

# WOODALL TRACT

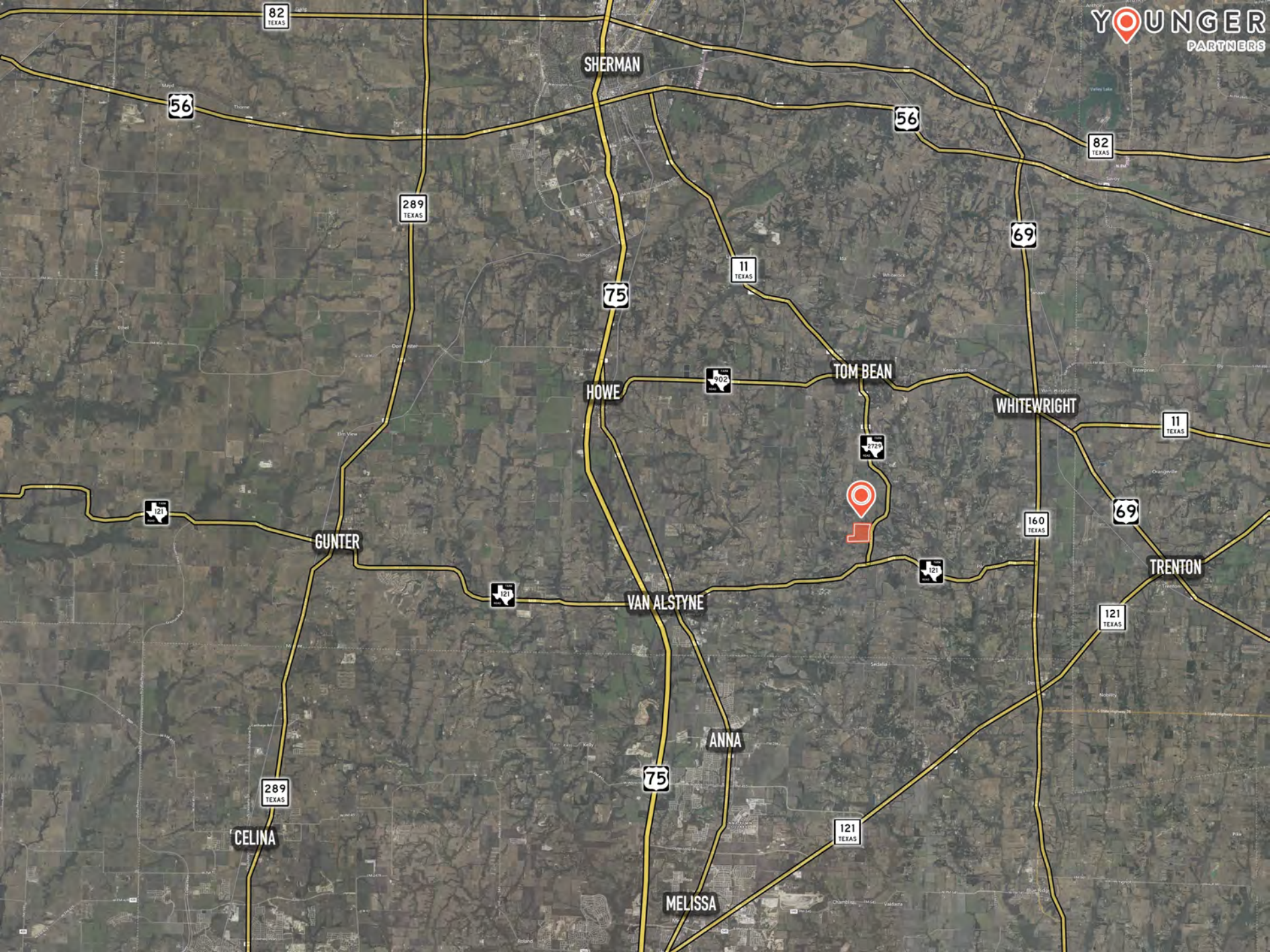
± 158.62 ACRES

VAN ALSTYNE | GRAYSON COUNTY | TEXAS  
EXCLUSIVELY LISTED BY YOUNGER PARTNERS

YOUNGER  
PARTNERS

FM 2729 VAN ALSTYNE, TEXAS 75495





SHERMAN

56

82  
TEXAS

289  
TEXAS

75

11  
TEXAS

56

82  
TEXAS

69

TOM BEAN

HOWE

902

WHITEWRIGHT

11  
TEXAS

121

GUNTER

2725

160  
TEXAS

69

TRENTON

121  
TEXAS

VAN ALSTYNE

121

121

ANNA

75

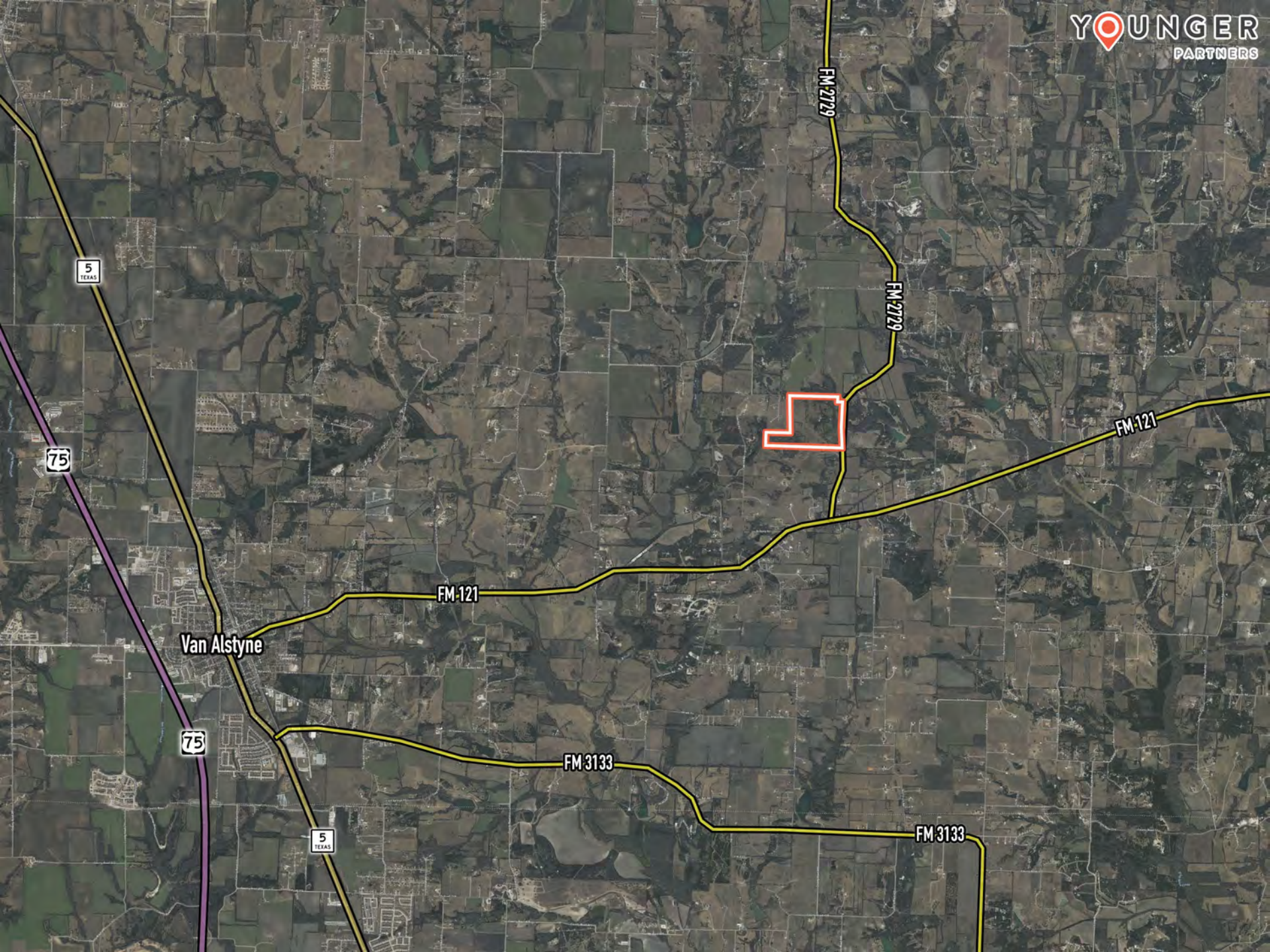
289  
TEXAS

CELINA

121  
TEXAS

MELISSA





FM 2729

FM 2729

FM 121

FM 121

FM 3133

FM 3133

Van Alstyne

5  
TEXAS

75

75

5  
TEXAS



# Property Information

SWC FM 2729 & Dane Rd I ± 158 AC

## LOCATION

- SWC FM 2729 & Dane Rd
- 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



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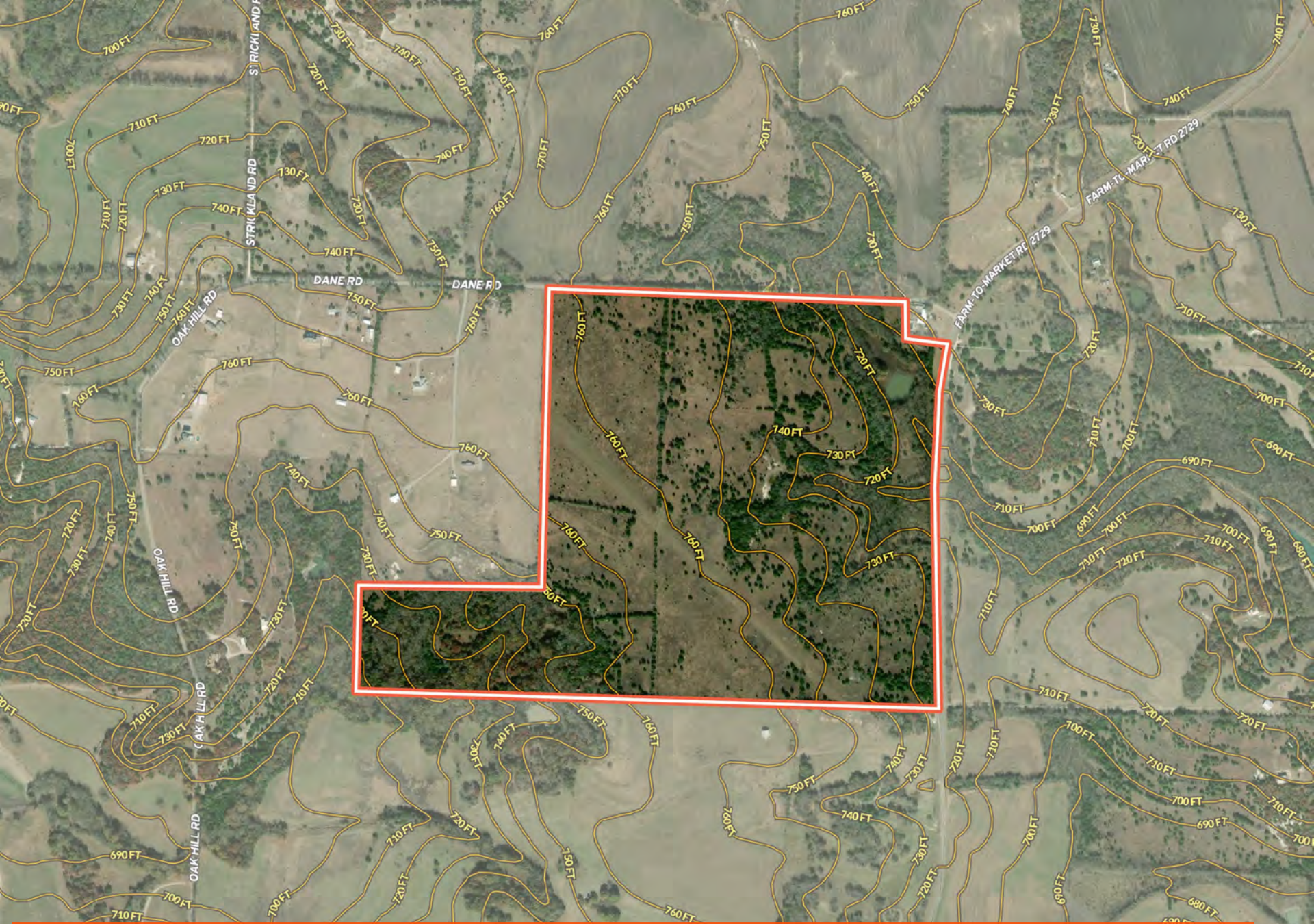
## DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	15 MILE
TOTAL EST. POP	1,682	4,873	57,902	137,414
AVG HH INCOME	\$129,299	\$127,300	\$120,989	\$127,508
TOTAL HH EXPENDITURE	\$74.26 M	\$212.22 M	\$15.59 B	\$5.59 B









TOPOGRAPHIC MAP | ± 158 ACRES | VAN ALSTYNE, GRAYSON COUNTY, TX





# MARKET OVERVIEW

•**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.







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Younger Partners Dallas, LLC

## 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

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