

PRICE REDUCED



63.86+/- Acres

City of Sherman

Schneider Road

Harrell Road



63.86+/- ACRE DEVELOPMENT OPPORTUNITY
3243 Harrell Road | Grayson County

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer investors and developers the opportunity to purchase 63.86+/- acres (the “Site”) located at 3243 Harrell Road in Howe, TX. The Site is located just 1.75 miles east of Highway 75 and 1.25 miles west of State Highway 11, two major north-south thoroughfares in Grayson County. The Site was previously located in the Sherman ETJ; however, per Ownership, the Site was recently deannexed from the ETJ and is now only governed by Grayson County. This offers flexibility for future development as the Site less than a mile from the Sherman city limits. The Seller had an engineer put together multiple concept plans ranging from 2+ acre lots, one acre lots, and an RV park, with the **highest density concept plan consisting of 67 half-acre lots. The Asking Price has been reduced by \$100,000 to only \$32,727 per acre**, the Site offers an excellent cost basis within an appreciating sub-market.

A 2.5% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	63.86+/- Acres
Location	3243 Harrell Road, Howe, TX, 75459
Access	Via Schneider Road and Harrell Road
Utilities	There is a 6” water line along Harrell Road in front of the Site. Water CCN: Luella SUD
Zoning	Grayson County (previously Sherman ETJ)
GPS Coordinates	33.561166,-96.570966
School District	Howe ISD

(1) Purchaser to confirm all information during due diligence.

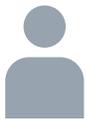
PRICING	
Asking Price	\$2,090,000
Asking Price per Acre	\$32,727

TAX INFORMATION	
Taxing Entity	Tax Rate
Grayson County	0.305100
Junior College	0.186917
Choctaw Water	0.003981
Howe School District	1.234000
Central Appraisal District	0.305100
Total Tax Rate	2.035098



DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 469
3-MILE | 3,205
5-MILE | 15,616

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 1.53%
3-MILE | 1.97%
5-MILE | 1.36%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$132,705
3-MILE | \$113,036
5-MILE | \$76,314

MEDIAN HOME VALUE

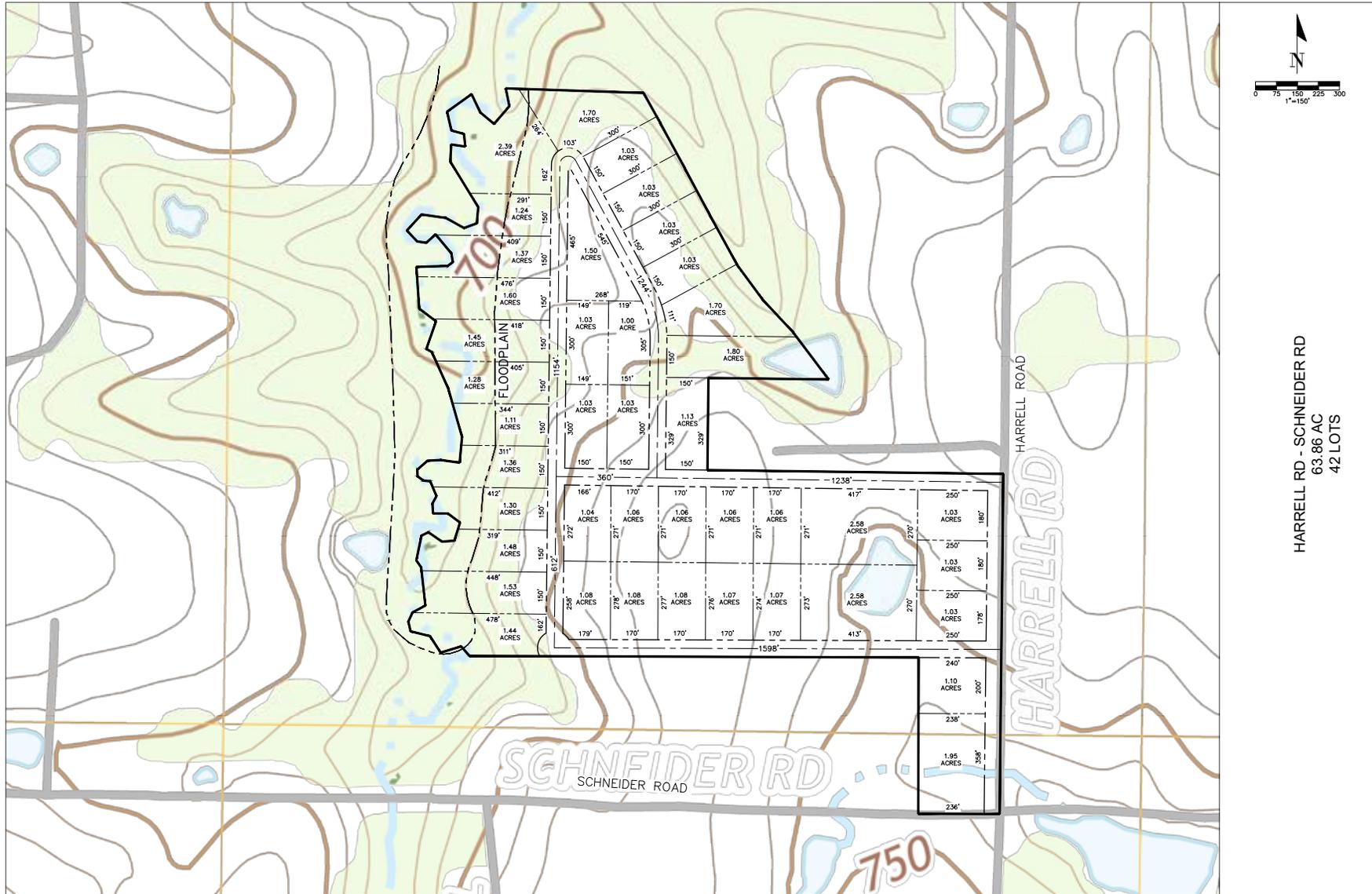


1-MILE | \$370,968
3-MILE | \$340,909
5-MILE | \$265,613

CONCEPT PLAN

Consisting of 42 One-Acre Lots

63.86 +/- ACRES
GRAYSON COUNTY



HARRELL RD - SCHNEIDER RD
63.86 AC
42 LOTS

\\Driley_wa\mjc projects 01\75000 - Grayson County\Thornton\Howe - Harrell at Schneider\BOUNDARY.dwg modified by MCE-01 at Apr 03, 2023 - 3:46pm

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is two miles due east of the Texas Instruments and Globitech plants which gives the Site convenient access to a robust current and future employment base.
- Due to its close proximity to US-75 less than 2 miles away, the area is extremely attractive to commuters to either the Sherman-Denison MSA or DFW.
- The Site is 1.25 miles west of State Highway 11 which connects the Site to downtown Sherman and FM 1417, where multiple new residential communities are being developed bringing diverse housing options to the immediate area.
- The Site is located within Howe ISD which serves approximately 1,300 students across four campuses.
- The Site benefits from approximately 1,200 feet of frontage along Harrell Road and approximately 250 feet of frontage along Schneider Road.
- The Site boasts beautiful natural landscape inclusive of open meadows, rolling hills, a pond, and mature trees.



Zoning

- Due to its location in the Grayson County, the Site lends itself well to a variety of uses as there is no zoning in place.
- Potential uses include single family, manufactured housing, self storage, a high end RV park and more.
- The Seller has had an engineer complete multiple concept plans ranging from 2+ acre lots, one acre lots, and an RV park, with the highest density concept plan consisting of 67 half-acre lots.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the US Census Bureau, the City of Sherman has a population of approximately 50,229 as of July 2024, an increase of 24.6 percent in the last ten years.
- Sherman will be home to both the Texas Instruments and GLOBiTech semiconductor chip facilities which total \$48 billion in anticipated investments and will create up to approximately 4,500 new jobs in the area.
- The Sherman-Denison MSA is the 23rd largest MSA in Texas with an estimated population of over 150,532 in 2024, a 10.6 percent increase since 2020, per the Federal Reserve Economic Data.



63.86 +/- ACRES
GRAYSON COUNTY



City of Howe

Harrell Road

Schneider Road

63.86 +/- Acres



63.86+/- ACRES
GRAYSON COUNTY



SHERMAN-DENISON MSA HIGHLIGHTS

- The Sherman-Denison MSA generated nearly \$7.29 million dollars of GrossDomestic Product (GDP) in 2023.
- The unemployment rate in the Sherman-Denison MSA was only 3.9% as of July 2025, which is 0.3% lower than the national average and has decreased by 2.0% since 2020.
- New semiconductor chip facilities by Texas Instruments and Globitech will bring approximately \$48 billion in investments and create around 4,500 new jobs in the Sherman-Denison MSA.
- Tourism to Lake Texoma, local museums, and casinos just over the border in Oklahoma attracts many daily visitors to the Sherman-Denison MSA.
- Sherman-Denison MSA is the 22nd largest MSA in Texas, with an estimated population of over 150,532 in 2024 with an annual year-over-year population growth of 2.36% per the Federal Reserve Economic Data.



The Site is located along Harrell Road, less than 1.75 miles east of US-75 and within the future path of growth. The Sherman-Denison MSA benefits greatly from its proximity to the Dallas-Fort Worth MSA, the Dallas Central Business District located only an hour south of the Site.



**GROSS METROPOLITAN
PRODUCT**

\$7.29 Million



**SHERMAN-DENISON MSA
POPULATION GROWTH**

2.36% (2023-2024)



**SHERMAN-DENISON MSA
ESTIMATED POPULATION**

150,532



ECONOMIC OVERVIEW

Howe is located in Grayson County and benefits from its strategic position along U.S. Highway 75, facilitating access to the Dallas-Fort Worth metroplex. The Howe Independent School District (ISD) serves approximately 1,283 students across four schools. In Grayson County, the economy is diverse, with major employers including Tyson Foods, Texas Instruments, and II-VI Incorporated. The county's economy is bolstered by sectors such as manufacturing, healthcare, and education. Grayson College, a key educational institution, offers over 40 areas of study across six broad pathways, serving approximately 3,938 students. Transportation infrastructure in the area is robust, with major thoroughfares like U.S. Highway 75 facilitating movement within the region. Sherman, the county seat of Grayson County, will be home to both the Texas Instruments and GlobiTech semiconductor chip facilities which total \$48 billion in anticipated investments and will create up to approximately 4,500 new jobs in the area. The Texoma region, encompassing Grayson County, benefits from a well-developed transportation network that supports both local and regional economic activities.

GRAYSON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texoma Medical Center	4,000
Tyson	1,700
Sherman ISD	1,137
Ruiz Foods	1,100
Walmart	900
Sam's Club	900
CIGNA	800
Denison ISD	722
Carrus Specialty Hospital	650



AREA OVERVIEW

Howe has a population of approximately 3,571 as of the 2023 U.S. Census. The town covers about 5.1 square miles and is part of the Sherman–Denison metropolitan statistical area. Its strategic location at the intersection of U.S. Highway 75, Texas State Highway 5, and Farm to Market Road 902 provides residents and businesses with convenient access to major transportation routes. The local economy is supported by a variety of businesses, including agriculture, retail, and services. The Howe Area Chamber of Commerce lists numerous local businesses, such as Howe Mercantile, Independent Bank, and Palio's Pizza Cafe, contributing to the town's economic diversity. Additionally, the town is served by the Howe Independent School District.

TRANSPORTATION



Air: Sherman Municipal Airport (KSWI) provides a friendly general aviation airport located on the southeast edge of Sherman less than 5 miles north of the Site. The McKinney National airport, currently undergoing expansion, is located approximately 25 miles south of the Site. Commercial flights, both international and commercial are available via DFW International Airport located 55 miles southwest of the Site.



Highway: The Site is located on the northern side of Howe, less than 1.75 miles east of US-75, the main thoroughfare in the Sherman-Denison MSA running from Dallas to the Oklahoma border. Additionally, State Highway 11 is located 1.25 miles west of the Site, offering rapid access to downtown Sherman. Other thoroughfares near the Site that create convenient access in and around Sherman include US-82, and State Highway 56.



Public Transit: Public transportation is provided within the Sherman-Denison MSA by Texoma Area Paratransit System (TAPS). TAPS offers curb-to-curb service to residents for in-town, outof-town, and out-of-county trips. Surrounding counties including Cooke, Grayson, Fannin, Montague, Clay and Wise are also supported by TAPS.



Downtown Howe



DFW International Airport

2025 Q3 Market Statistics - Grayson County

Median Price
\$317,525
▼ -9.3% YoY

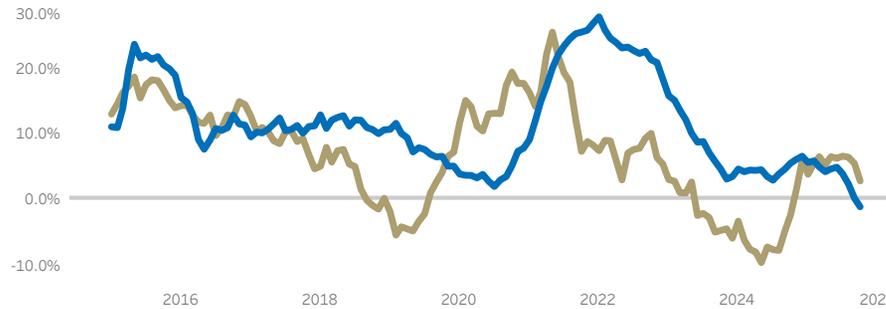
Closed Sales
642
▼ -1.2% YoY

Active Listings
1,450
▲ 20.5% YoY

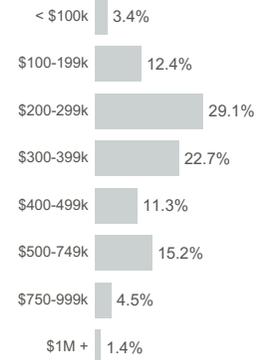
Months Inventory
7.3
▲ 1.0 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



PRICE DISTRIBUTION



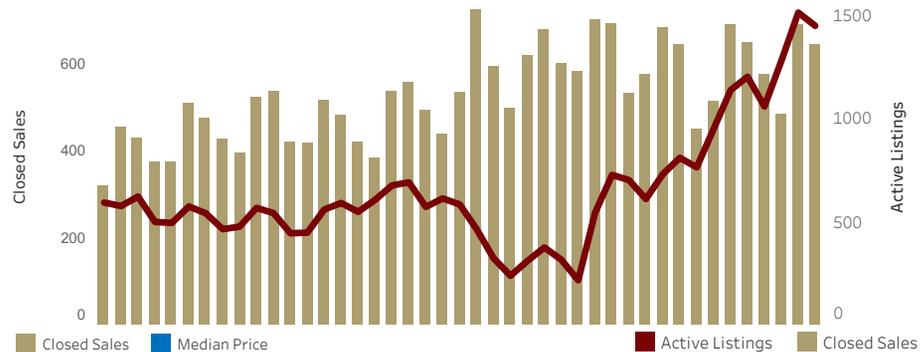
TRANSACTION TIME STATS

Days on Market
79
7 days more than 2024 Q3

Days to Close
33
2 days less than 2024 Q3

Total Days
112
5 days more than 2024 Q3

CLOSED SALES AND ACTIVE LISTINGS



VALUATION STATS

Median Price/Sq Ft
\$173.57
▼ -5.3% YoY

Median Home Size
1,875 sq ft

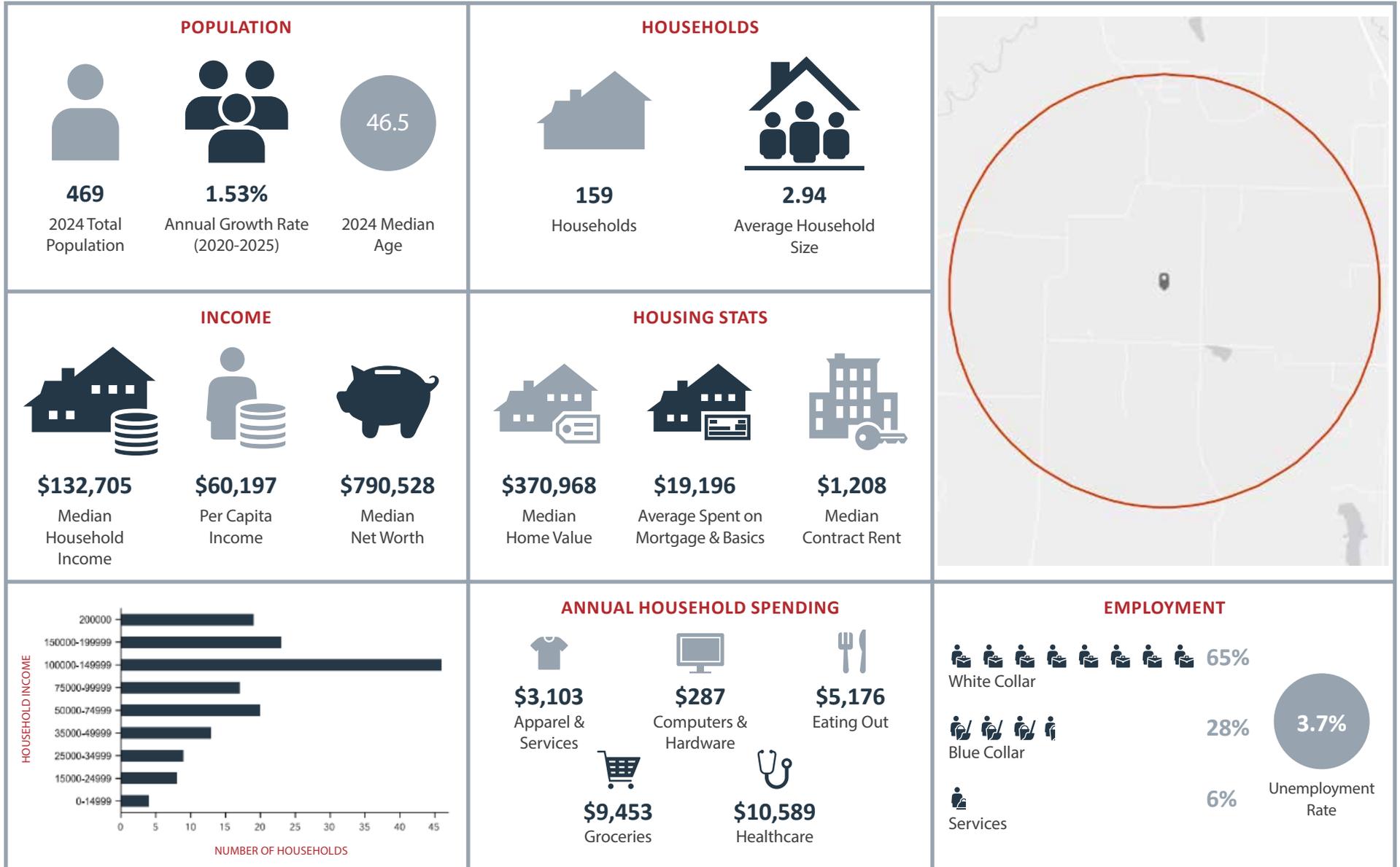
Median Year Built
2015

Close/Original List
92.0%

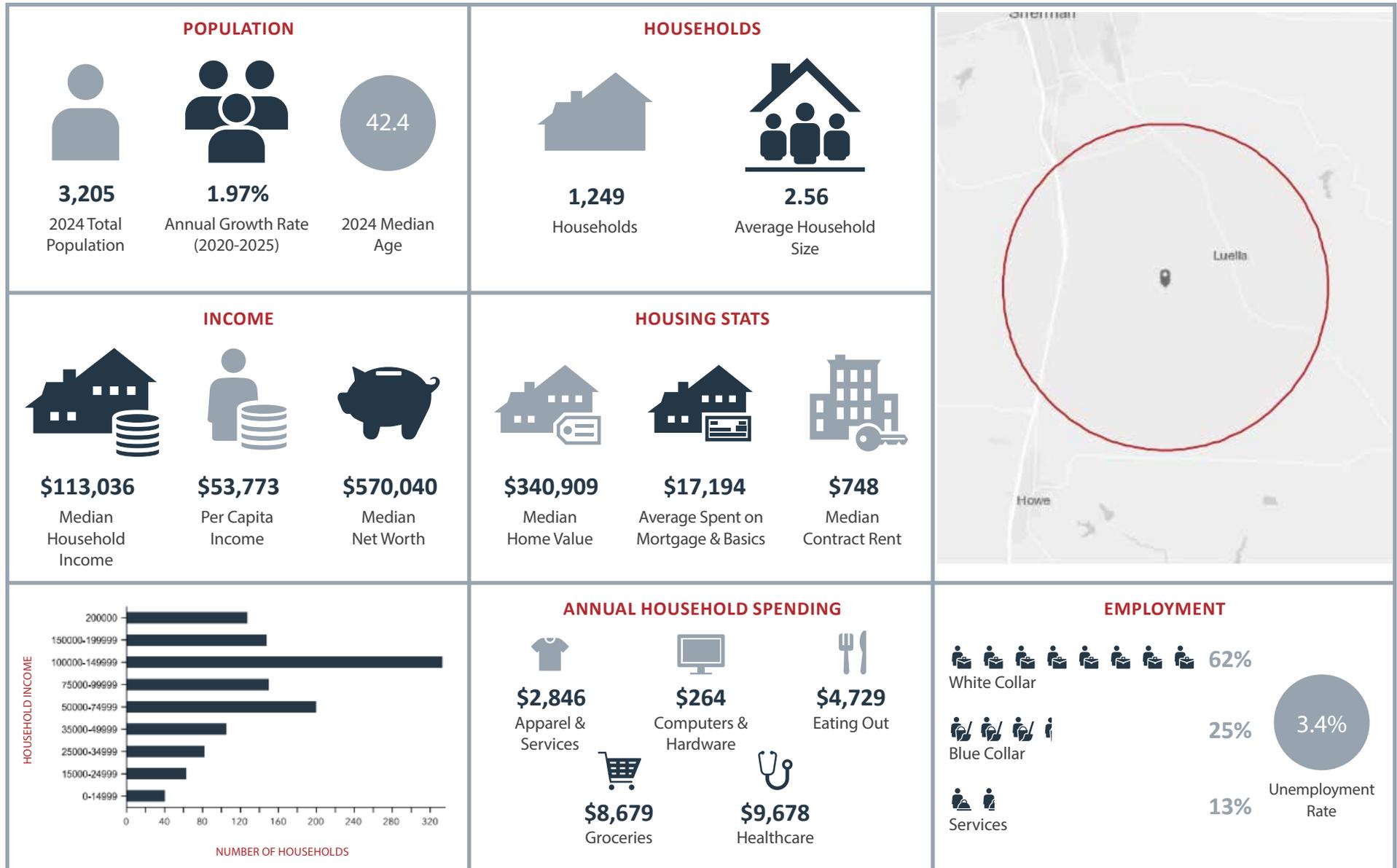


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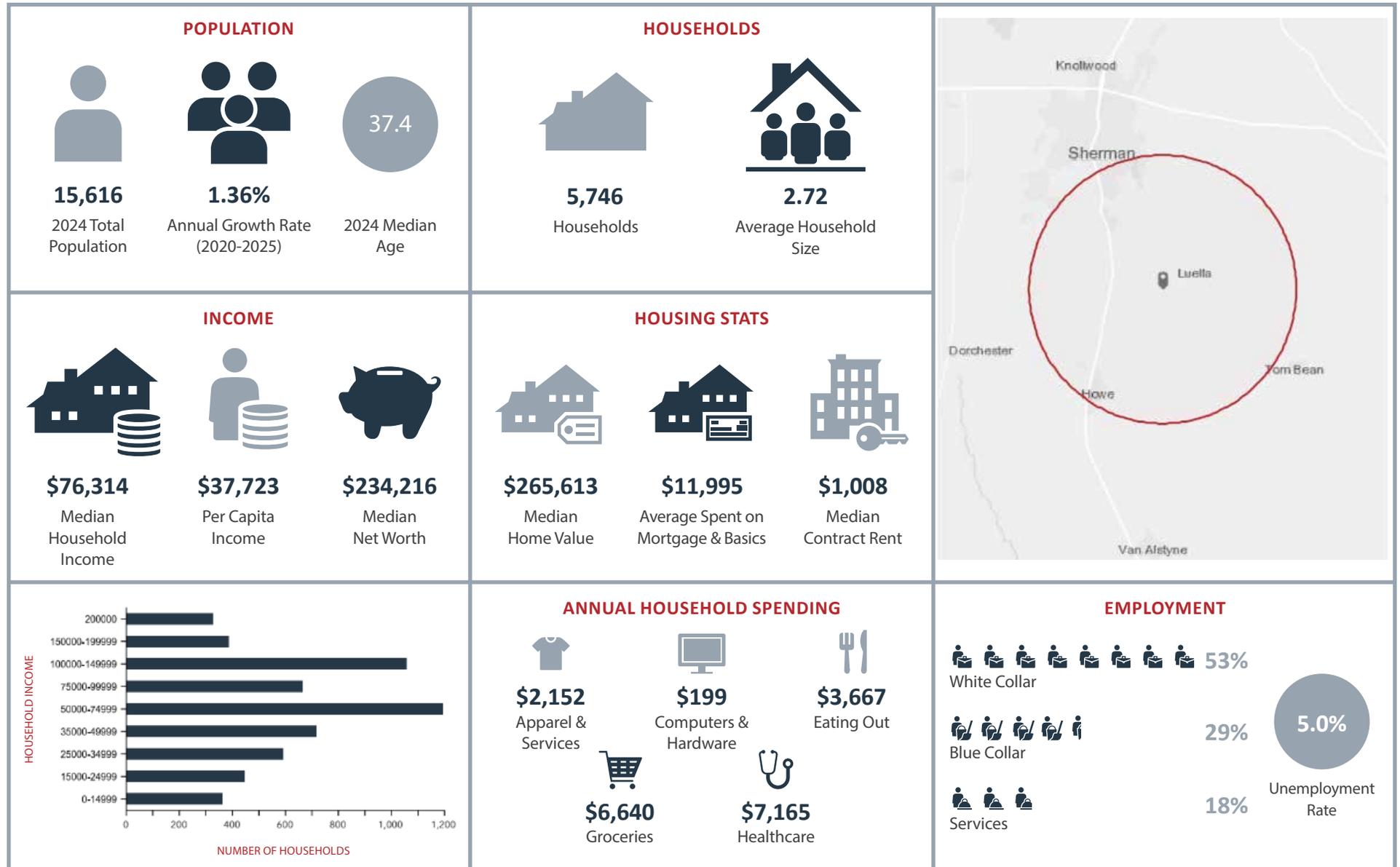
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

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63.86+/- Acre Development Opportunity | 3243 Harrell Road, Grayson County, TX



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