



TWO DEVELOPMENT SITES | PURCHASE TOGETHER OR SEPARATE

11.79+/- Acres & 62.13+/- Acres | 149 Davis Forest Lane & 158 Davis Forest Lane | Pottsboro ETJ

JORDAN CORTEZ
Managing Principal
214-556-1951
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1955
Justin.Tidwell@VanguardREA.com

MASON JOHN
Managing Director
214-556-1953
Mason.John@VanguardREA.com

HALEY BIRMINGHAM
Director
214-556-1956
Haley@VanguardREA.com

WILL DROESE
Director
214-556-1952
Will@VanguardREA.com

REID PIERCE
Director
214-556-1954
Reid@VanguardREA.com

TIM MARRON
Senior Associate
214-556-2381
Tim@VanguardREA.com

ALEX JOHNSON
Associate
214-556-1948
Alex@VanguardREA.com

Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer the opportunity to purchase one or both Sites located at 149 Davis Forrest and 158 Davis Forrest Lane in the Pottsboro ETJ. The Sites are located just 300 feet from State Highway 289 (Preston Bend Road), a major north–south thoroughfare in North Texas that provides excellent accessibility from Lake Texoma all the way to the City of Dallas. The Sites are located just south of the future Preston Harbor development, a \$6 billion development which will include single family homes, apartments, a resort hotel, restaurants, and a marina on Lake Texoma. With pricing at only **\$27,500 per acre (62.13+/- acre tract)** and **\$33,500 per acre (11.79+/- acre tract)**, this is an exceptional opportunity to acquire well-located land in a growing North Texas market.

A 3% 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; a third-party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	Two Sites consisting of 11.788+/- Acres & 62.133+/- Acres
Location	149 Davis Forest Lane (11.79+/- acre tract) and 158 Davis Forest Lane (62.13+/- acre tract) in Pottsboro, Texas
Access	FM 406 and Davis Forest Lane
Utilities	Water: City of Pottsboro CCN (6”water line along Preston Bend Road) Sewer: City of Pottsboro CCN (8” sewer line along Preston Bend Road)
Zoning	Pottsboro ETJ
Appraisal District Property ID’s	108877, 108866
School District	Pottsboro ISD

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

PRICING ⁽²⁾			
	11.79+/- Acre Tract		62.13+/- Acre Tract
Asking Price	\$394,898	Asking Price	\$1,708,657
Asking Price per Acre	\$33,500	Asking Price per Acre	\$27,500

⁽²⁾ Ownership is open to the tracts being sold together or separately.

Taxing Entity	Tax Rate
Grayson County	0.3051000
JR College	0.1060870
Pottsboro ISD	0.9344000
Total Tax Rate	1.3455870

**There are currently deed restrictions in place on the property which only allows for residential development with a minimum ground floor area of 2,000 square feet. The lots may not be subdivided until after December 2026. The Seller is open to amending these deed restrictions pending the adjacent land owner's approval.*



DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 153
3-MILE | 5,056
5-MILE | 8,435

MEDIAN HOUSEHOLD INCOME



1-MILE | \$350,600
3-MILE | \$342,397
5-MILE | \$351,932

MEDIAN HOME VALUE



1-MILE | \$340,909
3-MILE | \$347,727
5-MILE | \$347,974

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is well located with the 11.79+/- acre tract having more than 1,200 feet of frontage and the 62.13+/- acre tract having more than 700 feet of frontage along FM-406, an east-west thoroughfare which connects the Sites to US-75.
- The Site is located a quarter mile southwest of Preston Harbor, a \$6 billion master planned community which will include single family homes, a hotel, and a marina on Lake Texoma that has recently broke ground.
- Downtown Pottsboro is approximately two miles south of the Site, offering quick and easy access to Brookshire Grocery, Pottsboro High School, and more.



Zoning

- The Site is located in the Pottsboro ETJ, offering development flexibility as there is no zoning in place.
- The 11.79+/- acre Site is well suited for commercial development due to its frontage along FM-406 and location near State Highway 289.
- There are currently deed restrictions in place on the property which only allows for residential development with a minimum ground floor area of 2,000 square feet. The lots may not be subdivided until after December 2026. The Seller is open to amending these deed restrictions pending the adjacent land owner's approval.
- *Purchaser to do their own due diligence related to zoning and uses.*



Population and Demographics

- 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.
- The median household income for Pottsboro is a robust \$75,909, significantly higher than the Sherman-Denison MSA household income of \$70,455.
- In September 2025, the median home listing price in Pottsboro is \$469,000 per Realtor.com.



SHERMAN-DENISON HIGHLIGHTS

- The Sherman-Denison MSA generated nearly \$7.29 million dollars of Gross Domestic 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 FM 406, less than 300 feet from State Highway 289 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 Billion



SHERMAN-DENISON POPULATION GROWTH

2.36% (2023-2024)



SHERMAN-DENISON ESTIMATED POPULATION

150,532



ECONOMIC OVERVIEW

The regional economy surrounding Pottsboro is diverse, supported by strong employment sectors in manufacturing, education, healthcare, retail, and logistics. Major employers in the immediate Sherman–Denison area include Texas Instruments, GlobiTech/GlobalWafers, Texoma Medical Center, Denison ISD, Sherman ISD, Grayson College, and Austin College. The emergence of the Sherman semiconductor cluster, one of the most significant industrial expansions in Texas, has created thousands of projected jobs and strengthened demand for housing throughout Grayson County, including lakeside communities such as Pottsboro. Retail and service employment are bolstered by traffic generated from Lake Texoma visitors, marina users, and travelers heading to nearby Choctaw Casino & Resort in Durant, Oklahoma. The presence of short-term rental activity, RV parks, boat storage facilities, and lake-focused businesses adds a consistent tourism-related revenue stream. Transportation access is supported by FM 120 and State Highway 289, both of which provide direct connectivity to U.S. Highway 75, U.S. Highway 82, and the North Texas Regional Airport, expanding reach for both business activity and logistics.



SHERMAN-DENISON MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texoma Medical Center	3,500
Texas Instruments	3,000
Tyson	1,700
Globitech	1,500
Sherman ISD	1,137
Ruiz Foods	1,000

Source: Denison Development Alliance and Sherman EDC.



AREA OVERVIEW

Pottsboro, Texas, located in Grayson County near the Texas-Oklahoma border and on the south shore of Lake Texoma, offers a blend of small-town charm with proximity to the larger Dallas–Fort Worth employment base. The town sits within the Sherman–Denison MSA and benefits from growth in manufacturing, logistics, tourism, and lake-driven housing demand. The Site is located just south of the Preston Harbor master planned community, featuring thousands of homes, a Margaritaville resort, and a large retail center.

HOUSING OVERVIEW

The median sale price for homes in Pottsboro in October 2025 was around \$352,500, representing a 3.4% year-over-year decline in the median sale price. More recent listing data for the Pottsboro show a median listing home price of \$469,000 in September 2025 (up 9.1% YoY) and a median listing price per square foot of \$230. For new-construction homes, median list prices are trending higher — with some recently built homes in Pottsboro and Lake Texoma area now listing in the high-\$400,000s to \$500,000+ range.



TRANSPORTATION



Air: North Texas Regional Airport, located 3.5 miles south of Pottsboro, supports regional air travel and private flights, while Dallas-Fort Worth International Airport, approximately 70 miles south, provides access to national and international destinations.



Highway: The site is strategically located near key highways that enhance its accessibility and connectivity. U.S. Highway 75 serves as a major north-south corridor, linking Sherman to the Dallas-Fort Worth metroplex and Oklahoma. U.S. Highway 82 provides an east-west route, offering access to Texarkana and Wichita Falls. Additionally, FM-1417 acts as a local thoroughfare, connecting residential and industrial areas within Sherman



Public Transit: Pottsboro residents benefit from the TAPS (Texoma Area Paratransit System), which provides affordable transportation options for seniors, individuals with disabilities, and those needing access to employment or medical services. TAPS operates Monday through Friday with services available by appointment.



DFW International Airport



TAPS Public Transit

October 2025 Market Statistics - Sherman-Denison MSA

Median Price
\$300,000
▼ -7.7% YoY

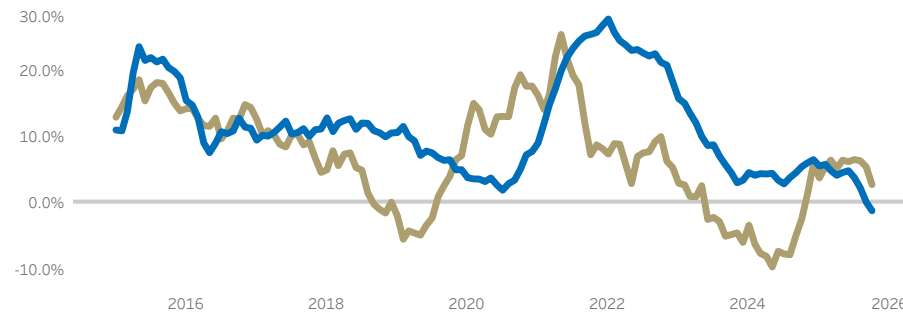
Closed Sales
185
▼ -8.9% YoY

Active Listings
1,466
▲ 24.2% YoY

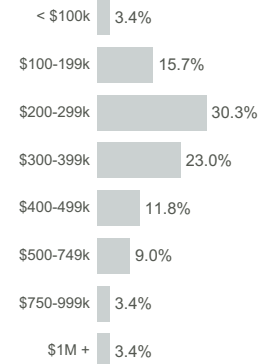
Months Inventory
7.4
▲ 1.4 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



PRICE DISTRIBUTION



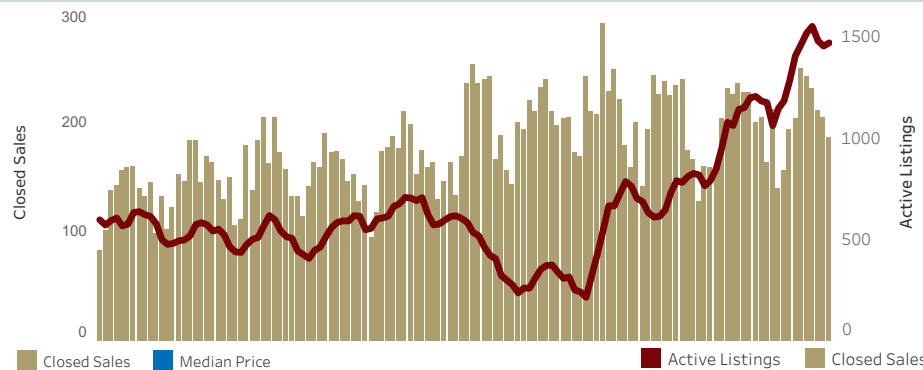
TRANSACTION TIME STATS

Days on Market
87
9 days more than October 2024

Days to Close
35
3 days more than October 2024

Total Days
122
12 days more than October 2024

CLOSED SALES AND ACTIVE LISTINGS



VALUATION STATS

Median Price/Sq Ft
\$171.24
▼ -2.5% YoY

Median Home Size
1,813 sq ft

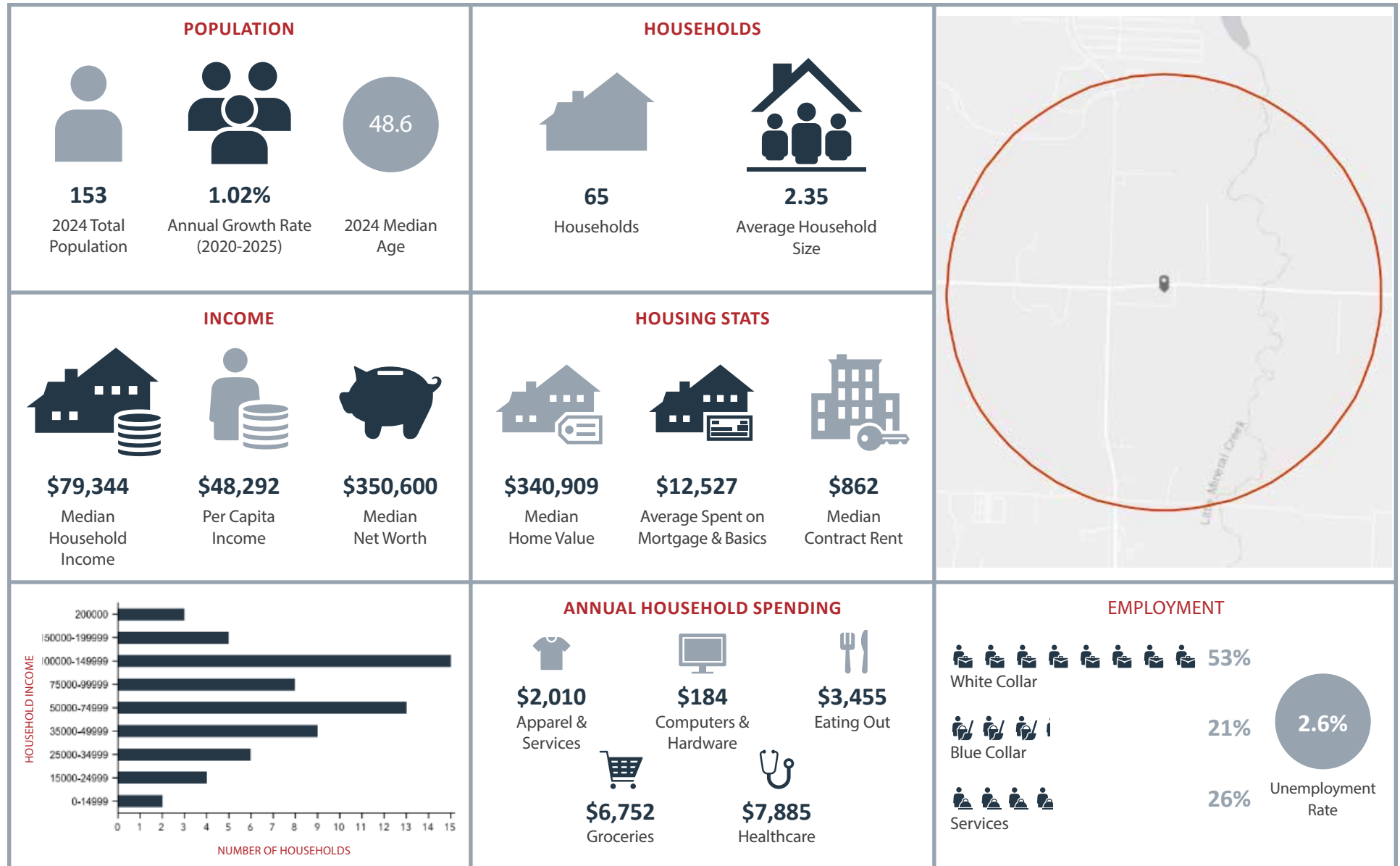
Median Year Built
2008

Close/Original List
91.5%

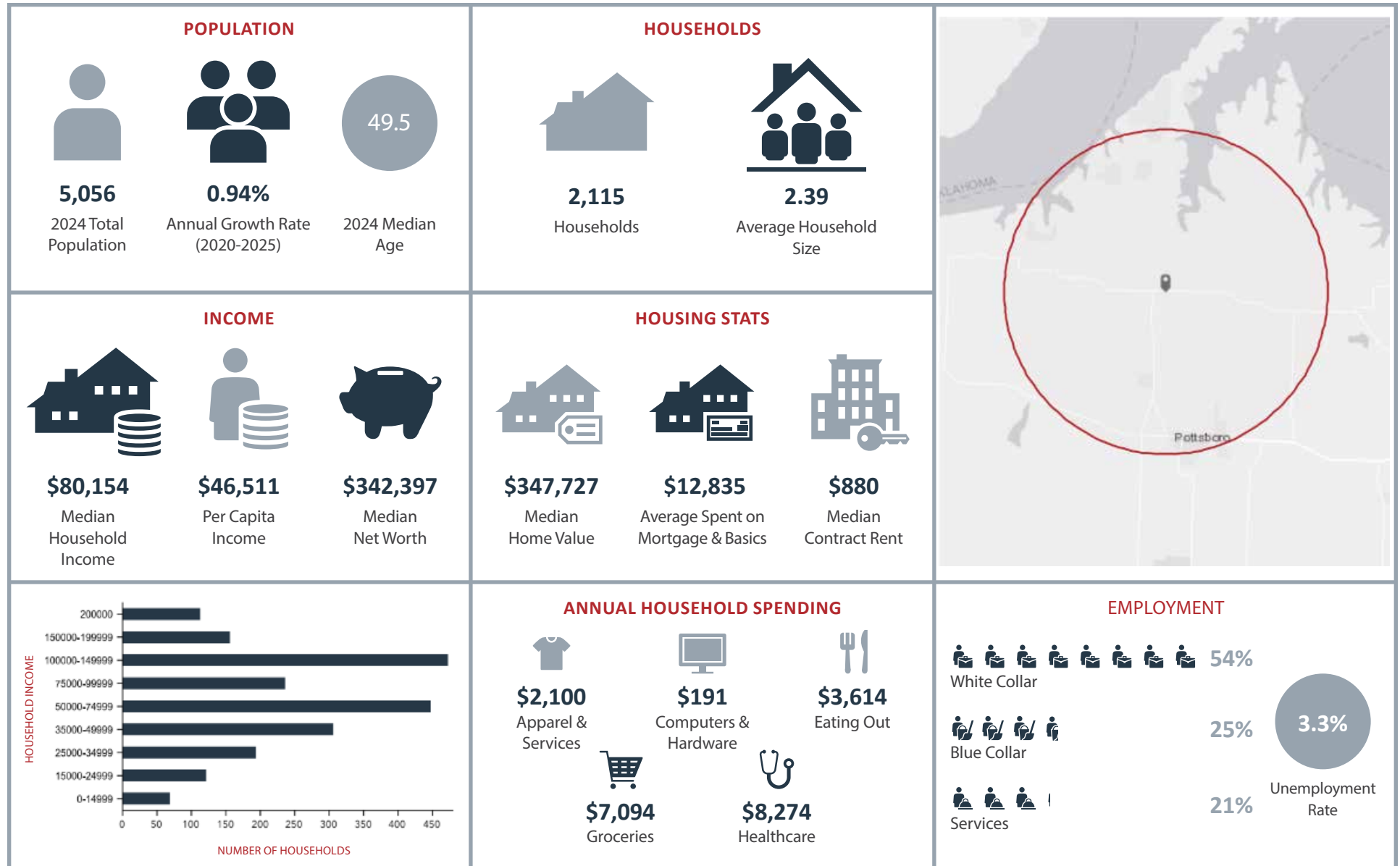


© 2025 Texas REALTORS® - Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

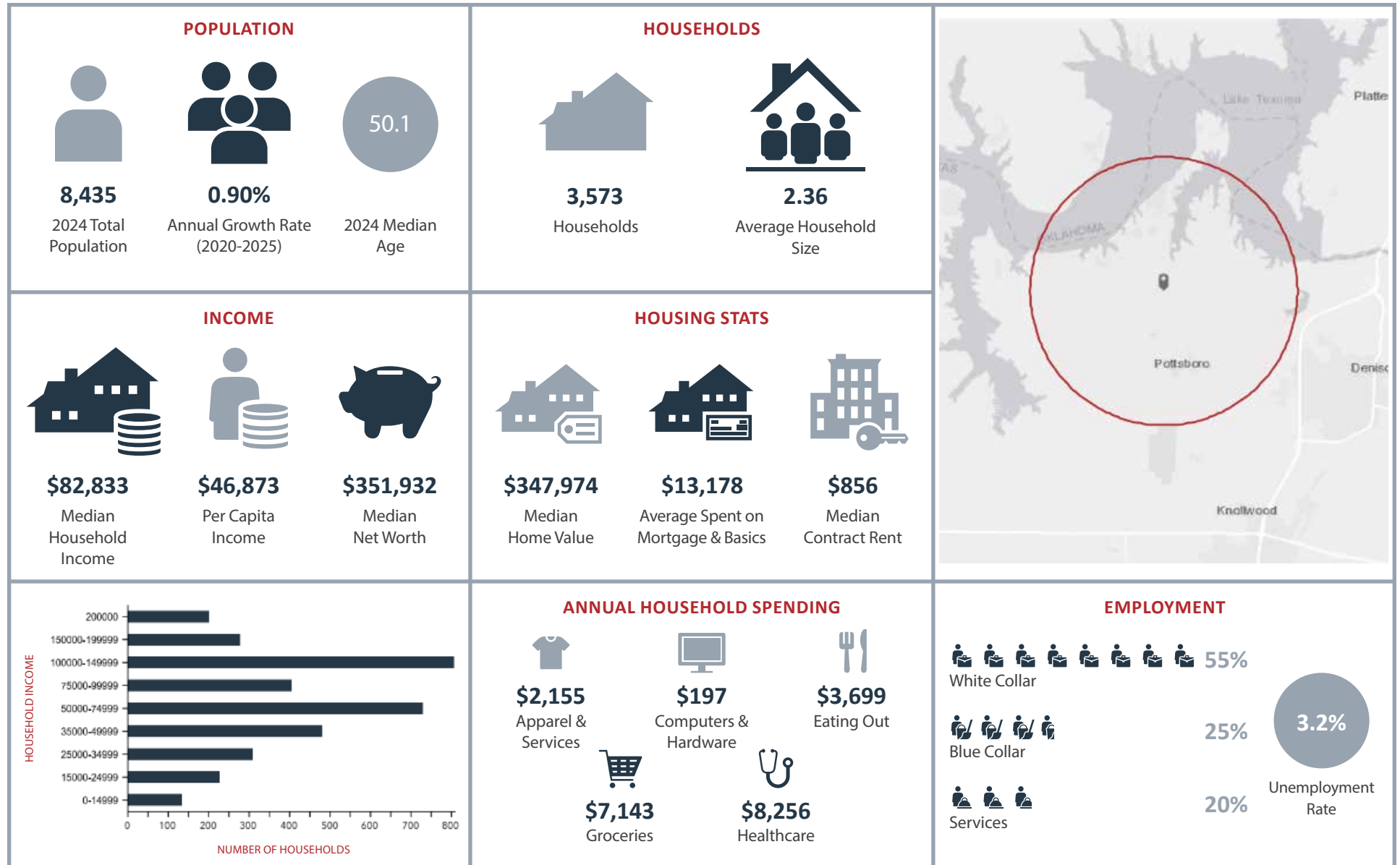
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

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

Sales Agent/Associate: Tim Marron | License No. 839620 | Tim@VanguardREA.com | 214-556-2381



Two Development Sites | 11.788+/- Acres & 62.133+/- Acres | 149 & 158 Davis Forest Lane | Pottsboro, Texas



JORDAN CORTEZ | *Managing Principal* | 214-556-1951 | Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL | *Managing Director* | 214-556-1955 | Justin.Tidwell@VanguardREA.com

MASON JOHN | *Managing Director* | 214-556-1953 | Mason.John@VanguardREA.com

HALEY BIRMINGHAM | *Director* | 214-556-1956 | Haley@VanguardREA.com

WILL DROESE | *Director* | 214-556-1952 | Will@VanguardREA.com

REID PIERCE | *Director* | 214-556-1954 | Reid@VanguardREA.com

TIM MARRON | *Senior Associate* | 214-556-2381 | Tim@VanguardREA.com

ALEX JOHNSON | *Associate* | 214-556-1948 | Alex@VanguardREA.com