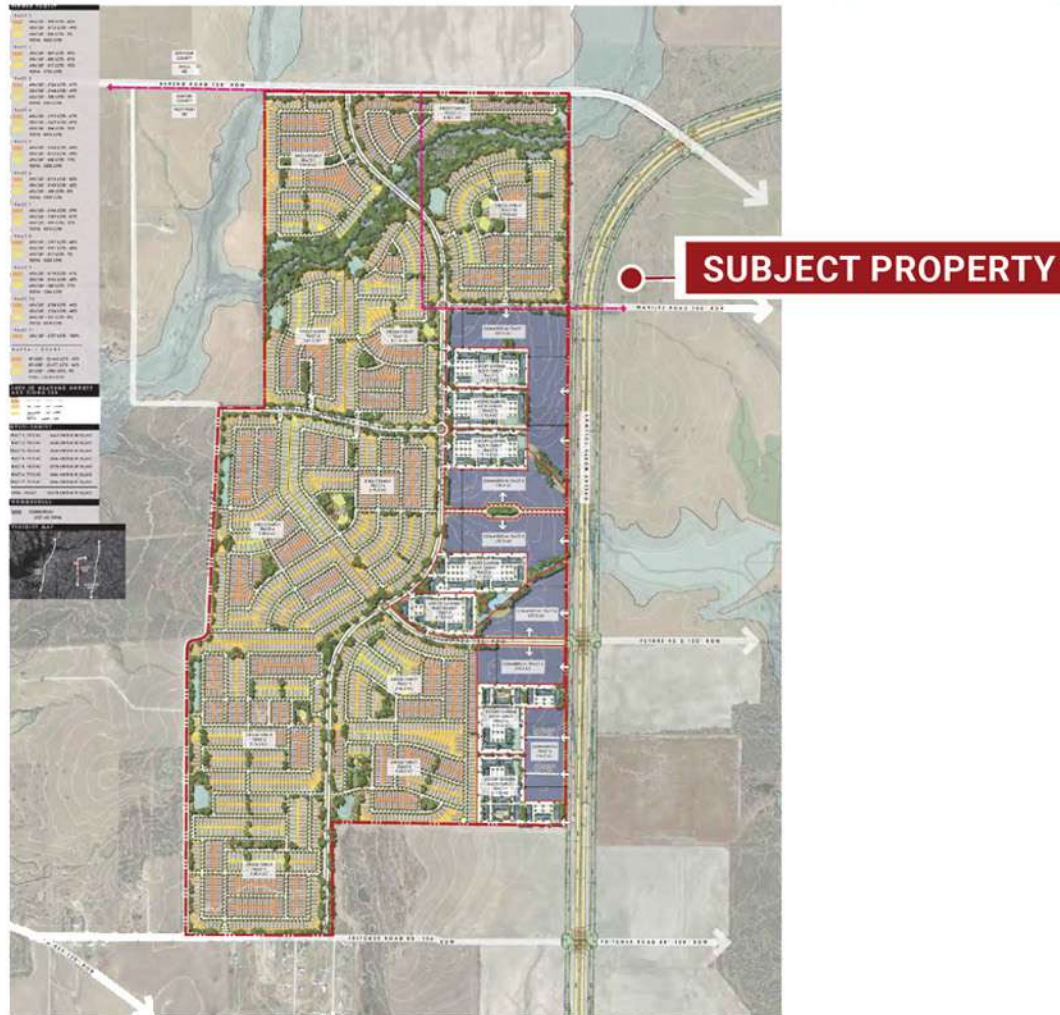
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NEARBY RESIDENTIAL DEVELOPMENT



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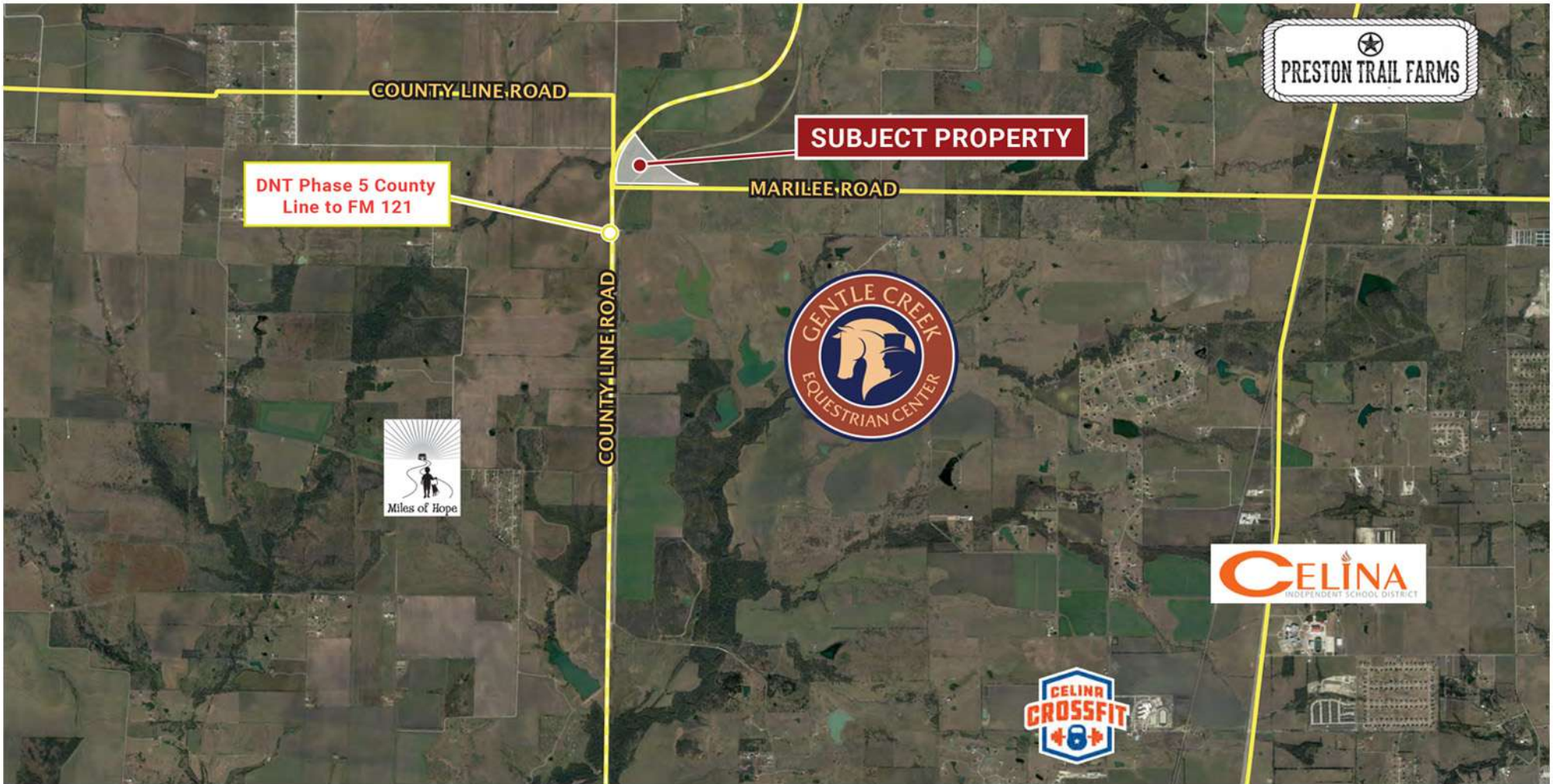
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AREAL VIEW



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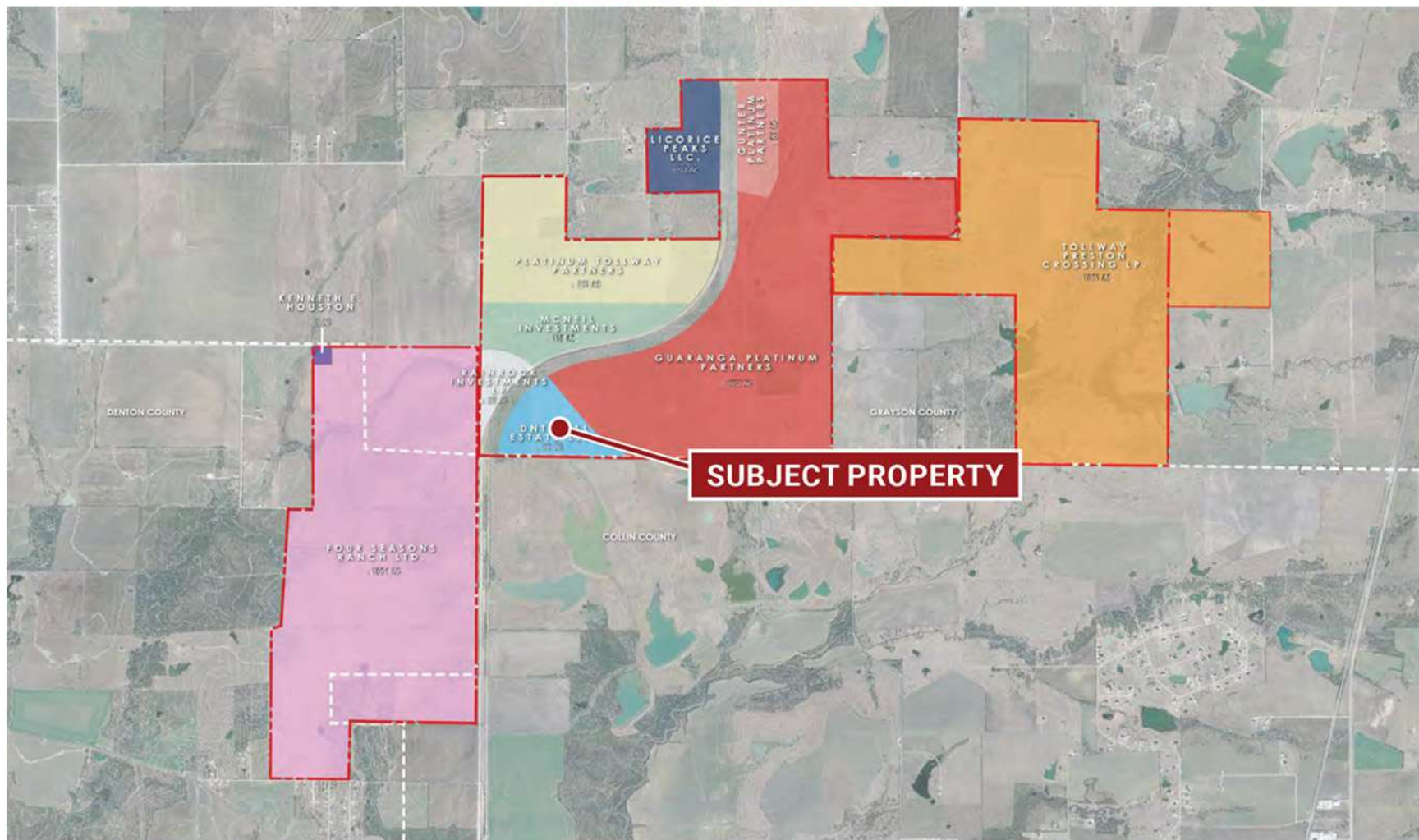
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CROOKED CROSS RANCH **NEC Dallas North Tollway (DNT) & Collin**
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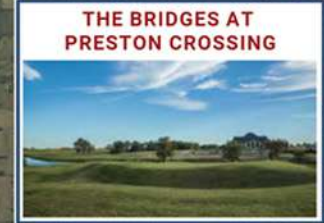
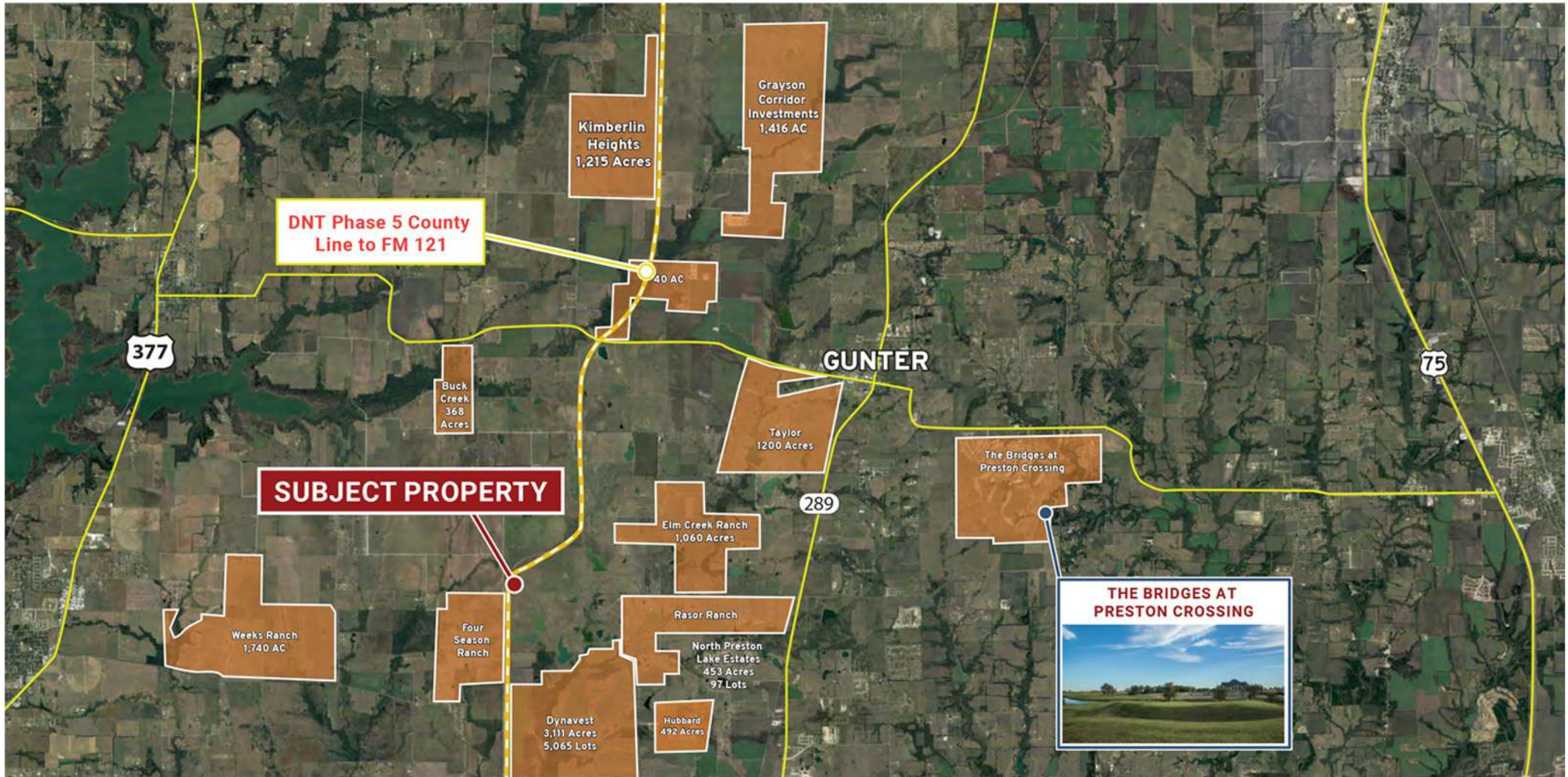
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PROPERTY SURROUNDINGS



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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

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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



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TRANSPORTATION/AREA HOUSING

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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

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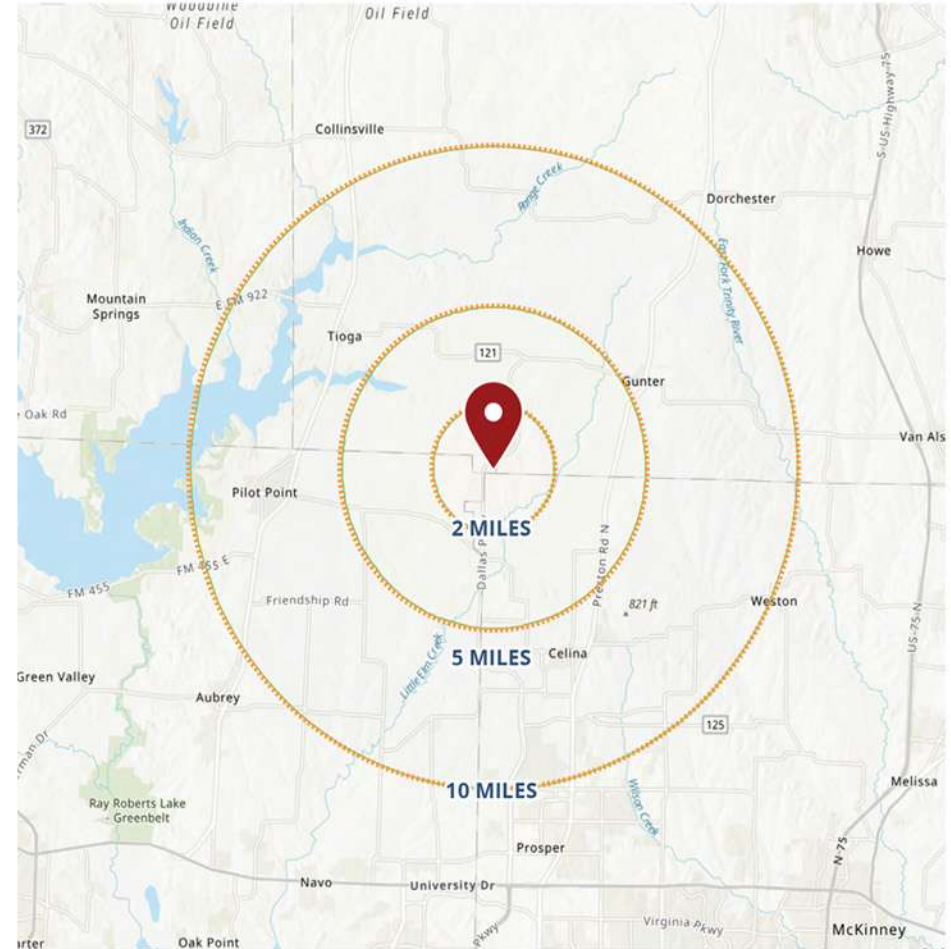
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DEMOGRAPHICS

2024 Summary

	2Miles	5 Miles	10 Miles
Population	79	1,848	41,879
Households	26	592	13,207
Average Household Size	3.1	3.1	3.1
Owner Occupied Households	25	616	13,493
Renter Occupied Household	5	103	2,719
Median Age	37.9	38.6	36.9
Median Household Income	\$118,749	\$132,375	\$126,915
Average Household Income	\$125,020	\$141,579	\$142,273



948
TOTAL BUSINESSES

7,552
TOTAL EMPLOYEES

\$120,047
MEDIAN
HH INCOME

\$49,723
PER CAPITA
INCOME

\$519,288
MEDIAN
NET WORTH

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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:
 - 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.

Sankalp Realty LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date