

VAN ALSTYNE LAND PACKAGE

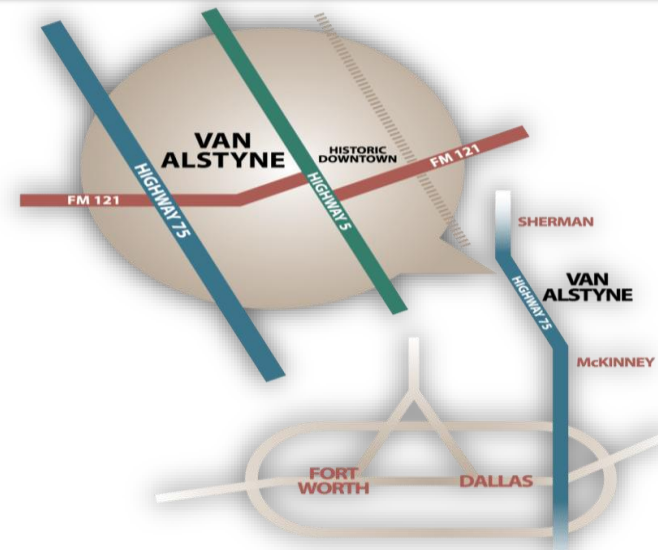


DEVELOPMENT SUMMARY

Van Alstyne Land Development 26.62 acres of land NE corner of Hwy 75 & CR 375 Van Alstyne, Texas

DEVELOPMENT HIGHLIGHTS

- Approximately 26.62 acres of land (1,159,567 SF)
- Planned to be replatted into approximately 15-20 separate lots
- Utilities available – water on site, sewer to be extended, off-site drainage
- Planned mixed use development with retail, professional office and medical office pads to be sold
- Build-to-suit lease opportunities
- Van Alstyne is prime to capture growth from the semiconductor chip expansion (4,000+ jobs to be added) in Sherman just north of Van Alstyne
- Great Visibility/Accessibility – Hard corner of Highway 75 and County Road 375 (future Panther Pkwy)
- Surrounded by high growth residential – Mantua 3000 acre master planned community (6,000 lots), Driscoll Hill (142 lots), Remington Ridge (410 lots), North Pointe Crossing (764 lots)
- Van Alstyne/Anna market is one of Collin County's fastest-growing areas. Collin County is one of the fastest growing counties in the US.



DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	1500 – 20,000+ SF
Building Size:	10000 – 30,000+ SF
Offering Structure:	Buildings For Lease \ Sale Pad Sites Available
Lot Sizes:	1 to 10+ acres
Zoning	Northern Business District of Van Alstyne Developers Agreement - Medical, office, retail, restaurant, and daycare
Frontage	Highway 75 and County Road 375 (future Panther Pkwy)

DEVELOPMENT SUMMARY

Property Description:

The property is a 26 acre tract of land that is located in the ETJ of Van Alstyne, Texas. It is more specifically located at the NE corner of Hwy 75 & CR 375 in Van Alstyne, Texas. The property shall go through the preliminary platting process with the intention to divide the site into approximately 15-20 lots. Complete site/civil plans will be required by the city of Van Alstyne including a site plan package. The site plan submittal and platting process requires approval from P&Z, & City Council.

Zoning:

The property is not within Van Alstyne city limits, but rather in the extraterritorial jurisdiction of Van Alstyne. Therefore, there is no zoning applicable. However, there is a Van Alstyne Development Agreement for the subject lot. The property is within the Northern Business District of the agreement Planned Development. This provides for neighborhood-serving commercial, medical, office and retail use including restaurants, studios, banks, convenience stores, professional offices, medical offices and more. \

Utilities:

Water and sewer infrastructure within this area has been transferred to the city and is no longer in Van Alstyne Municipal Utility District 1. The nearest city lines utilize Greater Texoma Utility Authority. There is a 16" water line near the southern property line, with an 8" water line stub near Kelly Lane. There is a lift station and 12" sewer line approx. 2,500 lf from the Northern property line. Sewer is currently being extended from the North. The storm water runoff sheds mainly North and West to US 75 access road. There are no underground storm drains in place. US 775 access road and Kelly Lane are open channel ditches. The subject property is not in the floodplain per FIRM 48181C0550F dated September 29, 2010. Van Alstyne will require detention to mitigate excess flows created by the development.

Civil Engineering:

The property is currently not platted. Reconfiguration of the lots for lot sales and/or future development will require a replat. Complete site/civil plans will be required, and a site plan package will also be required. Preliminary Site Plan is required with a multiphase development. Each individual phase is required to go through Planning & Zoning and City Council for final approval. Plats are approved through Planning & Zoning.

Road Infrastructure and Improvements:

The proposed development will provide access from Hwy 75 and CR 375. CR 375 is a planned major collector street. The city defines major collector streets as having up to 6 lanes with future expansion planned.

Area Highlights:

The subject property offers great visibility with frontage on the hard corner of Hwy 75 & CR 375. It is surrounded by high growth

DEVELOPMENT SUMMARY

residential developments including Mantua (6,000 lots), Driscoll Hill (142 lots), Remington Ridge (410 lots) and North Pointe Crossing (764 lots).

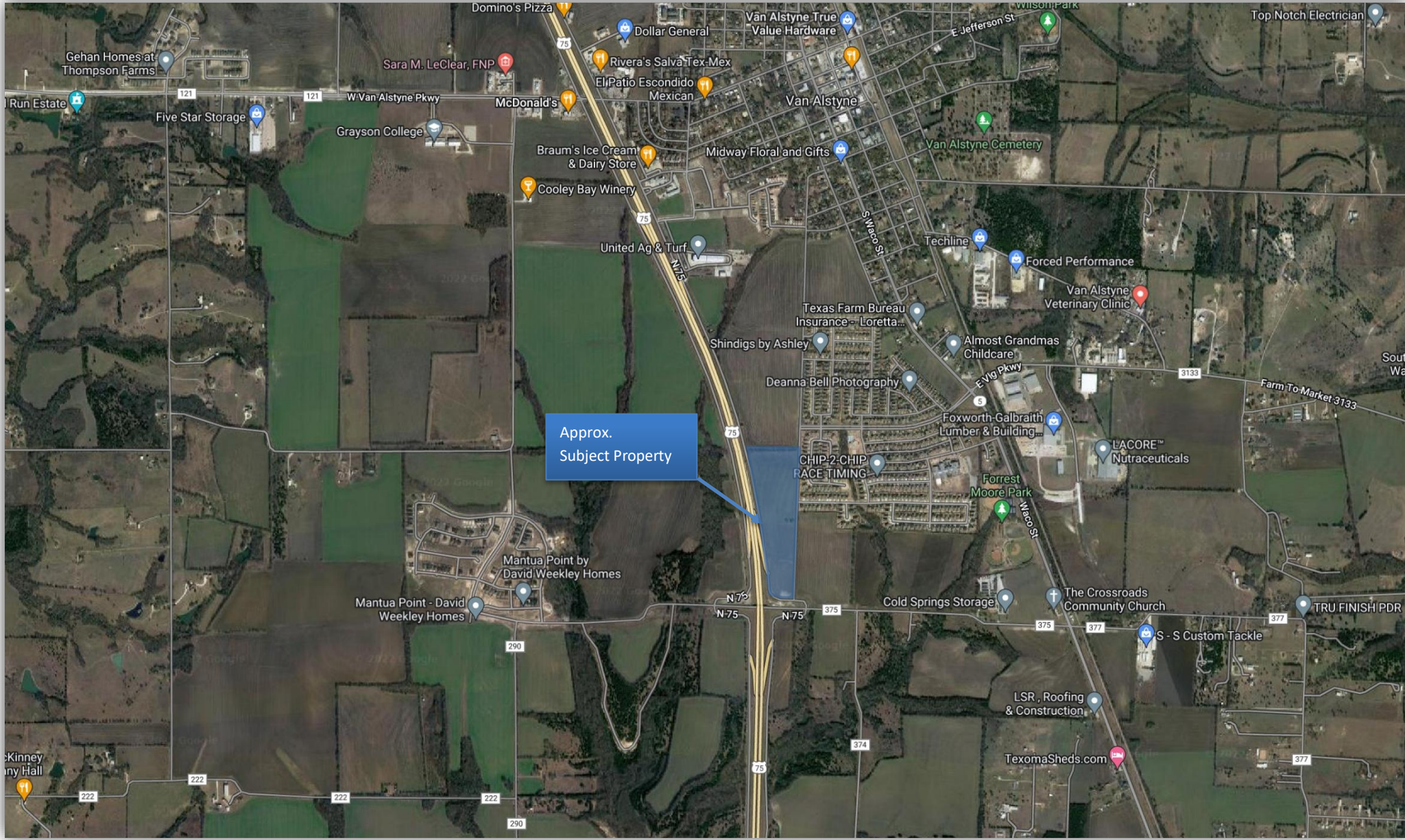
Castle Development Group:

Castle Development Group has a combined 30+ years of experience in commercial real estate industry. Our team is comprised of highly experienced professionals who have held senior roles with general contractors, developers, financial institutions, and healthcare organizations. Through this experience we utilize our technical skills, market knowledge and extensive industry and government relationships to deliver the project in an effective and efficient manner.

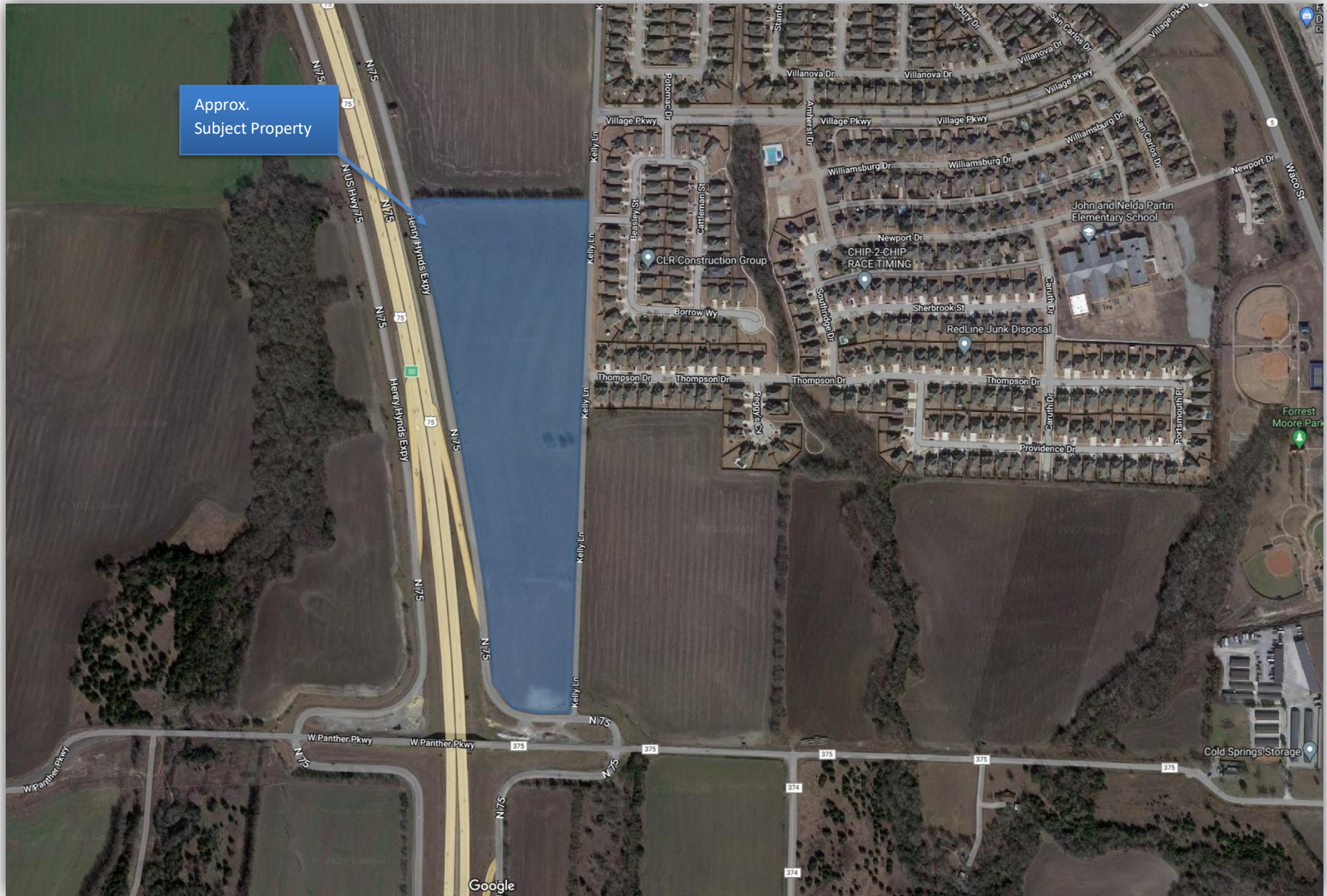
We specialize in the development of medical, professional office, and retail properties in Texas and the surrounding markets. Our development opportunities include existing buildings with ready-to-lease space, build-ready sites and built-to-suit options. We provide high quality cost effective developments in high growth, underserved markets. With each new client, Castle Development Group designs the properties by listening carefully, responding to client feedback, and employing Castle Development Group's proven systems and techniques. All of which ensure the timely completion and delivery of projects designed to meet the customers' needs.

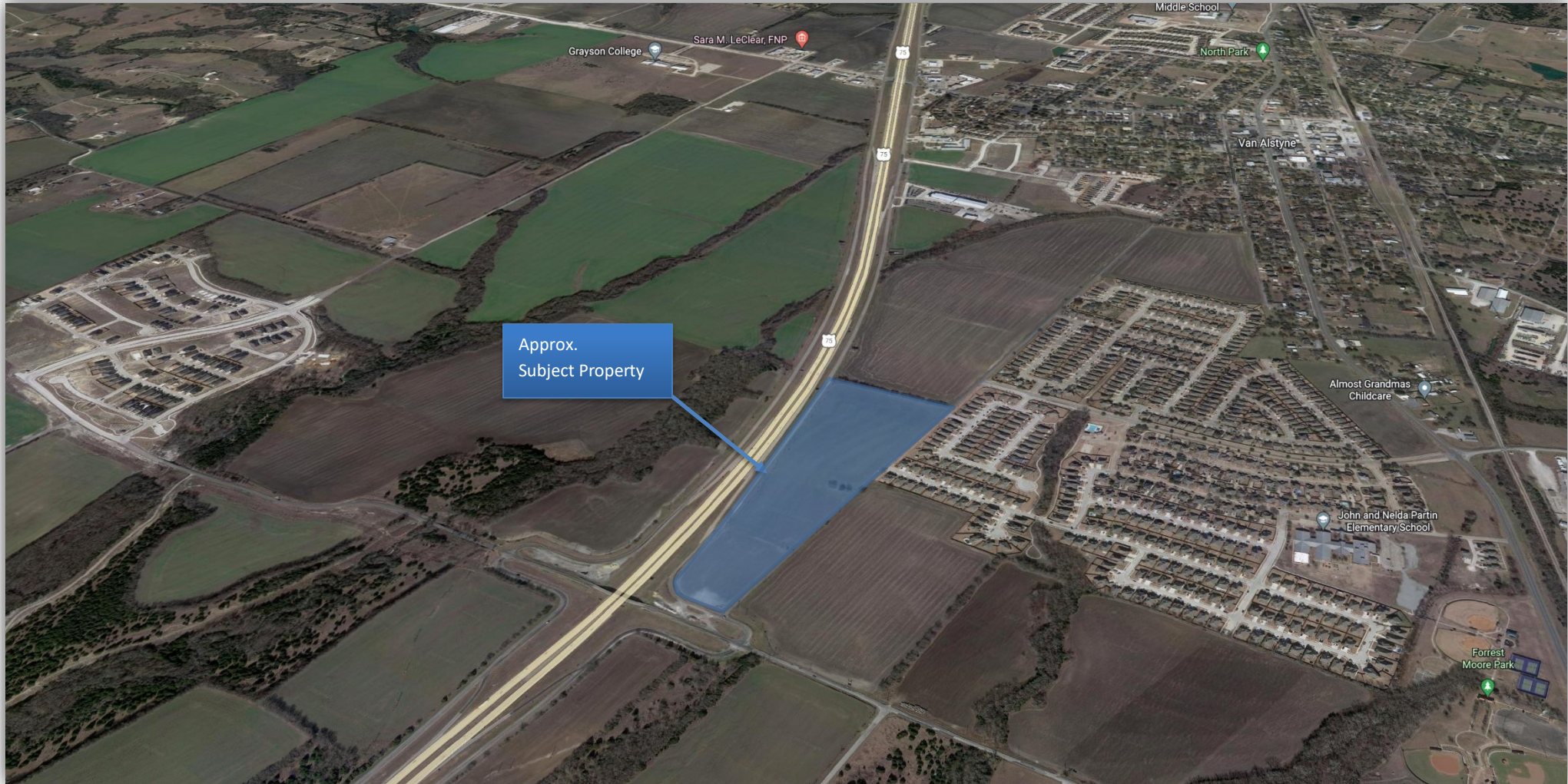
Healthcare facility development is our core focus at Castle Development Group. Our company was founded with the goal of providing high-quality real estate services to individual physicians, group practices, hospitals, and other healthcare providers. We understand the many challenges posed by a changing business climate and an exceedingly challenging regulatory system. We incorporate this knowledge throughout all phases of the development process to address the specific operational needs of physicians and providers while creating real estate solutions that are functionally and economically viable over the long term. Working closely with various healthcare groups ranging from large Hospitals to individual entrepreneurial minded physicians, our team has gained the first-hand, practical experience needed to effectively navigate the healthcare development system. Our team has expertise in medical sector projects including: Primary care medical office

- Multi-specialty medical office
- Imaging
- Dialysis
- Ambulatory surgery centers
- Free standing emergency departments
- Large scale surgical hospitals



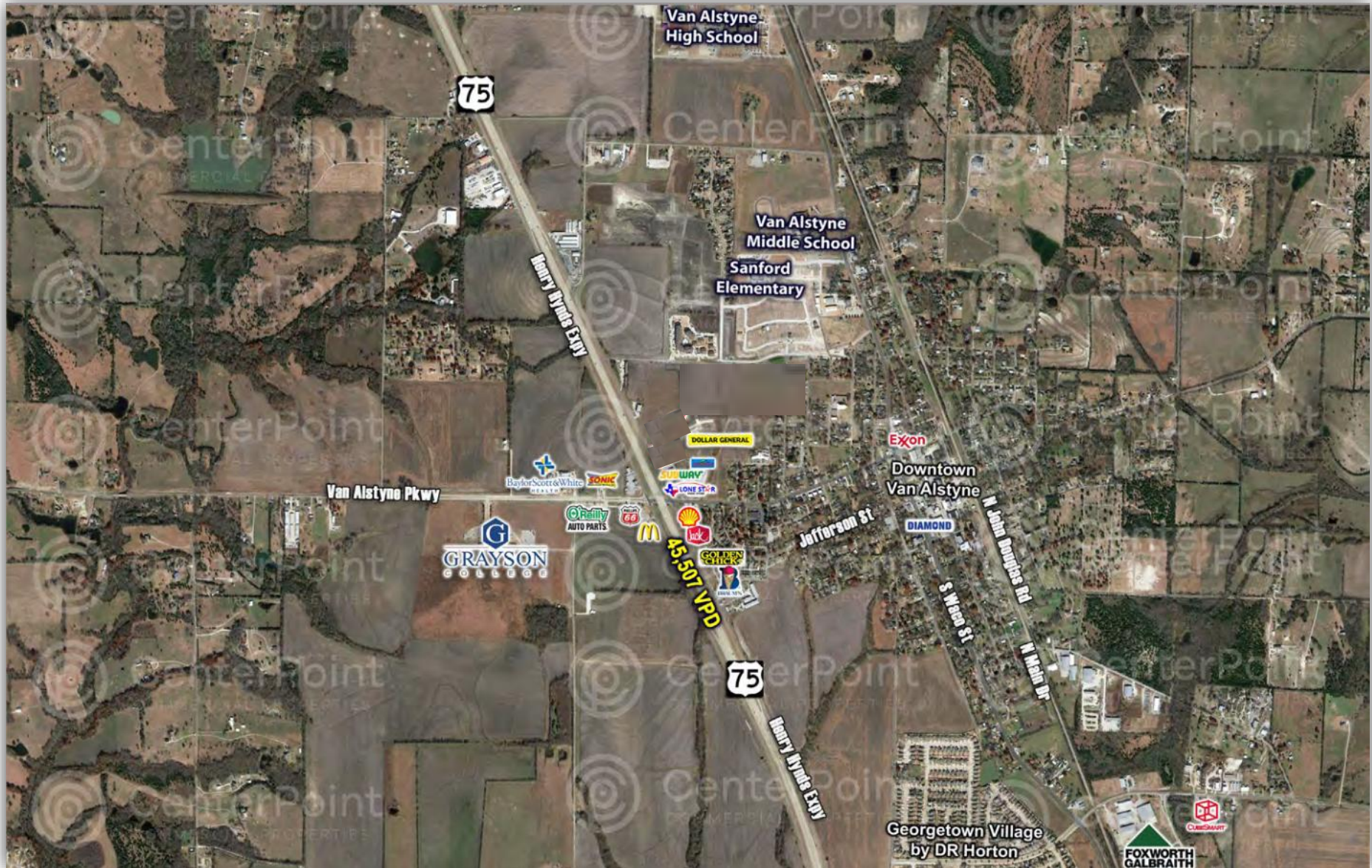
Approx.
Subject Property



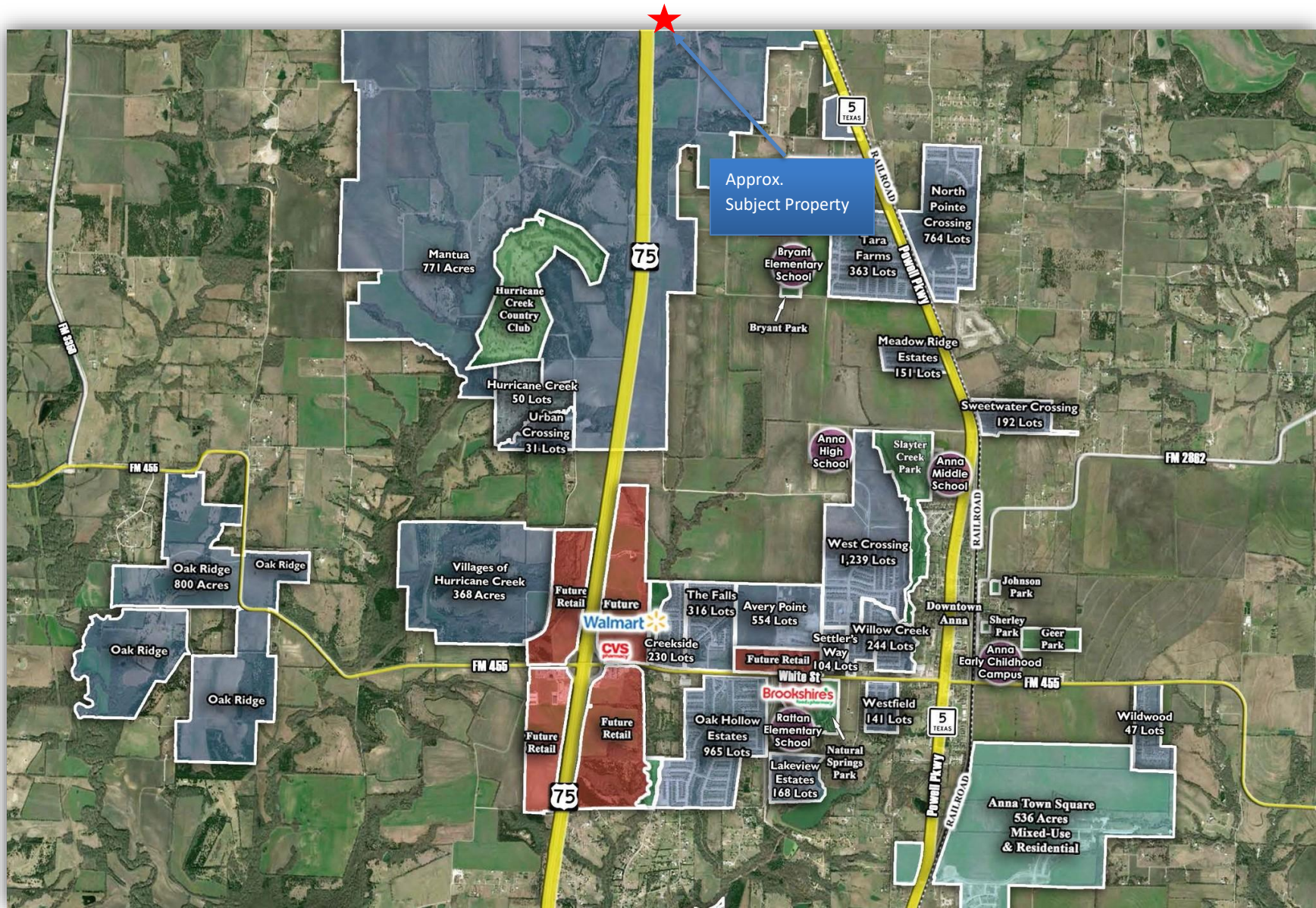


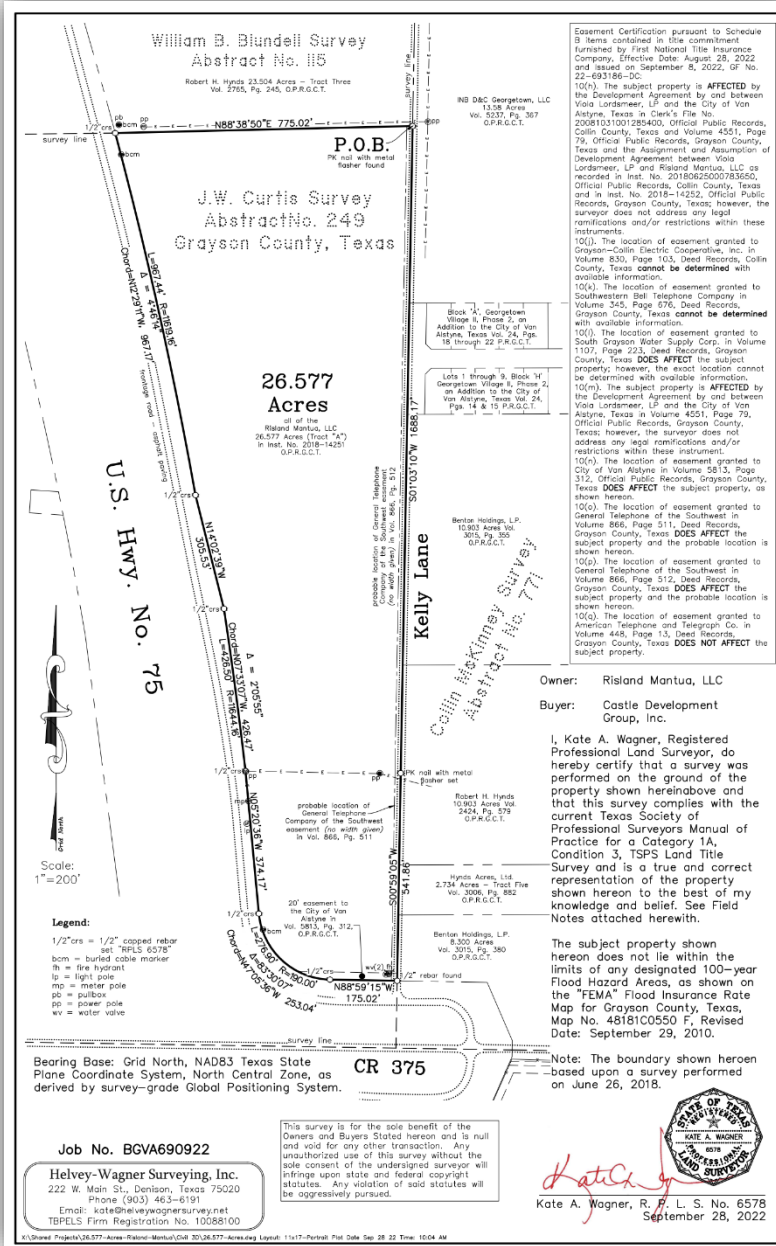
Approx.
Subject Property

SURROUNDING AREA MAP - NORTHERN



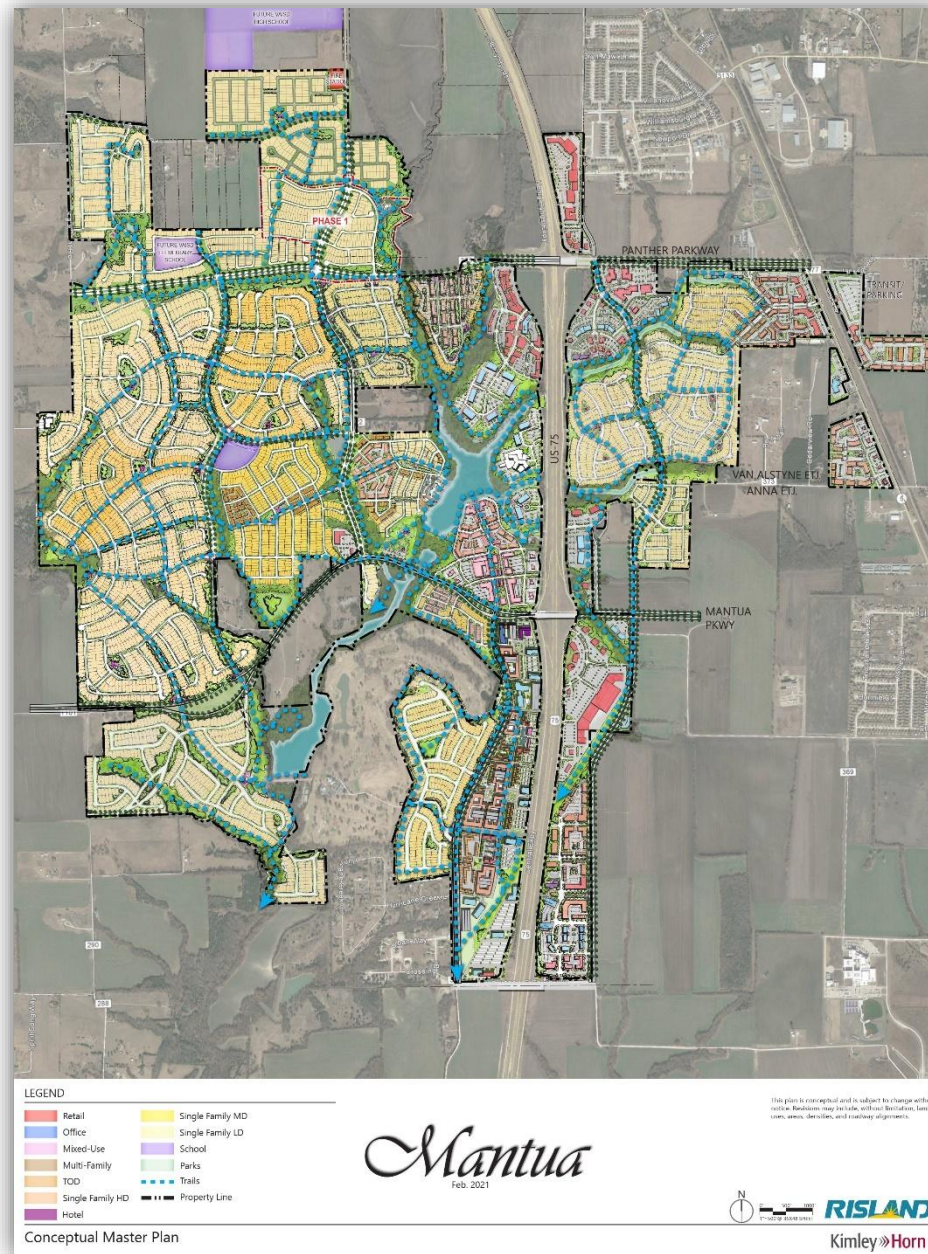
SURROUNDING AREA MAP – SOUTHERN



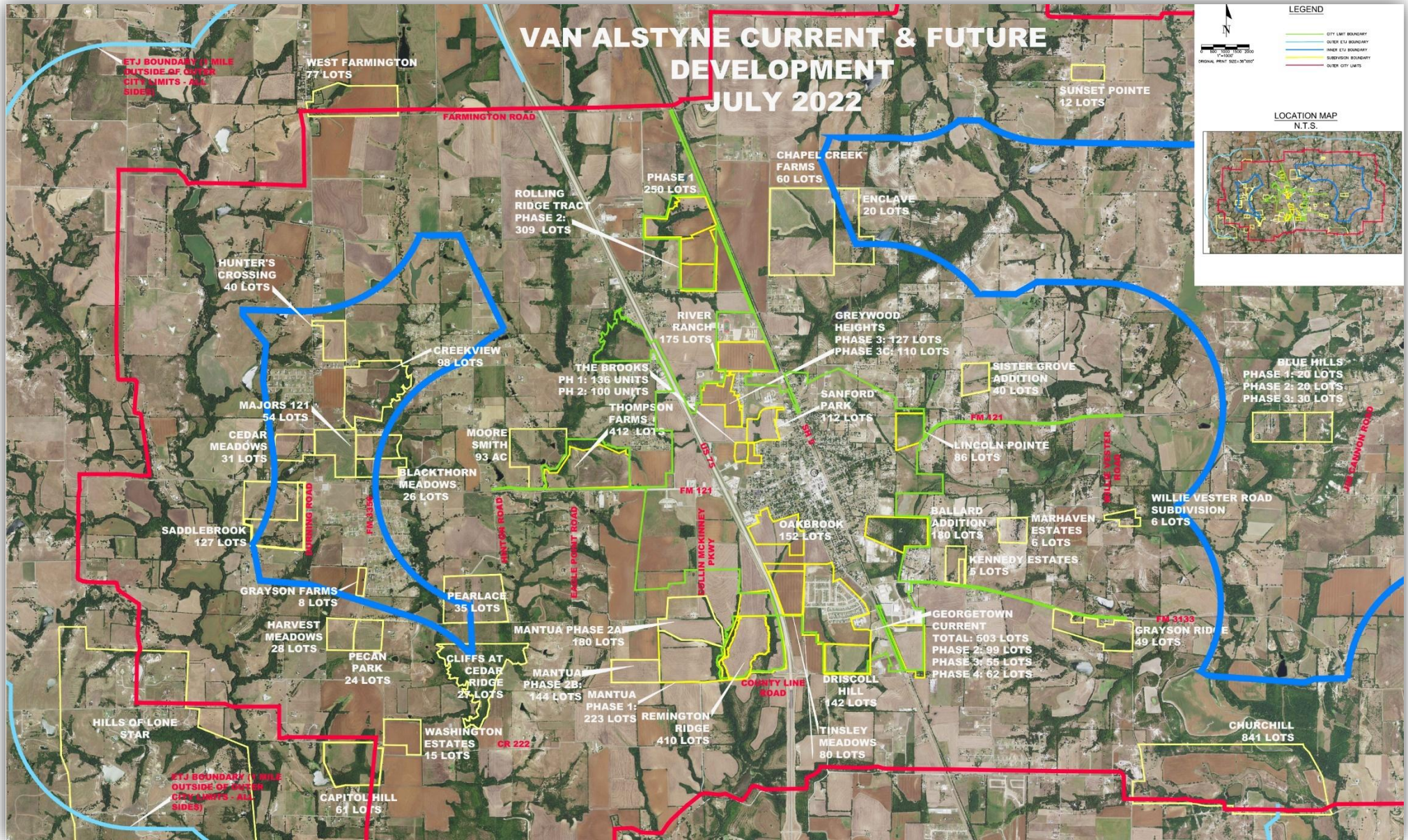




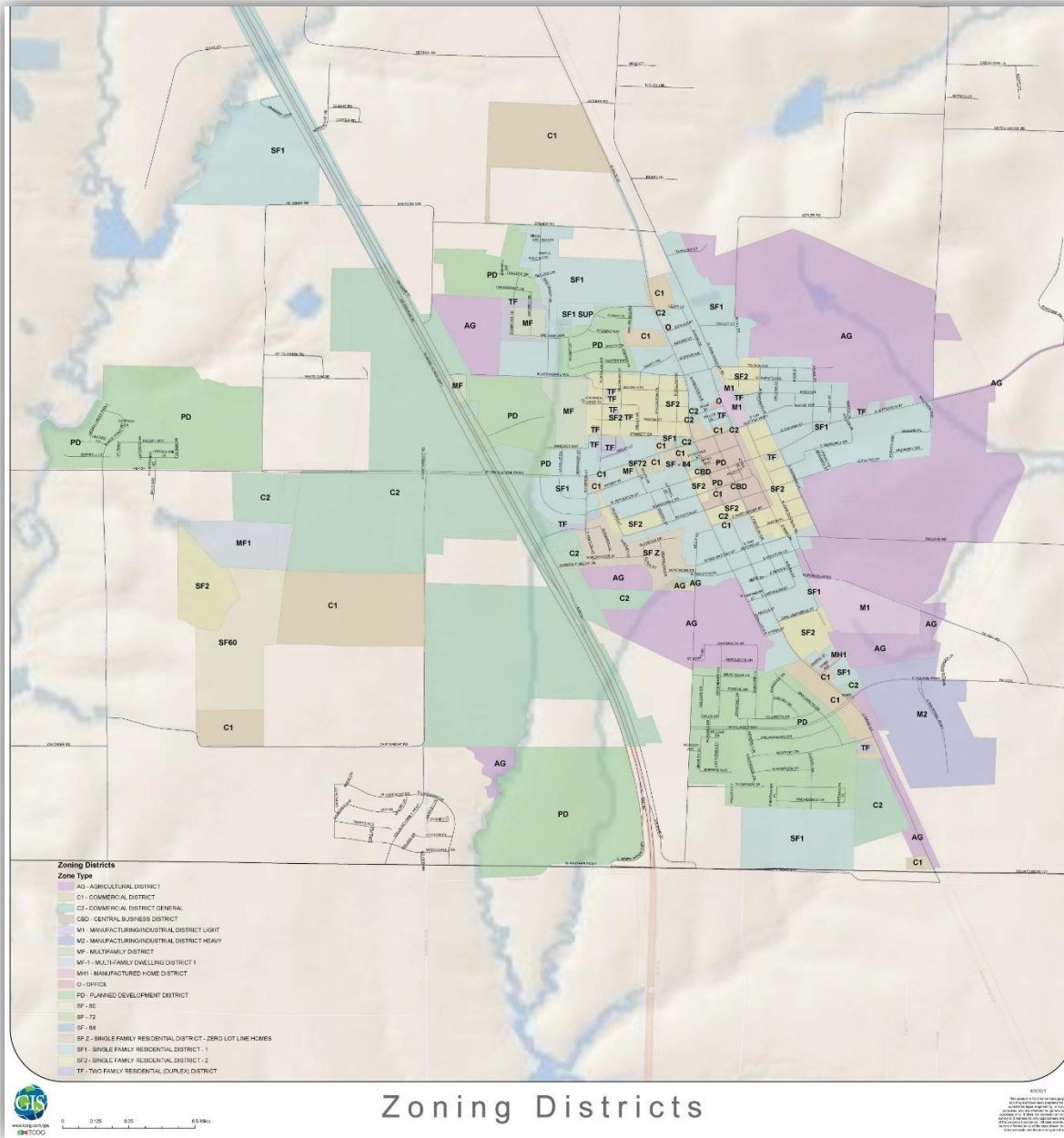
MANTUA MASTER PLAN



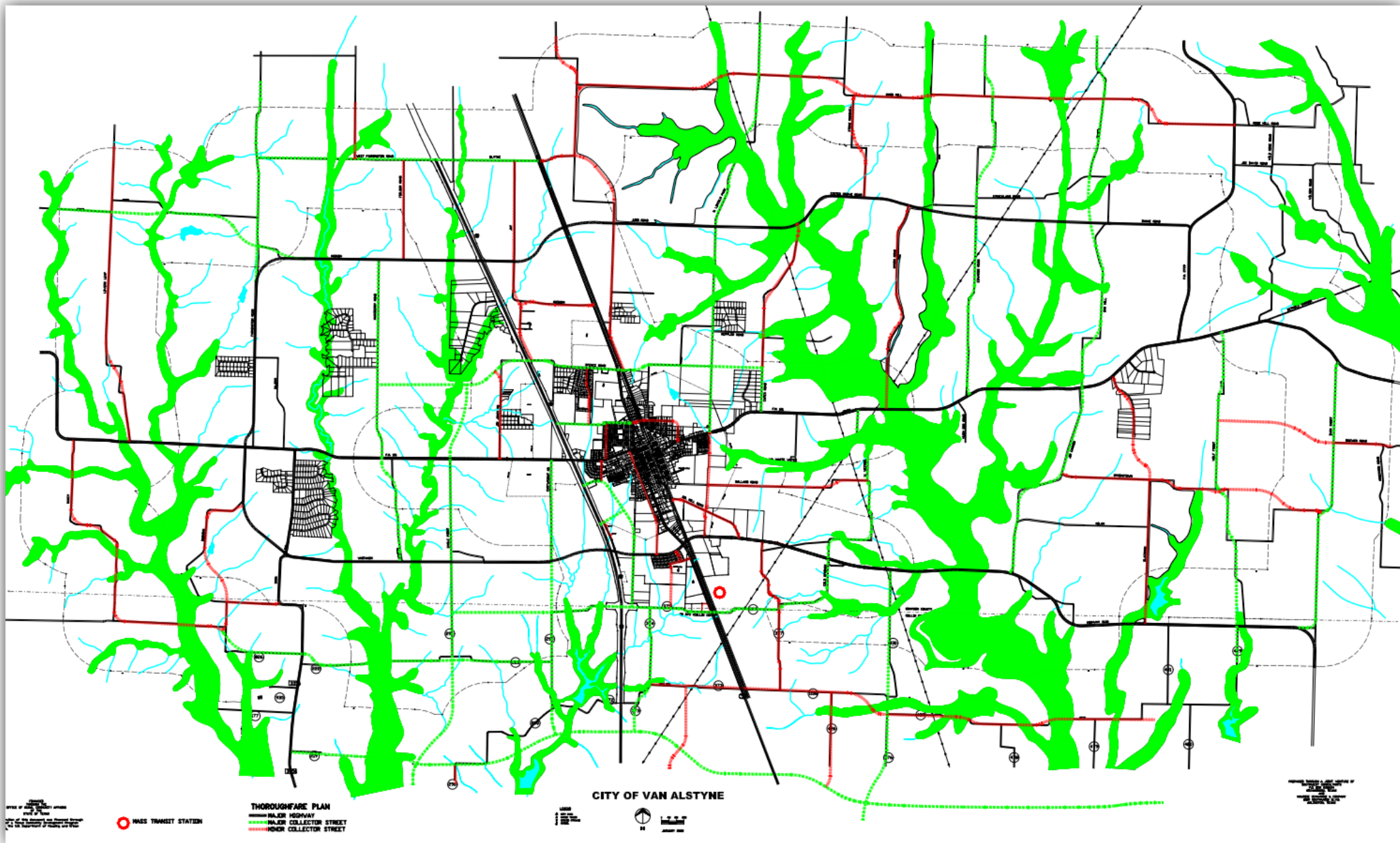
CITY OF VAN ALSTYNE AT A GLANCE



FUTURE LAND USE PLAN



AREA THROUGHFARES



DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report

US Highway 75, Van Alstyne, TX 75495

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2027 Projection	6,066	11,214	27,396
2022 Estimate	5,223	9,512	22,839
2010 Census	3,316	6,360	14,369
Growth 2022 - 2027	16.14%	17.89%	19.95%
Growth 2010 - 2022	57.51%	49.56%	58.95%
2022 Population by Hispanic Origin	602	1,276	3,851
2022 Population	5,223	9,512	22,839
White	4,774 91.40%	8,537 89.75%	19,836 86.85%
Black	183 3.50%	496 5.21%	1,677 7.34%
Am. Indian & Alaskan	64 1.23%	111 1.17%	290 1.27%
Asian	69 1.32%	122 1.28%	337 1.48%
Hawaiian & Pacific Island	0 0.00%	2 0.02%	18 0.08%
Other	133 2.55%	244 2.57%	681 2.98%
U.S. Armed Forces	2	20	81
Households			
2027 Projection	2,233	4,015	9,523
2022 Estimate	1,927	3,413	7,953
2010 Census	1,219	2,251	4,893
Growth 2022 - 2027	15.88%	17.64%	19.74%
Growth 2010 - 2022	58.08%	51.62%	62.54%
Owner Occupied	1,369 71.04%	2,598 76.12%	6,328 79.57%
Renter Occupied	558 28.96%	816 23.91%	1,625 20.43%
2022 Households by HH Income	1,926	3,414	7,951
Income: <\$25,000	307 15.94%	483 14.15%	725 9.12%
Income: \$25,000 - \$50,000	326 16.93%	516 15.11%	1,327 16.69%
Income: \$50,000 - \$75,000	378 19.63%	568 16.64%	1,117 14.05%
Income: \$75,000 - \$100,000	248 12.88%	443 12.98%	1,008 12.68%
Income: \$100,000 - \$125,000	374 19.42%	630 18.45%	1,811 22.78%
Income: \$125,000 - \$150,000	153 7.94%	292 8.55%	693 8.72%
Income: \$150,000 - \$200,000	53 2.75%	193 5.65%	813 10.23%
Income: \$200,000+	87 4.52%	289 8.47%	457 5.75%
2022 Avg Household Income	\$84,589	\$98,190	\$100,826
2022 Med Household Income	\$72,165	\$82,900	\$95,002

DEMOGRAPHICS

Demographic Detail Report

US Highway 75, Van Alstyne, TX 75495

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
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Radius	2 Mile		3 Mile		5 Mile	
Population						
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2022 Estimate	5,223		9,512		22,839	
2010 Census	3,316		6,360		14,369	
Growth 2022 - 2027	16.14%		17.89%		19.95%	
Growth 2010 - 2022	57.51%		49.56%		58.95%	
2022 Population by Age	5,223		9,512		22,839	
Age 0 - 4	304	5.82%	569	5.98%	1,417	6.20%
Age 5 - 9	330	6.32%	624	6.56%	1,607	7.04%
Age 10 - 14	362	6.93%	685	7.20%	1,783	7.81%
Age 15 - 19	379	7.26%	701	7.37%	1,757	7.69%
Age 20 - 24	354	6.78%	635	6.68%	1,516	6.64%
Age 25 - 29	331	6.34%	595	6.26%	1,412	6.18%
Age 30 - 34	306	5.86%	579	6.09%	1,456	6.38%
Age 35 - 39	300	5.74%	608	6.39%	1,634	7.15%
Age 40 - 44	297	5.69%	620	6.52%	1,686	7.38%
Age 45 - 49	315	6.03%	630	6.62%	1,638	7.17%
Age 50 - 54	326	6.24%	611	6.42%	1,474	6.45%
Age 55 - 59	346	6.62%	606	6.37%	1,347	5.90%
Age 60 - 64	339	6.49%	566	5.95%	1,182	5.18%
Age 65 - 69	292	5.59%	477	5.01%	965	4.23%
Age 70 - 74	246	4.71%	396	4.16%	791	3.46%
Age 75 - 79	178	3.41%	285	3.00%	566	2.48%
Age 80 - 84	110	2.11%	172	1.81%	337	1.48%
Age 85+	108	2.07%	152	1.60%	270	1.18%
Age 65+	934	17.88%	1,482	15.58%	2,929	12.82%
Median Age	39.10		38.00		36.40	
Average Age	39.40		38.30		36.60	

DEMOGRAPHICS

Demographic Detail Report

US Highway 75, Van Alstyne, TX 75495				
Radius	2 Mile	3 Mile	5 Mile	
2022 Population By Race	5,223	9,512	22,839	
White	4,774 91.40%	8,537 89.75%	19,836 86.85%	
Black	183 3.50%	496 5.21%	1,677 7.34%	
Am. Indian & Alaskan	64 1.23%	111 1.17%	290 1.27%	
Asian	69 1.32%	122 1.28%	337 1.48%	
Hawaiian & Pacific Island	0 0.00%	2 0.02%	18 0.08%	
Other	133 2.55%	244 2.57%	681 2.98%	
Population by Hispanic Origin	5,223	9,512	22,839	
Non-Hispanic Origin	4,621 88.47%	8,237 86.60%	18,989 83.14%	
Hispanic Origin	602 11.53%	1,274 13.39%	3,850 16.86%	
2022 Median Age, Male	37.10	36.80	35.50	
2022 Average Age, Male	38.20	37.30	35.80	
2022 Median Age, Female	40.90	39.20	37.30	
2022 Average Age, Female	40.60	39.20	37.40	
2022 Population by Occupation Classification	4,150	7,493	17,679	
Civilian Employed	2,758 66.46%	5,062 67.56%	12,098 68.43%	
Civilian Unemployed	45 1.08%	90 1.20%	231 1.31%	
Civilian Non-Labor Force	1,346 32.43%	2,325 31.03%	5,286 29.90%	
Armed Forces	1 0.02%	16 0.21%	64 0.36%	
Households by Marital Status				
Married	1,125	2,114	5,082	
Married No Children	609	1,083	2,393	
Married w/Children	517	1,031	2,689	
2022 Population by Education	4,008	6,871	15,444	
Some High School, No Diploma	275 6.86%	606 8.82%	1,623 10.51%	
High School Grad (Incl Equivalency)	1,293 32.26%	2,170 31.58%	4,386 28.40%	
Some College, No Degree	1,336 33.33%	2,024 29.46%	4,278 27.70%	
Associate Degree	514 12.82%	572 8.32%	686 4.44%	
Bachelor Degree	427 10.65%	956 13.91%	2,864 18.54%	
Advanced Degree	163 4.07%	543 7.90%	1,607 10.41%	

DEMOGRAPHICS

Demographic Detail Report

US Highway 75, Van Alstyne, TX 75495					
Radius	2 Mile		3 Mile		5 Mile
2022 Population by Occupation	4,717		9,107		22,412
Real Estate & Finance	54	1.14%	242	2.66%	832 3.71%
Professional & Management	952	20.18%	2,502	27.47%	6,298 28.10%
Public Administration	49	1.04%	163	1.79%	513 2.29%
Education & Health	520	11.02%	1,057	11.61%	2,794 12.47%
Services	831	17.62%	1,023	11.23%	1,788 7.98%
Information	36	0.76%	140	1.54%	235 1.05%
Sales	457	9.69%	892	9.79%	2,706 12.07%
Transportation	70	1.48%	73	0.80%	73 0.33%
Retail	490	10.39%	765	8.40%	1,694 7.56%
Wholesale	4	0.08%	50	0.55%	379 1.69%
Manufacturing	203	4.30%	378	4.15%	700 3.12%
Production	350	7.42%	723	7.94%	1,620 7.23%
Construction	446	9.46%	595	6.53%	1,285 5.73%
Utilities	197	4.18%	376	4.13%	926 4.13%
Agriculture & Mining	1	0.02%	7	0.08%	112 0.50%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	2 0.01%
Other Services	57	1.21%	121	1.33%	455 2.03%
2022 Worker Travel Time to Job	2,623		4,766		11,356
<30 Minutes	1,531	58.37%	2,329	48.87%	4,780 42.09%
30-60 Minutes	636	24.25%	1,575	33.05%	4,736 41.70%
60+ Minutes	456	17.38%	862	18.09%	1,840 16.20%
2010 Households by HH Size	1,220		2,251		4,894
1-Person Households	266	21.80%	414	18.39%	778 15.90%
2-Person Households	407	33.36%	745	33.10%	1,575 32.18%
3-Person Households	213	17.46%	422	18.75%	941 19.23%
4-Person Households	197	16.15%	390	17.33%	896 18.31%
5-Person Households	89	7.30%	179	7.95%	430 8.79%
6-Person Households	30	2.46%	61	2.71%	174 3.56%
7 or more Person Households	18	1.48%	40	1.78%	100 2.04%
2022 Average Household Size	2.70		2.80		2.90
Households					
2027 Projection	2,233		4,015		9,523
2022 Estimate	1,927		3,413		7,953
2010 Census	1,219		2,251		4,893
Growth 2022 - 2027	15.88%		17.64%		19.74%
Growth 2010 - 2022	58.08%		51.62%		62.54%

DEMOGRAPHICS

Demographic Detail Report

US Highway 75, Van Alstyne, TX 75495				
Radius	2 Mile	3 Mile	5 Mile	
2022 Households by HH Income	1,926	3,414	7,951	
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\$25,000 - \$50,000	326 16.93%	516 15.11%	1,327 16.69%	
\$50,000 - \$75,000	378 19.63%	568 16.64%	1,117 14.05%	
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\$150,000 - \$200,000	53 2.75%	193 5.65%	813 10.23%	
\$200,000+	87 4.52%	289 8.47%	457 5.75%	
2022 Avg Household Income	\$84,589	\$98,190	\$100,826	
2022 Med Household Income	\$72,165	\$82,900	\$95,002	
2022 Occupied Housing	1,927	3,414	7,953	
Owner Occupied	1,369 71.04%	2,598 76.10%	6,328 79.57%	
Renter Occupied	558 28.96%	816 23.90%	1,625 20.43%	
2010 Housing Units	1,937	3,415	7,921	
1 Unit	1,757 90.71%	3,220 94.29%	7,673 96.87%	
2 - 4 Units	127 6.56%	137 4.01%	174 2.20%	
5 - 19 Units	45 2.32%	47 1.38%	49 0.62%	
20+ Units	8 0.41%	11 0.32%	25 0.32%	
2022 Housing Value	1,370	2,599	6,327	
<\$100,000	215 15.69%	290 11.16%	421 6.65%	
\$100,000 - \$200,000	428 31.24%	623 23.97%	1,216 19.22%	
\$200,000 - \$300,000	559 40.80%	934 35.94%	2,830 44.73%	
\$300,000 - \$400,000	102 7.45%	582 22.39%	1,294 20.45%	
\$400,000 - \$500,000	22 1.61%	57 2.19%	337 5.33%	
\$500,000 - \$1,000,000	44 3.21%	112 4.31%	221 3.49%	
\$1,000,000+	0 0.00%	1 0.04%	8 0.13%	
2022 Median Home Value	\$207,513	\$241,381	\$253,939	
2022 Housing Units by Yr Built	2,012	3,532	8,197	
Built 2010+	671 33.35%	1,127 31.91%	3,072 37.48%	
Built 2000 - 2010	298 14.81%	859 24.32%	2,523 30.78%	
Built 1990 - 1999	218 10.83%	376 10.65%	796 9.71%	
Built 1980 - 1989	278 13.82%	401 11.35%	635 7.75%	
Built 1970 - 1979	97 4.82%	167 4.73%	322 3.93%	
Built 1960 - 1969	140 6.96%	185 5.24%	263 3.21%	
Built 1950 - 1959	116 5.77%	152 4.30%	202 2.46%	
Built <1949	194 9.64%	265 7.50%	384 4.68%	
2022 Median Year Built	1997	2002	2006	

DEMOGRAPHICS — MARKET COMPARISON

Demographic Market Comparison Report

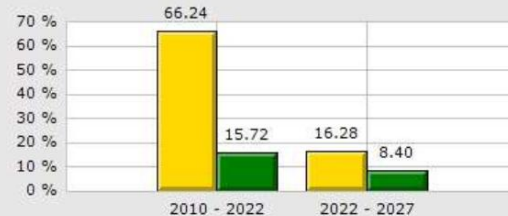
1 mile radius

US Highway 75, Van Alstyne, TX 75495

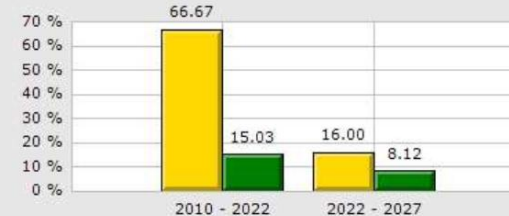
Type: Land
County: Grayson

1 Mile
County

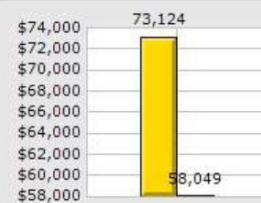
Population Growth



Household Growth



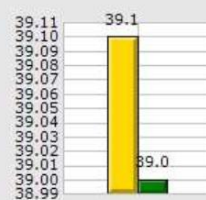
2022 Med Household Inc



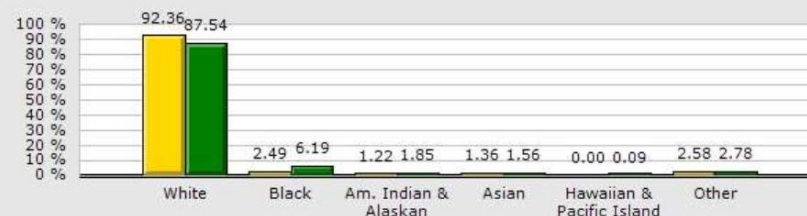
2022 Households by Household Income



2022 Median Age



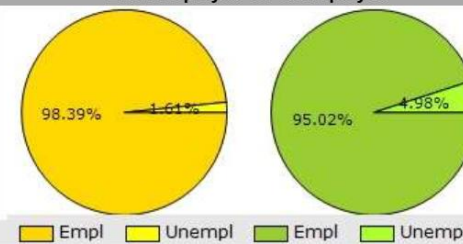
2022 Population by Race



2022 Renter vs. Owner



2022 Employed vs. Unemployed



DEMOGRAPHICS — MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

US Highway 75, Van Alstyne, TX 75495

Type: **Land**

County: **Grayson**

	1 Mile		County	
Population Growth				
Growth 2010 - 2022	66.24%		15.72%	
Growth 2022 - 2027	16.28%		8.40%	
Empl	1,163	98.39%	64,315	95.02%
Unempl	19	1.61%	3,373	4.98%
2022 Population by Race				
	2,211		139,257	
White	2,042	92.36%	121,912	87.54%
Black	55	2.49%	8,615	6.19%
Am. Indian & Alaskan	27	1.22%	2,570	1.85%
Asian	30	1.36%	2,166	1.56%
Hawaiian & Pacific Island	0	0.00%	120	0.09%
Other	57	2.58%	3,874	2.78%
Household Growth				
Growth 2010 - 2022	66.67%		15.03%	
Growth 2022 - 2027	16.00%		8.12%	
Renter Occupied	258	31.31%	17,030	31.64%
Owner Occupied	566	68.69%	36,796	68.36%
2022 Households by Household Income				
	823		53,826	
Income <\$25K	152	18.47%	11,098	20.62%
Income \$25K - \$50K	120	14.58%	12,034	22.36%
Income \$50K - \$75K	151	18.35%	10,800	20.06%
Income \$75K - \$100K	103	12.52%	6,857	12.74%
Income \$100K - \$125K	183	22.24%	5,746	10.68%
Income \$125K - \$150K	64	7.78%	2,116	3.93%
Income \$150K - \$200K	20	2.43%	2,477	4.60%
Income \$200K+	30	3.65%	2,698	5.01%
2022 Med Household Inc				
	\$73,124		\$58,049	
2022 Median Age				
	39.10		39.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

US Highway 75, Van Alstyne, TX 75495

Building Type: Land

Class: -


RBA: -

Typical Floor: -

Total Available: 0 SF

% Leased: 0%

Rent/SF/Yr: -



Description	2010	2022	2027
Population	1,330	2,211	2,571
Age 0 - 4	84 6.32%	128 5.79%	148 5.76%
Age 5 - 9	94 7.07%	139 6.29%	152 5.91%
Age 10 - 14	123 9.25%	153 6.92%	163 6.34%
Age 15 - 19	98 7.37%	163 7.37%	175 6.81%
Age 20 - 24	62 4.66%	152 6.87%	179 6.96%
Age 25 - 29	71 5.34%	141 6.38%	174 6.77%
Age 30 - 34	60 4.51%	127 5.74%	161 6.26%
Age 35 - 39	83 6.24%	123 5.56%	149 5.80%
Age 40 - 44	100 7.52%	121 5.47%	143 5.56%
Age 45 - 49	104 7.82%	130 5.88%	143 5.56%
Age 50 - 54	94 7.07%	137 6.20%	147 5.72%
Age 55 - 59	75 5.64%	146 6.60%	154 5.99%
Age 60 - 64	81 6.09%	144 6.51%	157 6.11%
Age 65 - 69	63 4.74%	126 5.70%	149 5.80%
Age 70 - 74	43 3.23%	106 4.79%	130 5.06%
Age 75 - 79	34 2.56%	77 3.48%	103 4.01%
Age 80 - 84	28 2.11%	48 2.17%	71 2.76%
Age 85+	35 2.63%	49 2.22%	72 2.80%
Age 15+	1,031 77.52%	1,790 80.96%	2,107 81.95%
Age 20+	933 70.15%	1,627 73.59%	1,932 75.15%
Age 65+	203 15.26%	406 18.36%	525 20.42%
Median Age	40	39	40
Average Age	38.20	39.60	40.50
Population By Race	1,330	2,211	2,571
White	1,248 93.83%	2,042 92.36%	2,367 92.07%
Black	32 2.41%	55 2.49%	65 2.53%
Am. Indian & Alaskan	13 0.98%	27 1.22%	31 1.21%
Asian	11 0.83%	30 1.36%	37 1.44%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	26 1.95%	57 2.58%	71 2.76%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

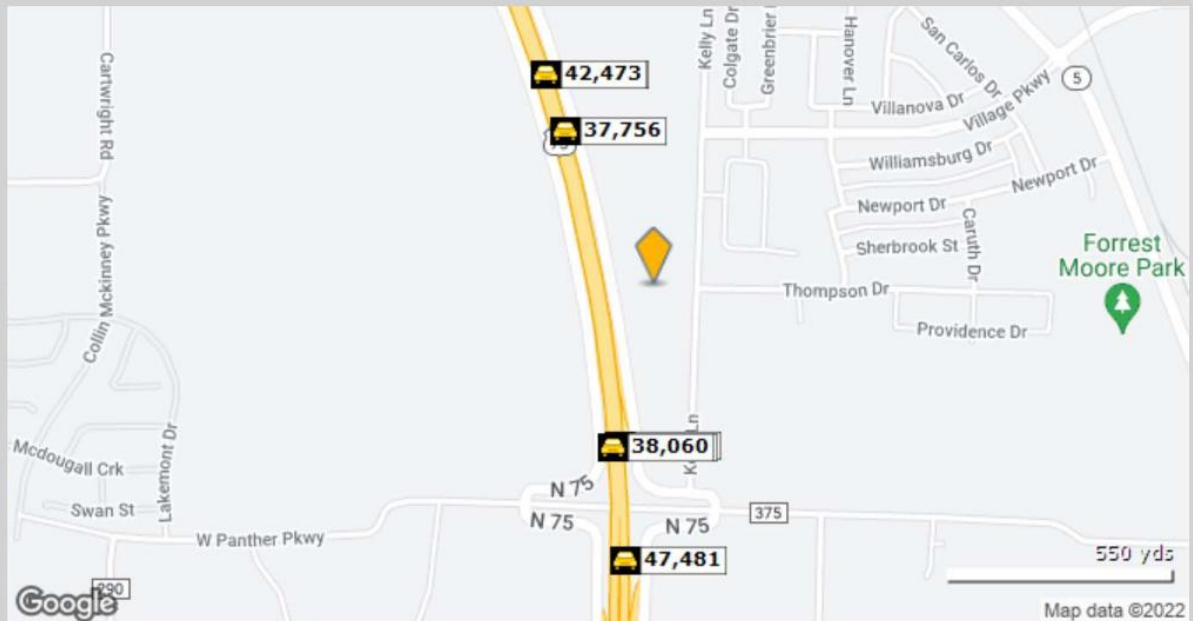
US Highway 75, Van Alstyne, TX 75495			
Description	2010	2022	2027
Population by Race (Hispanic)	109	242	308
White	103 94.50%	225 92.98%	287 93.18%
Black	1 0.92%	3 1.24%	4 1.30%
Am. Indian & Alaskan	4 3.67%	11 4.55%	13 4.22%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	1 0.92%	3 1.24%	4 1.30%
Household by Household Income	497	823	957
<\$25,000	146 29.38%	152 18.47%	173 18.08%
\$25,000 - \$50,000	93 18.71%	120 14.58%	136 14.21%
\$50,000 - \$75,000	130 26.16%	151 18.35%	171 17.87%
\$75,000 - \$100,000	48 9.66%	103 12.52%	121 12.64%
\$100,000 - \$125,000	25 5.03%	183 22.24%	222 23.20%
\$125,000 - \$150,000	28 5.63%	64 7.78%	75 7.84%
\$150,000 - \$200,000	22 4.43%	20 2.43%	23 2.40%
\$200,000+	5 1.01%	30 3.65%	36 3.76%
Average Household Income	\$60,943	\$82,654	\$83,760
Median Household Income	\$53,518	\$73,124	\$74,778

TRAFFIC COUNTS

Traffic Count Report

US Highway 75, Van Alstyne, TX 75495

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Sam Rayburn Fwy	US Hwy 75	0.09 S	2020	44,880	MPSI	.23
2	Sam Rayburn Fwy	Hwy 75	0.09 S	2022	42,542	MPSI	.23
3	Sam Rayburn Fwy	Stephens St	1.48 N	2020	43,483	MPSI	.23
4	Sam Rayburn Fwy	Stephens St	1.48 N	2022	38,060	MPSI	.23
5	US Hwy 75	Co Rd 375	0.53 S	2017	37,756	MPSI	.25
6	US Hwy 75	Co Rd 375	0.62 S	2022	42,484	MPSI	.33
7	South Henry Hynds Expressway	Co Rd 375	0.62 S	2020	42,473	AADT	.33
8	US Hwy 75	Co Rd 375	0.07 N	2022	40,776	MPSI	.38
9	US Hwy 75	Co Rd 375	0.07 N	2021	41,427	MPSI	.38
10	US Hwy 75	Co Rd 375	0.07 N	2020	47,481	MPSI	.38