



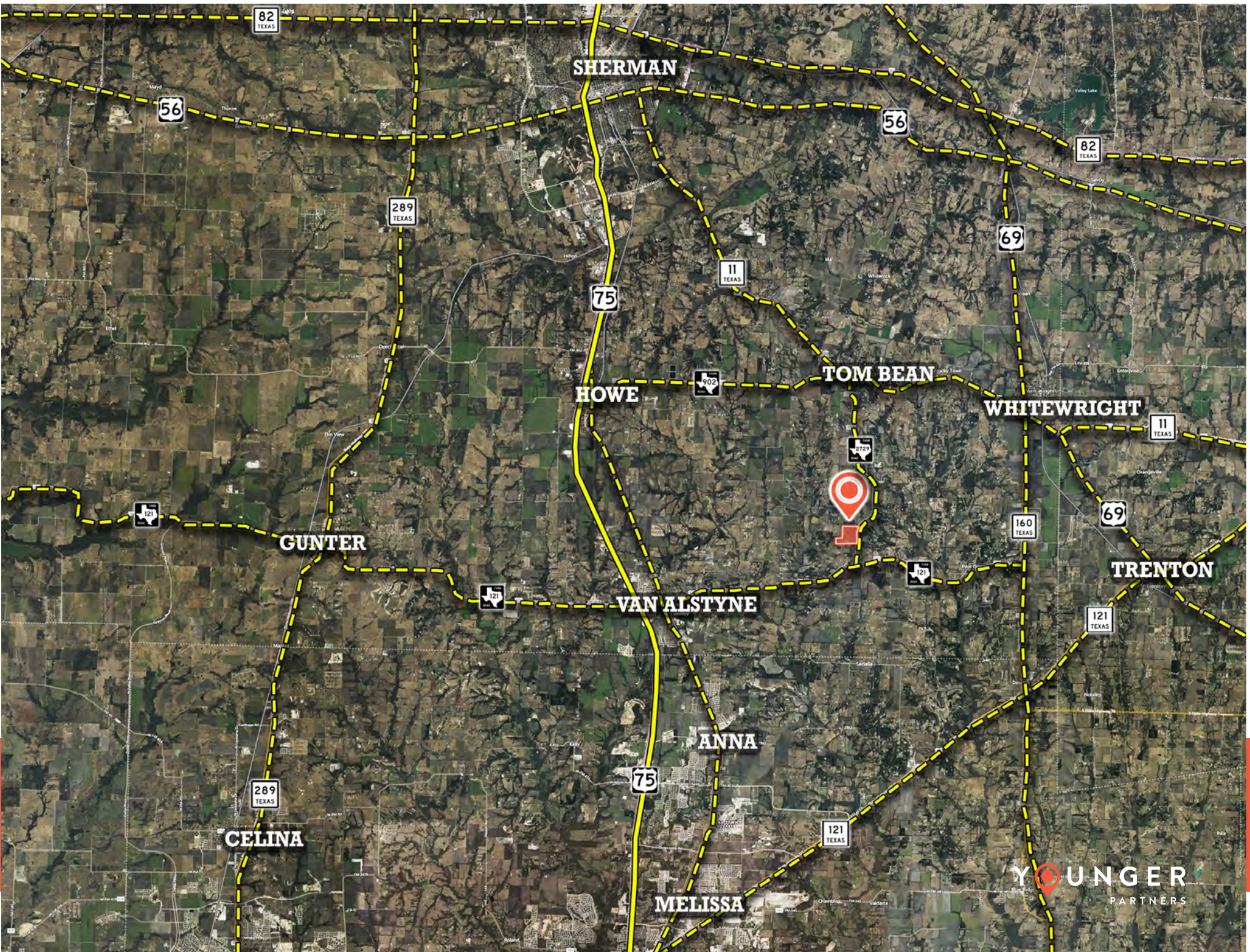
±158.62 ACRES **FOR SALE**

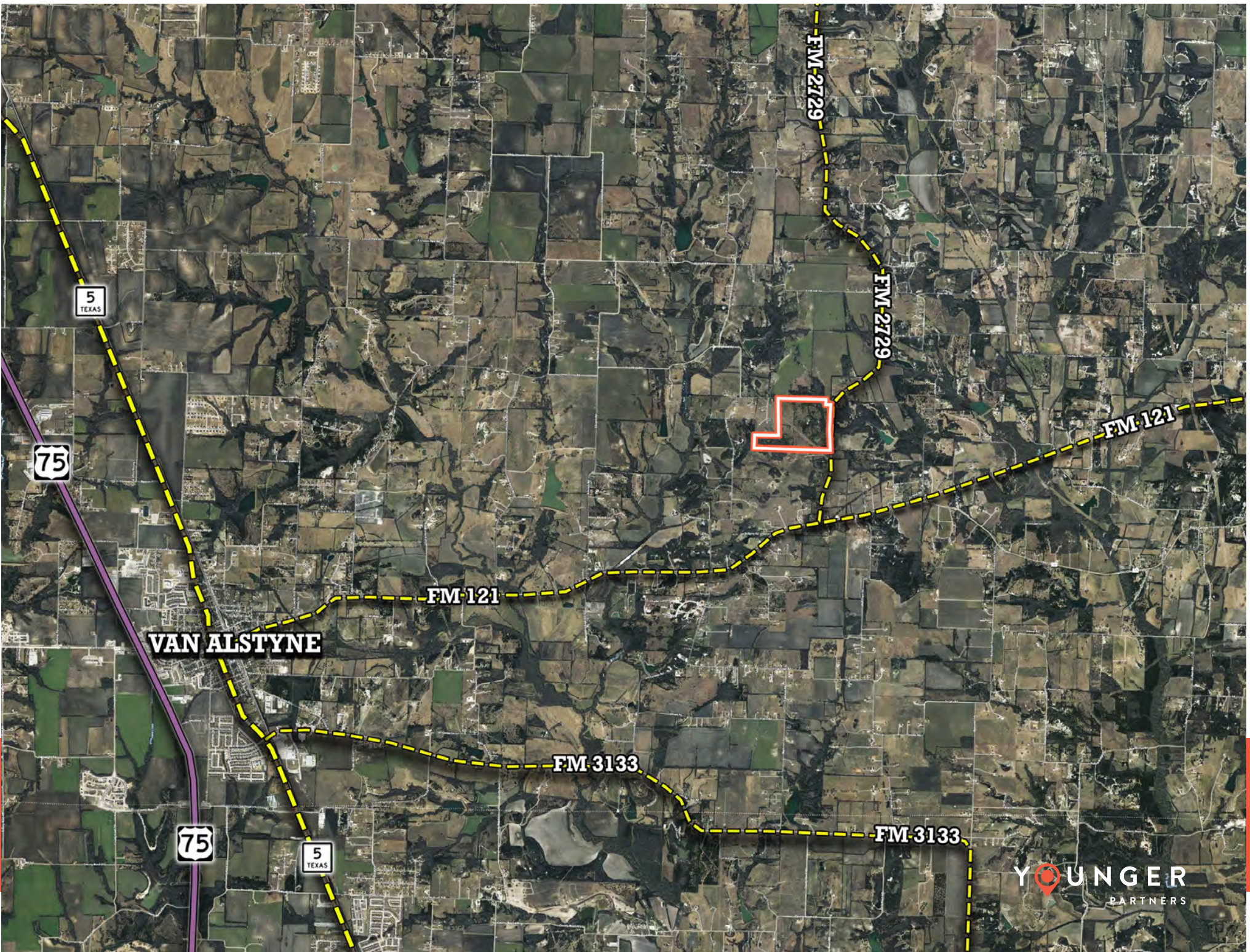
FM 2729 VAN ALSTYNE, TEXAS 75495 | GRAYSON COUNTY



Exclusively listed by:







VAN ALSTYNE

PROPERTY INFORMATION

SWC FM 2729 & DANE ROAD | ±158



LOCATION

- SWC FM 2729 & Dane Road
- Grayson County, Texas
 - Parcel ID- 132561/132564

INITIAL OFFERING

- Property Size
- ± 158 Gross AC

CONTACT BROKER FOR PRICING

PROPERTY TYPE

- AG Land

PROPERTY INFORMATION

Current Zoning:

- Not zoned; in the County

Future Land Use:

- Residential/Investment
- Frontage on FM 2729: ± 2100'

School District:

- Van Alstyne ISD
- CCN- South Grayson Special Utility District
- Water along FM 2729 & Dane Rd

DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile	15-Mile
Total Est. Population	1,682	4,873	57,905	137,414
Avg. HH Income	\$129,299	\$127,300	\$120,989	\$127,508
Total HH Expenditures	\$74,26M	\$212.22M	\$15.59B	\$5.59B

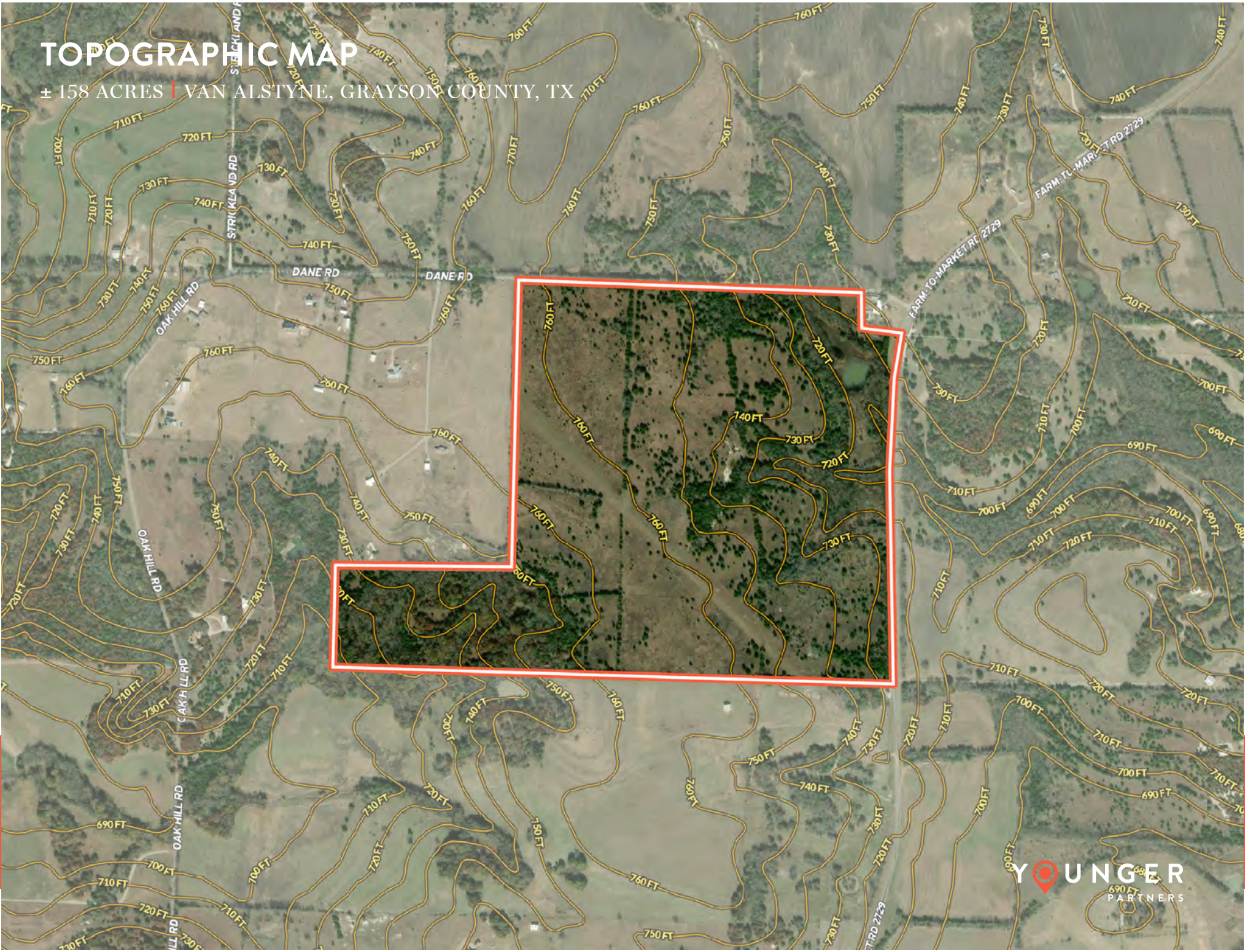
AERIAL VIEW-SOUTHWEST

± 158 ACRES | VAN ALSTYNE, GRAYSON COUNTY, TX



TOPOGRAPHIC MAP

± 158 ACRES | VAN ALSTYNE, GRAYSON COUNTY, TX



SURVEY

± 158 ACRES | VAN ALSTYNE, GRAYSON COUNTY, TX



MARKET OVERVIEW

VAN ALSTYNE, TEXAS

- Van Alstyne Median Home Price: \$530K (Feb 2025), reflecting an 11.1% year-over-year increase.
- Van Alstyne ISD is the Top Ranked School District in Grayson County
- McKinney Airport Expansion: Located in McKinney, the airport's \$72M expansion, scheduled for late 2026, will introduce commercial flights, projected to generate a \$1 billion annual economic impact within five years. This expansion significantly enhances the region's desirability and connectivity.
- Drive Times- McKinney is a 20-minute drive (15 miles) from Van Alstyne.
- Texas Instruments Investment: In Sherman, Texas Instruments is investing over \$18B to build new semiconductor factories, creating more than 2,000 new jobs. This major industrial development will significantly boost demand for housing in Sherman and surrounding areas, including Van Alstyne.
- GlobalWafers Expansion: In addition to Texas Instruments, GlobalWafers is also investing \$12B in Sherman, further strengthening the city's position as a critical industrial hub. This will increase the need for residential development in the region to accommodate the growing workforce.
- Drive Time: Sherman is approximately a 20-minute drive (17 miles) from Van Alstyne

Van Alstyne's prime location, strategically positioned between McKinney's expanding commercial hubs and Sherman's industrial growth, presents an exceptional opportunity for residential development. With McKinney and Sherman both a short 20-minute drive, the demand for housing in Van Alstyne is set to grow significantly as both areas continue to expand. This makes Van Alstyne an ideal location for residential development to support the growing workforce and increase in population.





±158.62 ACRES **FOR SALE**

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