

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720



WAYPOINT

REAL ESTATE DEVELOPMENT & ADVISORS

SUNSET, TX

MONTAGUE COUNTY

Montague County is a North Texas county, located along the Oklahoma border, known for its rural landscape and small, historic towns.

BOWIE, TX

Bowie is a small city in Montague County that hosts the annual Bowie Community Rodeo and is sometimes called the Jewel of North Texas.

DECATUR, TX

Decatur is the county seat of Wise County, Texas, and is notable for its historic Wise County Courthouse, designed by James Riely Gordon.

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720

MONTAGUE COUNTY

Montague County is located in North Central Texas on the Oklahoma border and was established in 1857, named after surveyor Daniel Montague. The county seat is the small town of Montague, though the largest city is Bowie. Its terrain is characterized by rolling prairies and the Cross Timbers region, historically serving as a key area on the Chisholm Trailcattle drive route.

BOWIE, TX

Bowie is a small town in Montague County, named after the Texas hero James Bowie, and was founded in 1882 along the Fort Worth and Denver Railway. It is known for having the World's Largest Bowie Knife and hosts the second-largest Second Monday Trade Days event in Texas. The city's history is also tied to the World's Best Laying Strain of Single Comb White Leghorns, which is celebrated at the annual Chicken and Bread Days Heritage Festival.

DECATUR, TX

Decatur is the county seat of Wise County, located about 40 miles northwest of Fort Worth. The city is famous for coining the craps phrase "Eighter from Decatur" after the arrival of the railroad in 1882. It is home to the stunning Wise County Courthouse, a Romanesque Revival-style building made of pink granite, and was the original site of Decatur Baptist College (now Dallas Baptist University).



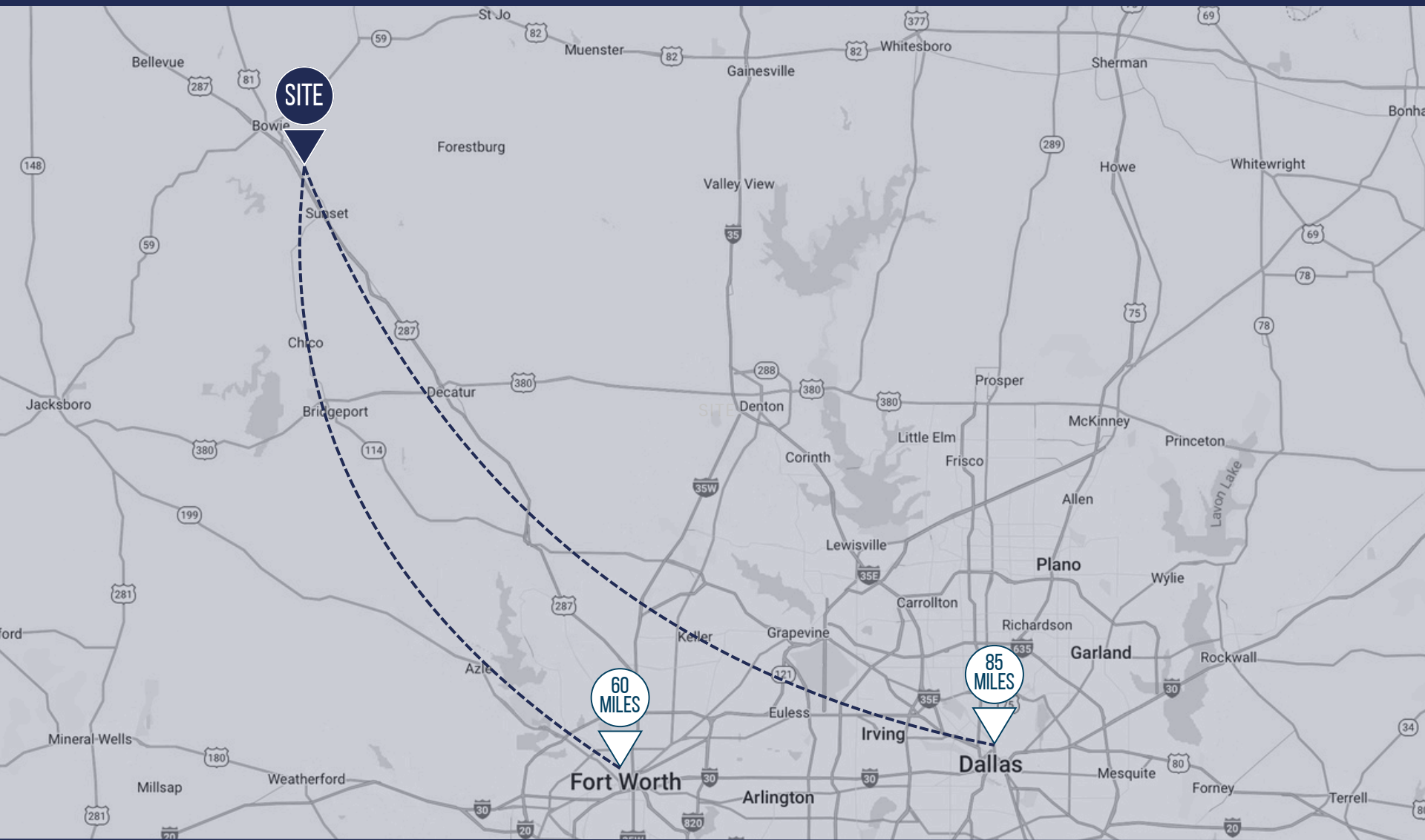
DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720



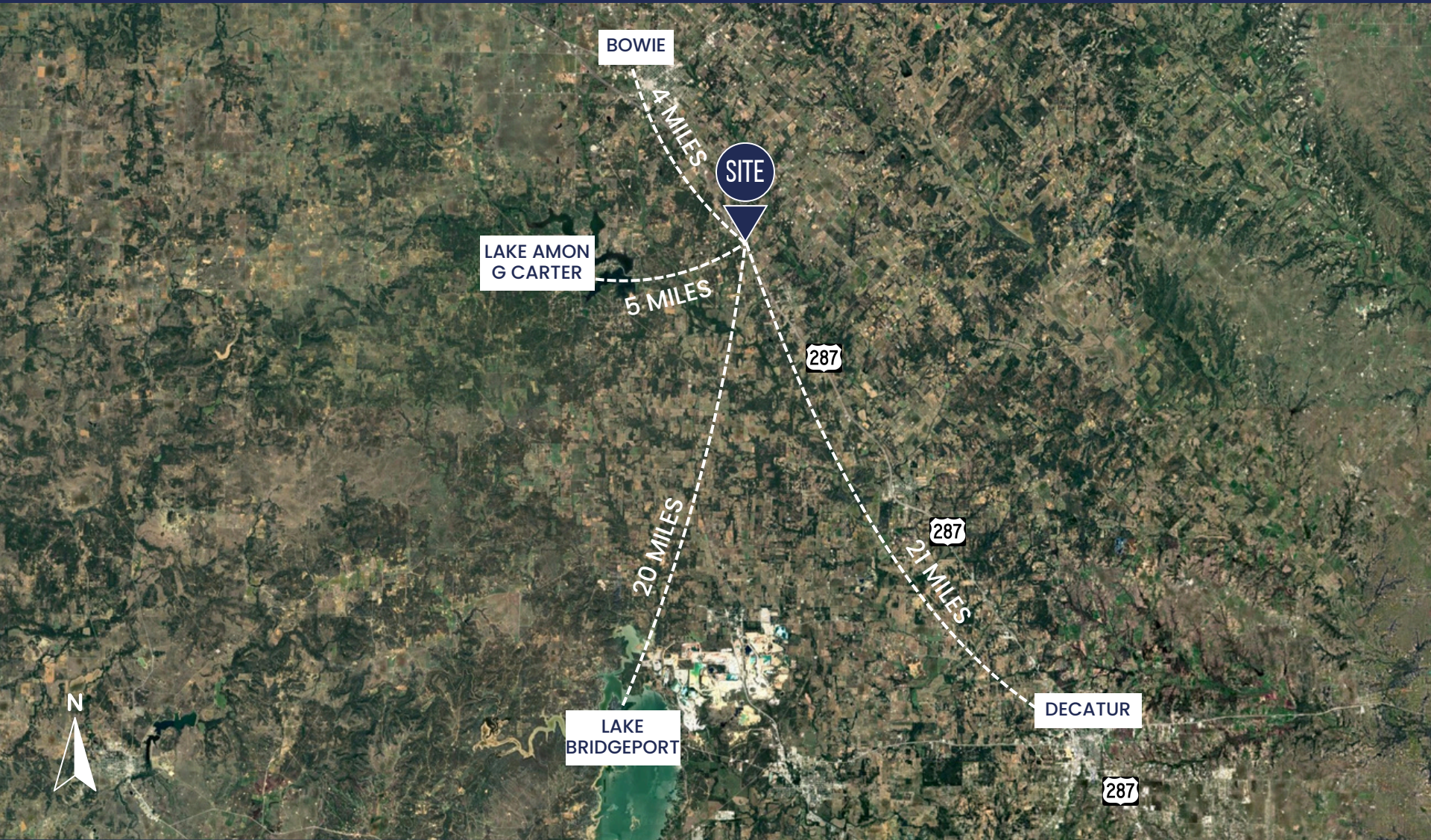
DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720



DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720



IDEAL BUYERS/OPERATORS

- Textile (Stone, Concrete, Etc.)
- Utility Provider
- RV Park
- Equipment Manufacturer Sales or Storage Facility
- Mobile Home Park or Sales Office
- Heavy Industrial
- IOS (Industrial Outdoor Storage)
- Public Storage (with 2 major lakes nearby)
- C-Store/Truck Stop (Mega Size)
- Landscape/Nursery Farm
- Big Rig/Truck Service
- Lumber Yard

PROPERTY HIGHLIGHTS

- 2 Parcels - 8.5 AC + 22.75 AC = 31.25 AC
- Unincorporated Land- No Restrictions
- Electricity On-Site
- Flat Topo
- Some Tree Density
- 2 Small Ponds
- Ingress/Egress on HWY 287 Access + HWY 101
- Great Visibility from HWY 287
- No Flood
- No Zoning
- Montague County

HWY 287 - 26,698 VPD

HWY 101 - 1,776 VPD



DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720



DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720



DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720

MONTAGUE COUNTY SUBDIVISION

By BARBARA GREEN

editor@bowienwsonline.com

Just like last year new subdivision development is driving the rising property values across Montague County as two entities saw a reduction which in that case was a result of lower energy values.

The preliminary property value statements began arriving in county mailboxes this past week as the Montague County Appraisal District sent out some 42,000 statements including personal property, plus oil and gas notices. Overall property values for Montague County rose by \$188,921,762.

Kim Haralson, chief appraiser for MCTAD, said just like last year they are running into a lot of new structures placed in the last year in these new developments whether it be ones with 100 lots or ones with 10. Last year it was down to the wire said the appraiser as they tried to get all those new properties put into the system, and this year it was similar. New taxable construction totaled \$91,632,132.

Read the full story in the mid-week Bowie News.

Entity	2024 Preliminary	2023 Certified	Value +/-
Montague County	2,826,107,518	2,637,185,756	188,921,762
Alvord ISD	49,919,193	44,327,091 **	5,592,102
Bowie ISD	1,285,476,961	1,186,696,943 **	98,780,018
Forestburg ISD	196,816,672	207,161,779	-10,345,107
Goldburg ISD	188,930,566	180,242,739 **	8,687,827
Montague ISD	65,124,586	53,314,791	11,809,795
Nocona ISD	433,366,595	365,900,693	67,465,902
Prairie Valley ISD	134,585,262	122,673,496	11,911,766
Saint Jo ISD	193,877,751	187,431,514 **	6,446,237
Slidell ISD	658,780	664,040 **	-5,260
Nocona Hospital District	695,009,124	610,452,929	84,556,195
City of Bowie	482,179,660	427,409,533	54,770,127
City of Nocona	205,297,263	177,733,439	27,563,824
City of Saint Jo	66,304,842	56,703,405	9,601,437
Clear Creek Watershed	133,080,216	154,252,700 **	-21,172,484
Farmers Creek Watershed	287,955,130	258,518,336	29,436,794
** - Montague County values only			
	7,244,690,119	6,670,669,184	574,020,935



DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

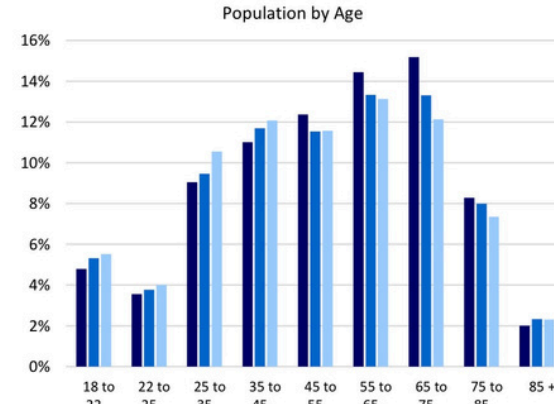
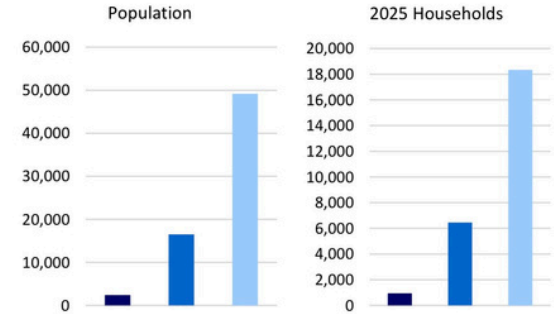
3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720

Sunset, TX

Consumer Profile Report

STI: PopStats, 2025 Q2

	5 Miles		10 Miles		20 Miles	
Current						
2025 Population	2,404	---	16,502	---	49,160	---
2030 Projected Population	2,588	---	17,074	---	50,005	---
Pop Growth (%)	7.7%	---	3.5%	---	1.7%	---
2025 Households	943	---	6,446	---	18,342	---
2030 Projected Households	1,018	---	6,675	---	18,701	---
HH Growth (%)	7.9%	---	3.6%	---	2.0%	---
Census Year						
2010 Population	1,869	---	13,545	---	40,741	---
2020 Population	2,046	---	14,576	---	43,392	---
Pop Growth (%)	9.5%	---	7.6%	---	6.5%	---
2010 Households	718	---	5,312	---	14,935	---
2020 Households	801	---	5,688	---	16,117	---
HH Growth (%)	11.6%	---	7.1%	---	7.9%	---
Total Population by Age						
Average Age (2025)	44.5		43.0		42.1	
Children (2025)						
0 - 4 Years	111		829		2,547	
5 - 9 Years	135		969		2,783	
10-13 Years	101		803		2,441	
14-17 Years	117		909		2,730	
Adults (2025)						
18 to 22	115	4.8%	877	5.3%	2,715	5.5%
22 to 25	86	3.6%	623	3.8%	1,966	4.0%
25 to 35	217	9.0%	1,560	9.5%	5,184	10.5%
35 to 45	265	11.0%	1,929	11.7%	5,936	12.1%
45 to 55	297	12.4%	1,904	11.5%	5,690	11.6%
55 to 65	347	14.4%	2,200	13.3%	6,456	13.1%
65 to 75	365	15.2%	2,196	13.3%	5,964	12.1%
75 to 85	199	8.3%	1,318	8.0%	3,614	7.4%
85 +	48	2.0%	385	2.3%	1,133	2.3%



11/12/2025

© SiteSeer Technologies. Data by STI: PopStats. This report is provided for informational purposes only and is presented without verification or warranty.

Page 1



DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

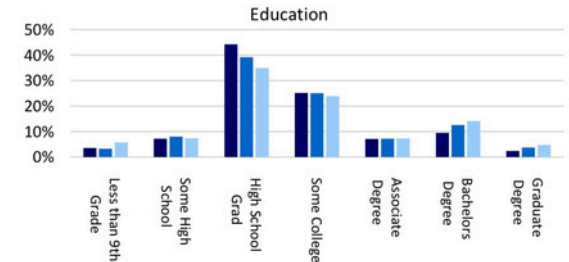
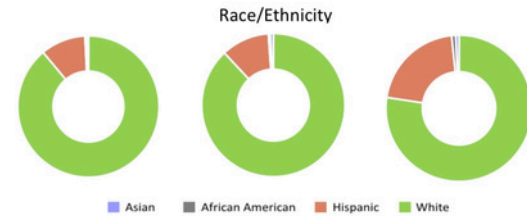
3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720

Sunset, TX

Consumer Profile Report

STI: PopStats, 2025 Q2

	5 Miles		10 Miles		20 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	2,058	85.6%	13,952	84.5%	36,589	74.4%
Hispanic	238	9.9%	1,726	10.5%	9,921	20.2%
Black	8	0.3%	70	0.4%	430	0.9%
Asian	11	0.4%	106	0.6%	337	0.7%
Language at Home (2025)						
Spanish	186	8.1%	997	6.4%	7,026	15.1%
Asian Language	0	0.0%	0	0.0%	209	0.4%
Ancestry (2025)						
American Indian (ancestry)	15	0.6%	102	0.6%	262	0.5%
Hawaiin (ancestry)	0	0.0%	2	0.0%	3	0.0%
Household Income (2025)						
Per Capita Income	\$38,173	---	\$37,188	---	\$40,508	---
Average HH Income	\$97,328	---	\$95,207	---	\$108,570	---
Median HH Income	\$78,428	---	\$76,463	---	\$85,234	---
Less than \$25,000	127	13.5%	913	14.2%	1,977	10.8%
\$25,000 - \$34,999	84	8.9%	419	6.5%	999	5.4%
\$35,000 - \$49,999	129	13.6%	765	11.9%	2,118	11.5%
\$50,000 - \$74,999	115	12.2%	1,073	16.6%	2,902	15.8%
\$75,000 - \$99,999	127	13.4%	852	13.2%	2,495	13.6%
\$100,000 - \$149,999	156	16.6%	1,257	19.5%	3,714	20.2%
\$150,000 - \$199,999	123	13.0%	692	10.7%	2,105	11.5%
\$200,000+	82	8.7%	474	7.3%	2,032	11.1%
Education (2025)						
Less than 9th Grade	61	3.5%	373	3.2%	1,948	5.7%
Some High School	125	7.2%	918	8.0%	2,523	7.4%
High School Grad	768	44.2%	4,502	39.2%	11,866	34.9%
Some College	437	25.2%	2,882	25.1%	8,123	23.9%
Associate Degree	124	7.1%	824	7.2%	2,476	7.3%
Bachelors Degree	165	9.5%	1,449	12.6%	4,790	14.1%
Graduate Degree	41	2.3%	431	3.8%	1,625	4.8%



11/12/2025

© SiteSeer Technologies. Data by STI: PopStats. This report is provided for informational purposes only and is presented without verification or warranty.

Page 2



DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

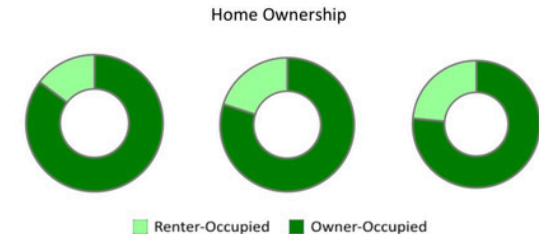
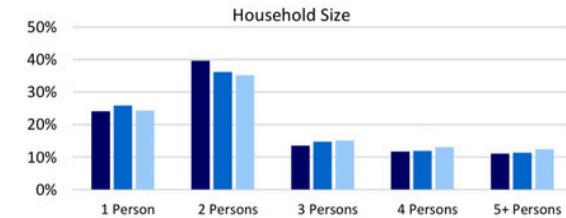
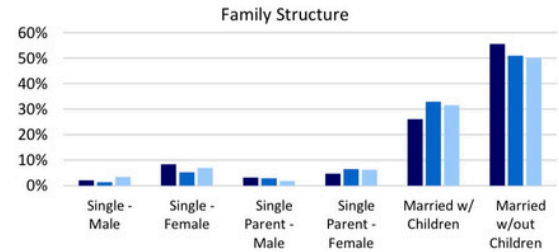
3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720

Sunset, TX

Consumer Profile Report

STI: PopStats, 2025 Q2

	5 Miles		10 Miles		20 Miles	
Family Structure (2025)	641		4,454		13,209	
Single - Male	13	2.1%	60	1.4%	452	3.4%
Single - Female	54	8.4%	235	5.3%	913	6.9%
Single Parent - Male	21	3.2%	130	2.9%	237	1.8%
Single Parent - Female	30	4.7%	292	6.6%	818	6.2%
Married w/ Children	167	26.1%	1,467	32.9%	4,172	31.6%
Married w/out Children	356	55.5%	2,269	51.0%	6,618	50.1%
Household Size (2025)						
1 Person	227	24.1%	1,666	25.9%	4,453	24.3%
2 Persons	374	39.6%	2,332	36.2%	6,455	35.2%
3 Persons	127	13.5%	951	14.8%	2,772	15.1%
4 Persons	110	11.7%	767	11.9%	2,387	13.0%
5+ Persons	104	11.1%	729	11.3%	2,275	12.4%
Home Ownership (2025)	943		6,446		18,342	
Owners	804	85.3%	5,156	80.0%	14,029	76.5%
Renters	138	14.7%	1,290	20.0%	4,313	23.5%
Components of Change (2025)						
Births	22	0.9%	167	1.0%	517	1.1%
Deaths	25	1.0%	169	1.0%	473	1.0%
Migration	39	1.6%	132	0.8%	785	1.6%
Unemployment Rate (2025)		4.2%		3.0%		2.5%
Employment, Pop 16+ (2025)	2,002		13,454		40,048	
Armed Services	0	0.0%	14	0.1%	15	0.0%
Civilian	1,145	57.2%	7,642	56.8%	23,487	58.6%
Employed	1,096	54.7%	7,390	54.9%	22,880	57.1%
Unemployed	49	2.5%	252	1.9%	606	1.5%
Not in Labor Force	857	42.8%	5,811	43.2%	16,561	41.4%
Businesses						
Establishments	34	---	349	---	1,459	---
Employees (FTEs)	232	---	3,204	---	16,189	---



11/12/2025

© SiteSeer Technologies. Data by STI: PopStats. This report is provided for informational purposes only and is presented without verification or warranty.

Page 3



DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

LAND FOR SALE | 31.25 AC | UNINCORPORATED - NO ZONING

3444 HWY 287 NORTH ACCESS RD, SUNSET, TX 70720



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

WAYPOINT CURRENT LISTINGS



WAYPOINT REAL ESTATE WEB PAGE



FOLLOW US ON LINKEDIN



DEREK ANTHONY'S LINKEDIN



DEREK ANTHONY | PARTNER

(817) 991-5072

DEREK@WAYPOINT-RED.COM



DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116