



# ±45 AC Land For Sale

## Mixed Use - Commercial & Residential



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

- A 45-acre commercial development opportunity located at the northeast corner of the Dallas North Tollway (DNT) and Grayson County Line Road in Gunter, Texas.
- 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 situated within the MUD district, offering flexible zoning for Mixed-Use development, including commercial, retail, office, and residential projects.



Nearby



**LAND PRICE:** Call For Price

**Mukesh Parna**



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(972) 897-2002

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



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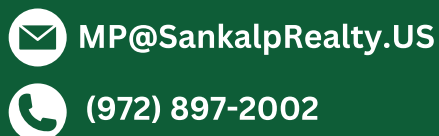
### HIGHLIGHTS

- The property is strategically located at the Northeast Corner of the Dallas North Tollway (DNT) and Collin-Grayson County Line in Gunter, TX.
- Located within a Municipal Utility District (MUD), the property is zoned for mixed-use development, accommodating a broad spectrum of commercial uses and offering flexibility for a variety of development opportunities.
- It is conveniently connected by Marilee Road, serving as a vital east west route between Dallas Parkway and US-289
- With an impressive DNT frontage of 2,438 ft and Marilee Road frontage of 3,993 ft, the property offers unparalleled visibility.
- The property represents a prime opportunity for investors to tap into the rapid expansion and rising demand along the Dallas North Corridor..

### KEY FACTS

Property Land Size (AC)	45.28 Acres
Property Size (SF)	1,972,396 Sqft
Zoning	Mixed Use - Commercial, General Retail & Residential
Allowed Use	MF, Retail, and Office Use
Property Visibility	Marilee Rd, Future DNT
Utilities	No
Adjacent Parcels	Yes
Property Frontage	DNT Frontage - 2,438 ft Marilee/CR 60 Rd - 3,993 ft
Divisible	Yes
Access	Dallas North Tollway
School District	Gunter ISD
Current Improvements	None

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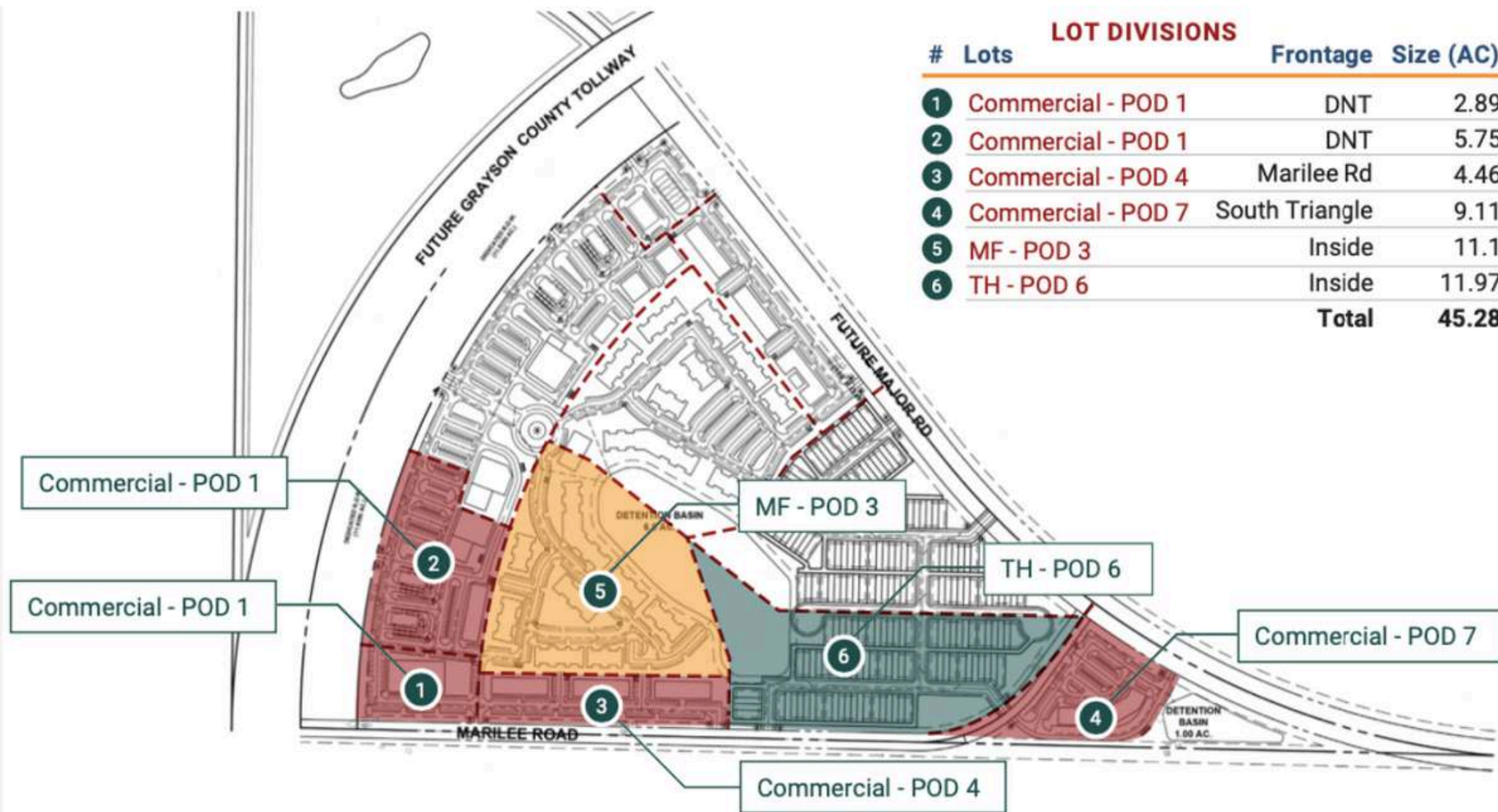


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### SITE PLAN

#	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



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### NEARBY PROPERTIES



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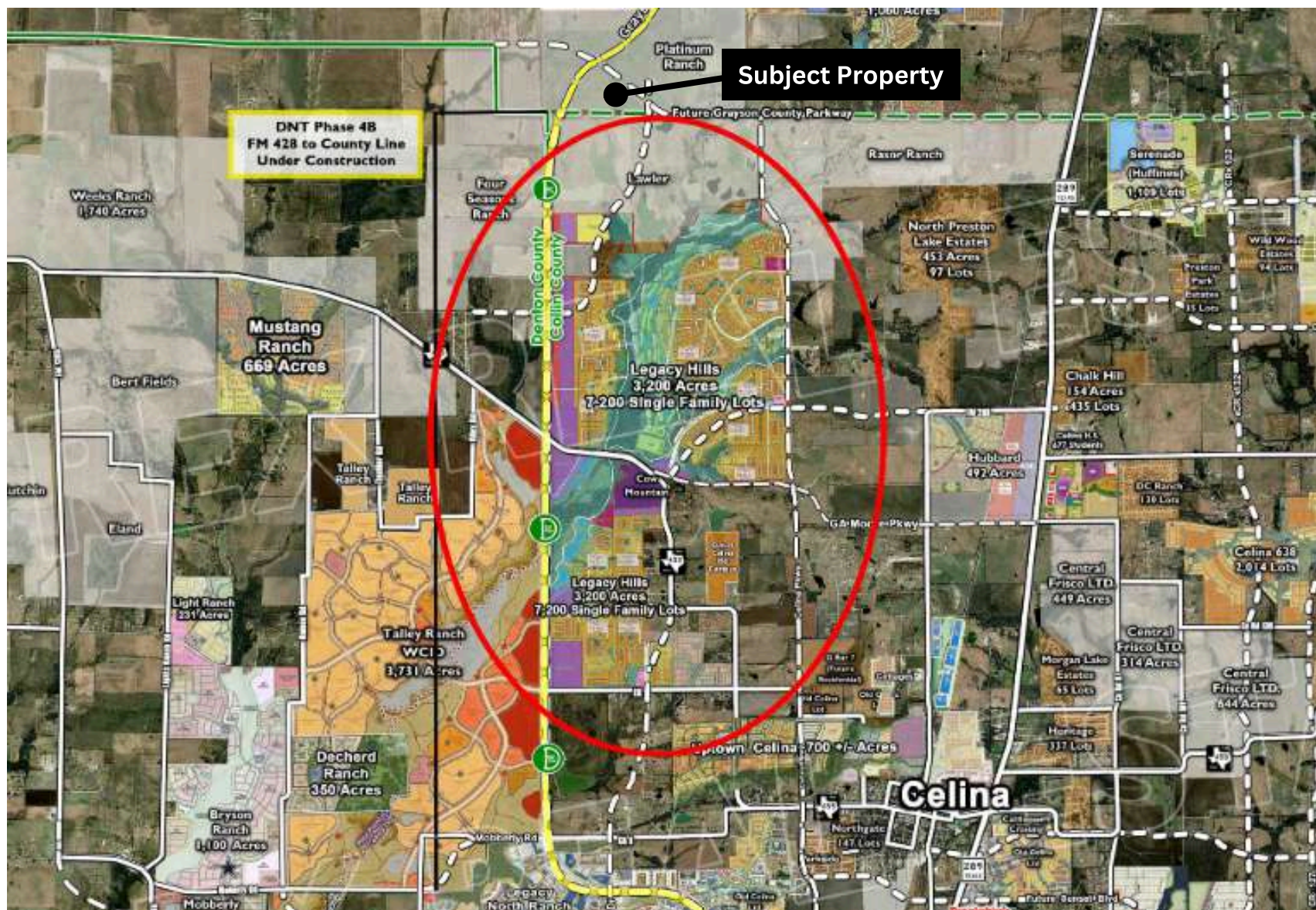
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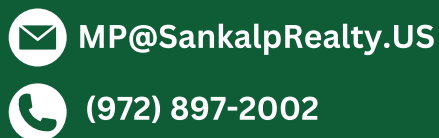
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### PROPERTY SURROUNDINGS



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### ECONOMIC OVERVIEW

- With the site's advantageous position on the border of Grayson and Collin County, the site benefits from the economies in both counties.
- Grayson County is positioned north of the Dallas-Forth Worth (DFW) MSA, the fourth largest MSA in the county.
- Collin County has been experiencing exponential growth for the past decade and according to 2022 US 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.




### 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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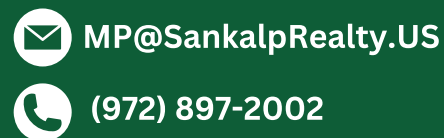
Situated along the Grayson-Collin County line, the Site is exceptionally located in the immediate path of future growth from both an influx in development and population in Celina to the south. Grayson County is poised for continued growth from future major employers in Texas Instruments and Globitech 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.



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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



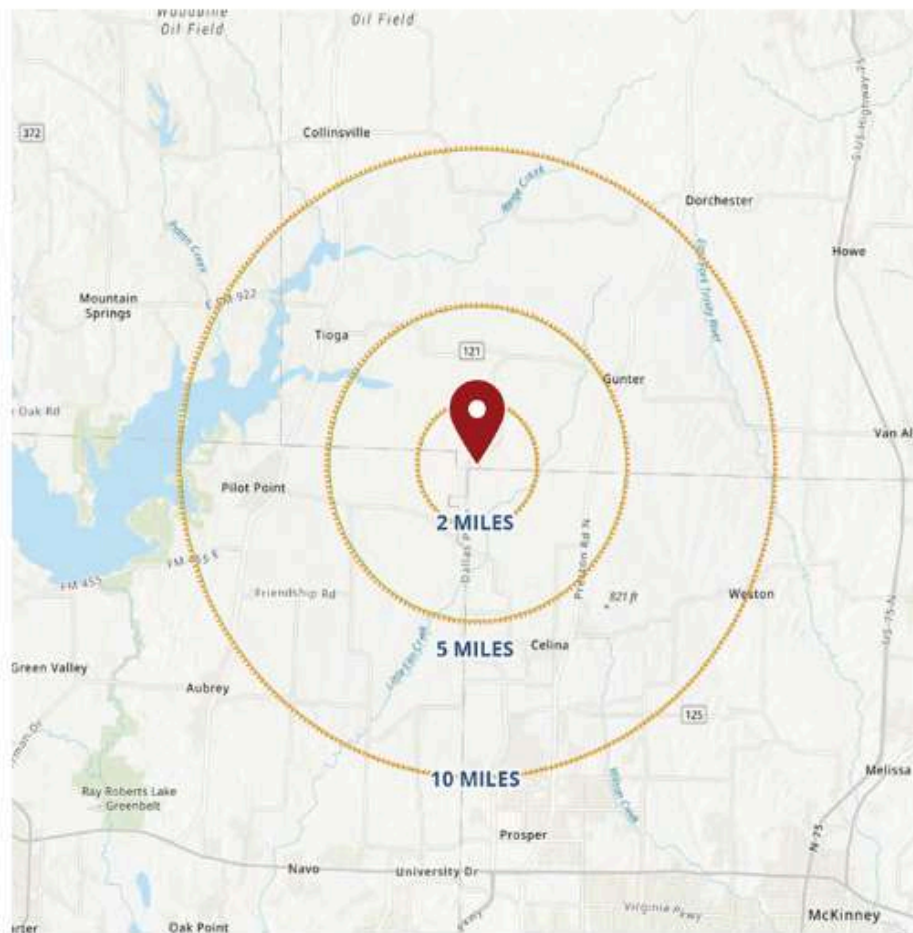
**\$120,047**  
MEDIAN  
HH INCOME



**\$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  
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Buyer/Tenant/Seller/Landlord Initials

Date