



**US-75 & FM-121 | VAN ALSTYNE, TX 75058**  
**18.5 AC TRACT FOR SALE**



# US-75 & FM-121 | VAN ALSTYNE, TX 75058

## PROPERTY OVERVIEW



### PROPERTY HIGHLIGHTS

- ±18.5 acres of level land with prime frontage along US-75 in Van Alstyne
- Located outside city limits
- Within walking distance of the new Van Alstyne High School
- Near Grayson College campus
- Adjacent to a new church currently under construction
- Minutes from Mantua, a 3,000-acre master-planned community in development
- Positioned just one tract from McDonald's at the US-75 & FM-121 intersection
- Phase I and II infrastructure completed
- Convenient access to TA Travel Center

### TRAFFIC COUNTS

US-75: 60,970 VPD (TXDOT 2024)

FM-121: 14,061 VPD (TXDOT 2024)

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	4,665	11,215	29,197
2030 Proj. Population	4,939	12,580	36,990
2025 Average HH Income	\$125,981	\$135,336	\$136,178
2025 Median HH Income	\$99,168	\$106,349	\$110,434



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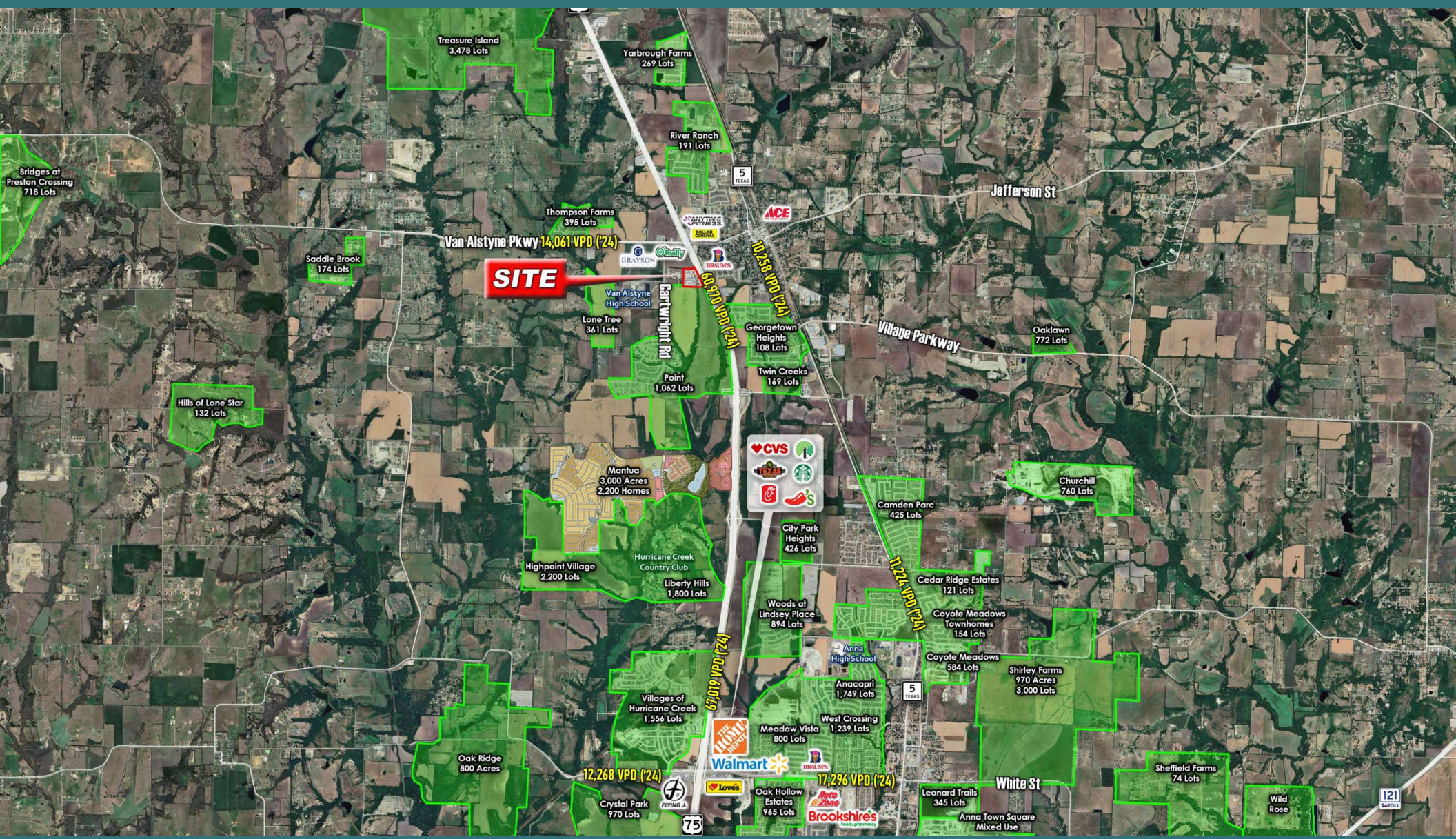
## CORRIDOR AERIAL





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## MARKET AERIAL










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## BTR





BTR ± 12.39 AC UNIT TABULATION			
UNIT TYPE	# of BLDGS	# of UNITS	%
 1 BEDROOM	32	64	40%
 2 BEDROOM	33	132	40%
 3 BEDROOM	17	51	20%
TOTAL:	82	247	100%
BTR PARKING TABULATION (2 PER D/U)			
PARKING REQUIRED			164
PARKING PROVIDED			353
	UNCOVERED		297
	GARAGE		56
RETAIL ± 6.11 AC PARKING TABULATION			
TOTAL BUILDING SF		± 28,400 SF	
PARKING REQUIRED		142	
PARKING PROVIDED		147	

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## 3 STORY - 334 UNITS



LEGEND	
	MULTI-FAMILY ± 13.93 AC.
	RETAIL ± 4.59 AC.



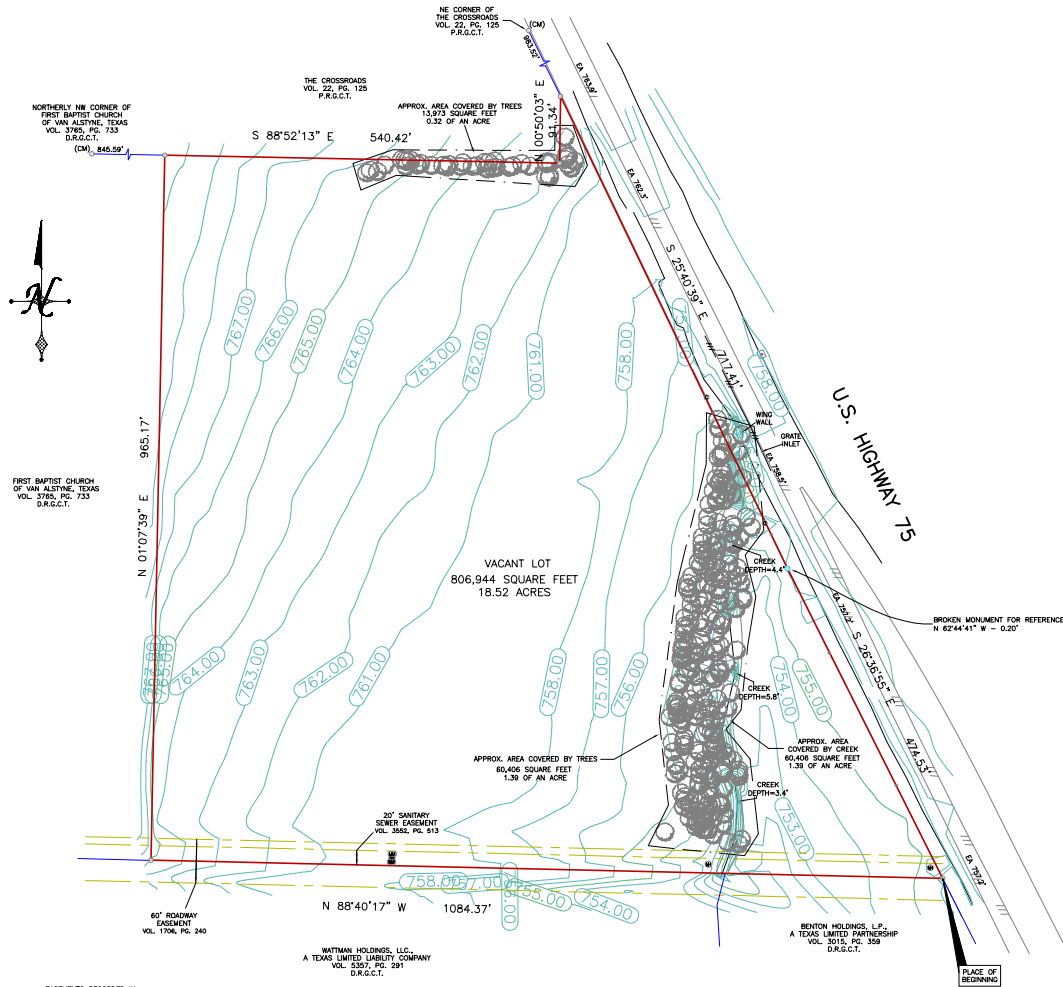
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## 2 STORY - 250 UNITS



VAN ALSTYNE 18.5 ACRE TRACT PARKING TABULATION		
	<b>RETAIL</b>	<b>± 4.52 AC</b>
	PARKING REQUIRED (1:200)	161 TOTAL
	PARKING PROVIDED	161 TOTAL
	<b>MULTIFAMILY (250 TOTAL UNITS)</b>	<b>± 14.00 AC</b>
	PARKING REQUIRED (1:200)	475 TOTAL
	1 BEDROOM (1.5 SPACES)	150
	2 BEDROOM (2 SPACES)	200
	3 BEDROOM (3.5 SPACES)	125
	PARKING PROVIDED	689 TOTAL

# US-75 & FM-121 | VAN ALSTYNE, TX 75058 SURVEY



THENCE South 26 deg. 36 min. 55 sec. East, a distance of 474.53 feet to the PLACE OF BEGINNING and containing 808,944 square feet or 18.52 acres of land.



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**LEGEND**

WOOD FENCE ——— GUARD RAIL ———

CHAIN LINK ——— WIRE FENCE ———

**BOUNDARY LINE**  

**EASEMENT SETBACK**  

CM — CONTROLLING MONUMENT

— RECORD DIGNITY

1/2" IRON ROD FOUND

2" YELLOW-CAPPED IRON ROD SET

SET "X" FOUND "X"

3/8" IRON ROD FOUND

5/8" IRON ROD FOUND

PK NAIL FOUND

— MARKER

— CABLE

— ELECTRIC

— CLEAN OUT

PE — POOL EQUIP

— GAS METER

— POWER POLE

— FIRE HYDRANT

— TELEPHONE

— LIGHT POLE

— WATER METER

— MANHOLE

— WATER VALVE

( UNLESS OTHERWISE NOTED )

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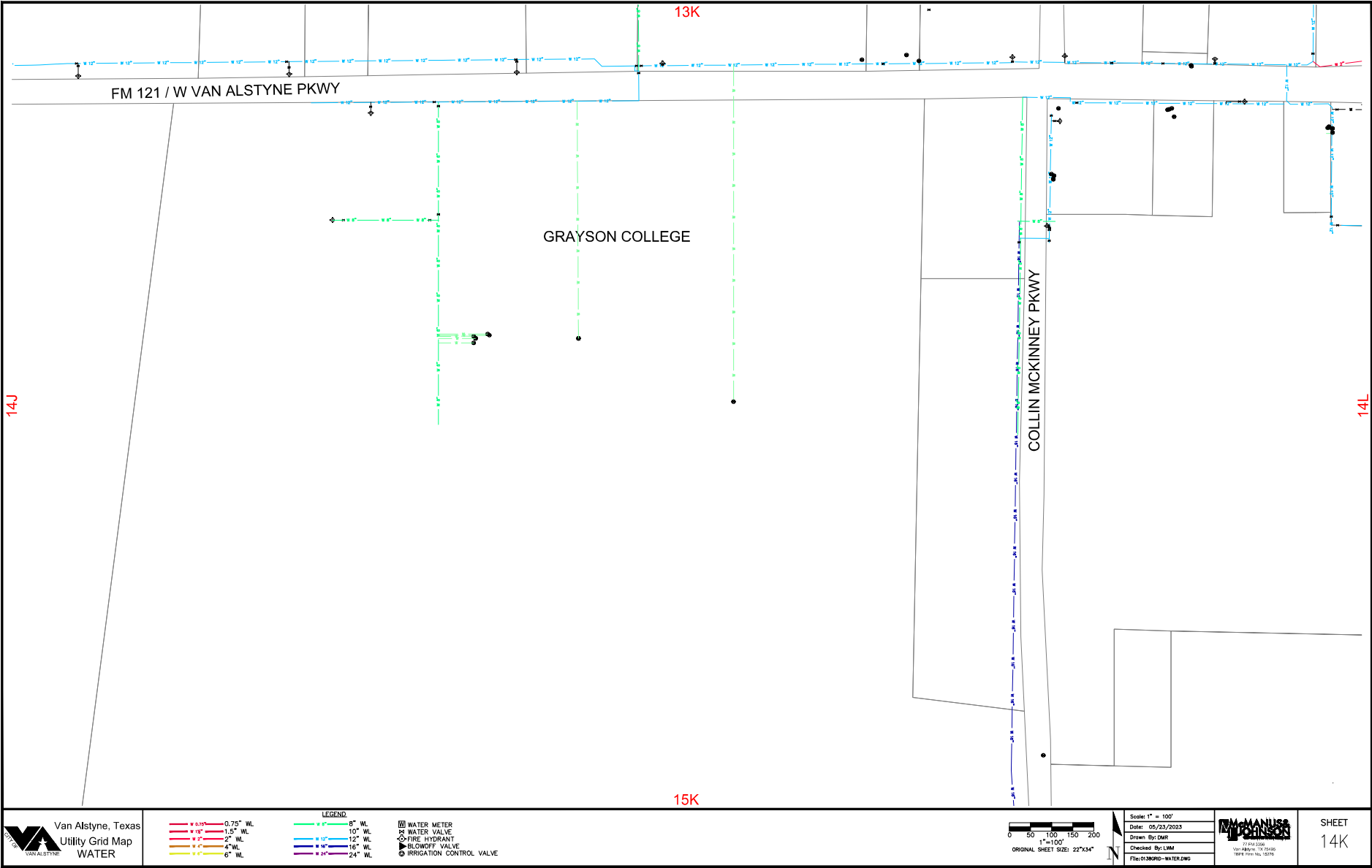
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## WATER GRID





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## SEWER GRID

