



PROPERTY OVERVIEW



LOCATION

CR 377
Van Alstyne, TX 75495



ACREAGE

Gross: ± 18.21
Net: ± 18.21



ZONING

Van Alstyne ETJ



PROPOSED USE

Single Family



UTILITIES

Water: Off Site
Sewer: Off Site

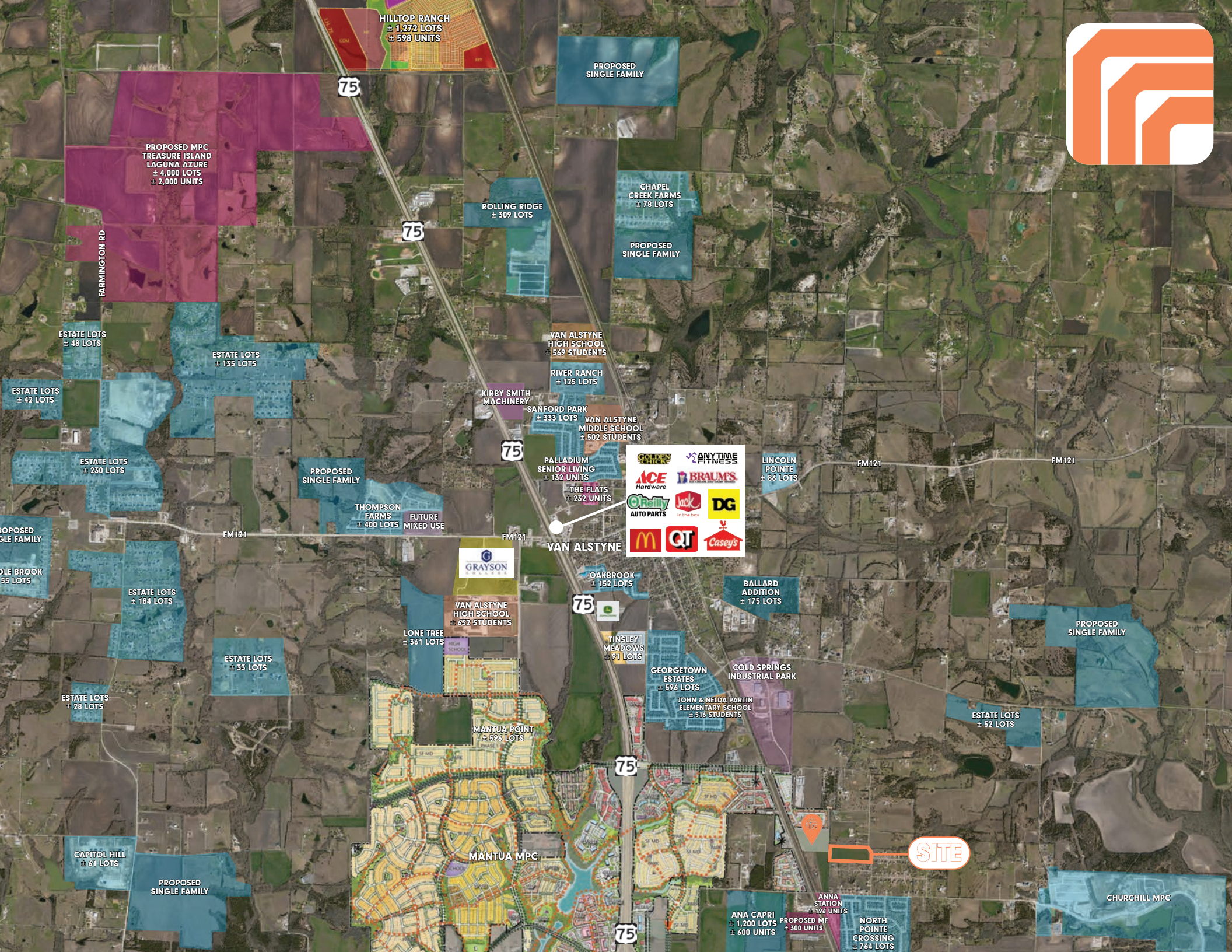


ISD

Van Alstyne ISD



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HILLTOP RANCH
± 1,272 LOTS
± 598 UNITS

PROPOSED
SINGLE FAMILY

PROPOSED MPC
TREASURE ISLAND
LAGUNA AZURE
± 4,000 LOTS
± 2,000 UNITS

ROLLING RIDGE
± 309 LOTS

CHApEL
CREEK FARMS
± 78 LOTS

PROPOSED
SINGLE FAMILY

VAN ALSTYNE
HIGH SCHOOL
± 569 STUDENTS

RIVER RANCH
± 125 LOTS

KIRBY SMITH
MACHINERY

SANFORD PARK
± 333 LOTS

VAN ALSTYNE
MIDDLE SCHOOL
± 502 STUDENTS

PALLADIUM
SENIOR LIVING
± 152 UNITS

THE FLATS
± 232 UNITS

LINCOLN
POINTE
± 86 LOTS

PROPOSED
SINGLE FAMILY

THOMPSON
FARMS
± 400 LOTS

FUTURE
MIXED USE

VAN ALSTYNE

GRAYSON
ESTATES

OAKBROOK
± 152 LOTS

LONE TREE
± 361 LOTS

VAN ALSTYNE
HIGH SCHOOL
± 632 STUDENTS

TINSLEY
MEADOWS
± 91 LOTS

GEORGETOWN
ESTATES
± 596 LOTS

JOHN & NELDA PARTIN
ELEMENTARY SCHOOL
± 516 STUDENTS

COLD SPRINGS
INDUSTRIAL PARK

BALLARD
ADDITION
± 175 LOTS

PROPOSED
SINGLE FAMILY

ESTATE LOTS
± 52 LOTS

MANTUA POINT
± 598 LOTS

MANTUA MPC

CAPITOL HILL
± 61 LOTS

PROPOSED
SINGLE FAMILY

ANNA CAPRI
± 1,200 LOTS
± 600 UNITS

PROPOSED MF
± 300 UNITS

ANNA
STATION
± 196 UNITS

NORTH
POINTE
CROSSING
± 764 LOTS

CHURCHILL MPC

SITE

MARKET OVERVIEW



SUMMARY

VAN ALSTYNE, TEXAS, LOCATED IN GRAYSON COUNTY, HAS EXPERIENCED STEADY GROWTH LIKE MANY TOWNS IN THE DALLAS-FORT WORTH METROPLEX.

DEVELOPMENT IN VAN ALSTYNE HAS INCLUDED THE CONSTRUCTION OF NEW RESIDENTIAL NEIGHBORHOODS, COMMERCIAL CENTERS, SCHOOLS, AND INFRASTRUCTURE TO SUPPORT THE GROWING POPULATION. THE CITY HAS BEEN WORKING ON IMPROVING ITS AMENITIES AND SERVICES TO ACCOMMODATE THE INCREASING NUMBER OF RESIDENTS.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	20,987	37,016	86,849
2029 POPULATION	25,880	45,597	107,129
POP. GROWTH 2024-2029	4.7%	4.6%	4.7%
2024 TOTAL HOUSEHOLDS	6,805	12,213	28,570
MEDIAN HOUSEHOLD INCOME	\$75,779	\$77,878	\$95,693
2024 TOTAL BUSINESSES	334	756	1,514
2024 TOTAL EMPLOYMENT	1,674	6,174	10,933



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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.

11-2-2015



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.

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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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