

Southeast Corner of
Bledsoe Road & JC Maples Road
Gunter, TX 75058

Offering
Memorandum



±21.9 Acres For Sale in Gunter, Texas

For More Information

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Cresa
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Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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By accepting this Memorandum, you agree to the above terms and conditions.

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OFFERING OVERVIEW

±21.9 acres of land primed for development in close proximity to the Bridges at Preston Crossing, a Master-Planned Community and 18-hole Golf Course.

- Property Address: SE Corner of Bledsoe Road and JC Maples Road Gunter, TX 75058
- Lot Size: ±21.9270 Acres
- Parcel ID: 134242
- Asking Price: \$2,490,000

PROPERTY SUMMARY

Gunter became a town in 1901 and incorporated in 1914 with 800 people and 36 businesses. The city has clearly grown exponentially in the past 110 years and promises to continue adding high-end housing and commercial growth in the coming years. It is part of the path-of-growth plan moving north up Preston Road and the Dallas North Tollway. Gunter is positioned off SH 289 (Preston Road), 12 miles southwest of Sherman, TX and 8 miles north of bustling Celina, TX.

HIGHLIGHTS

- Median Household Income is \$98,000, which is the highest in all of Grayson County.
- The City would love to see BTRs on this land or a single family development (18 or 36 lots)
- Located a stone's throw from the Bridges at Preston Crossing, an exclusive master-planned community with an 18-hole golf course.
- Since 2010, Gunter's population increased by 50% and the number of households increased by 59%

1 MILE RADIUS

- Total Population: 1,874
- Projected Change: 12.00% (2022-2027)
- Household Income: \$71,895 (Average)
- Household Change: 44.53% (2010-2022)

3 MILE RADIUS

- Total Population: 3,360
- Projected Change: 12.85% (2022-2027)
- Household Income: \$86,810 (Average)
- Household Change: 42.73% (2010-2022)

5 MILE RADIUS

- Total Population: 5,000
- Projected Change: 11.31% (2022-2027)
- Household Income: \$104,060 (Average)
- Household Change: 44.31% (2010-2022)

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AERIAL PHOTOS



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AERIAL PHOTOS

 THE BRIDGES AT PRESTON CROSSING
A MASTER-PLANNED COMMUNITY



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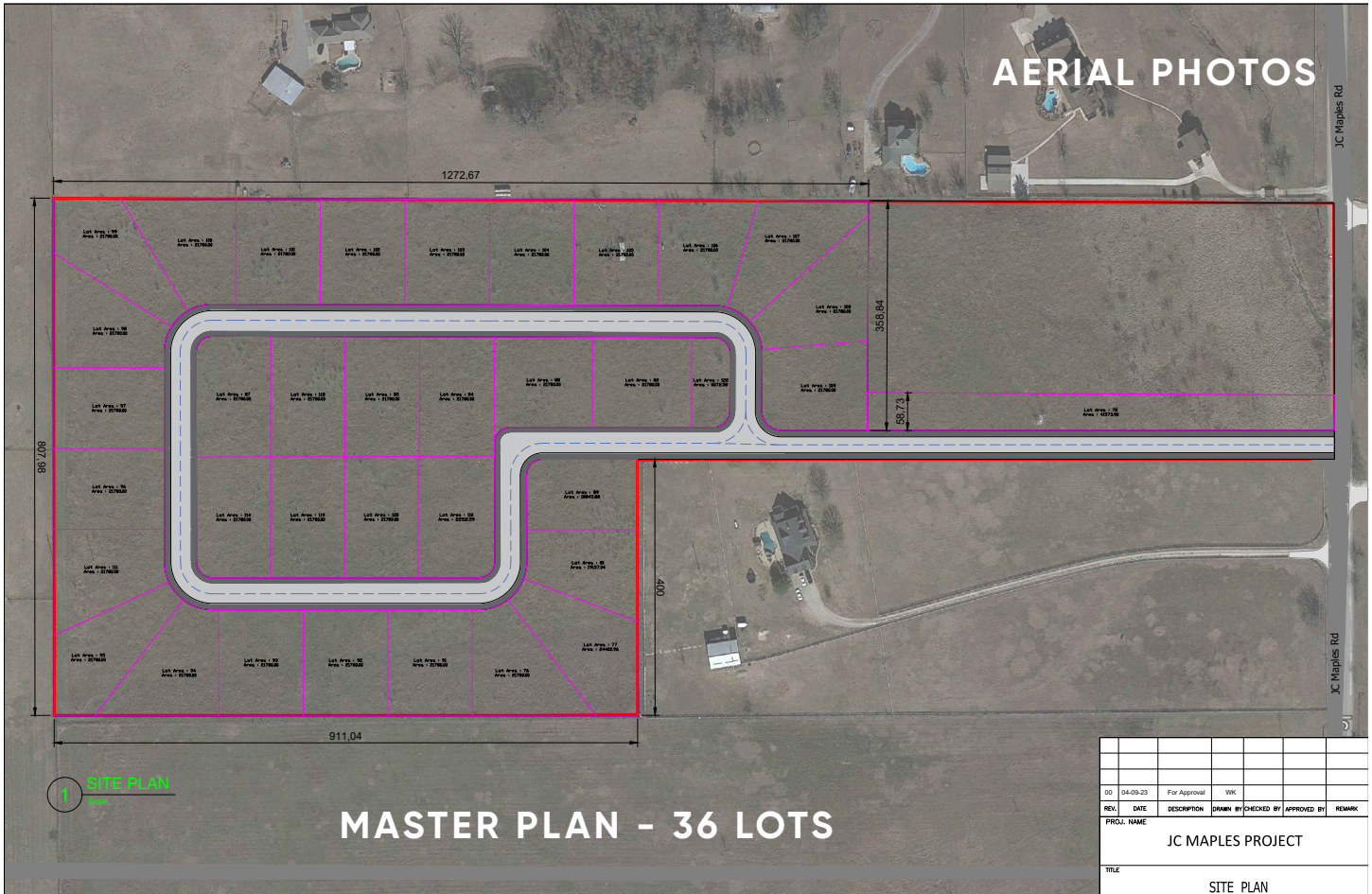
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REV.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	REMARK
00	04-09-23	For Approval	WK			
PROJ. NAME: JC MAPLES PROJECT						
TITLE: SITE PLAN						
DATE	SCALE @ A3	DRAWING NO.	REV.			
09-09-23			00			

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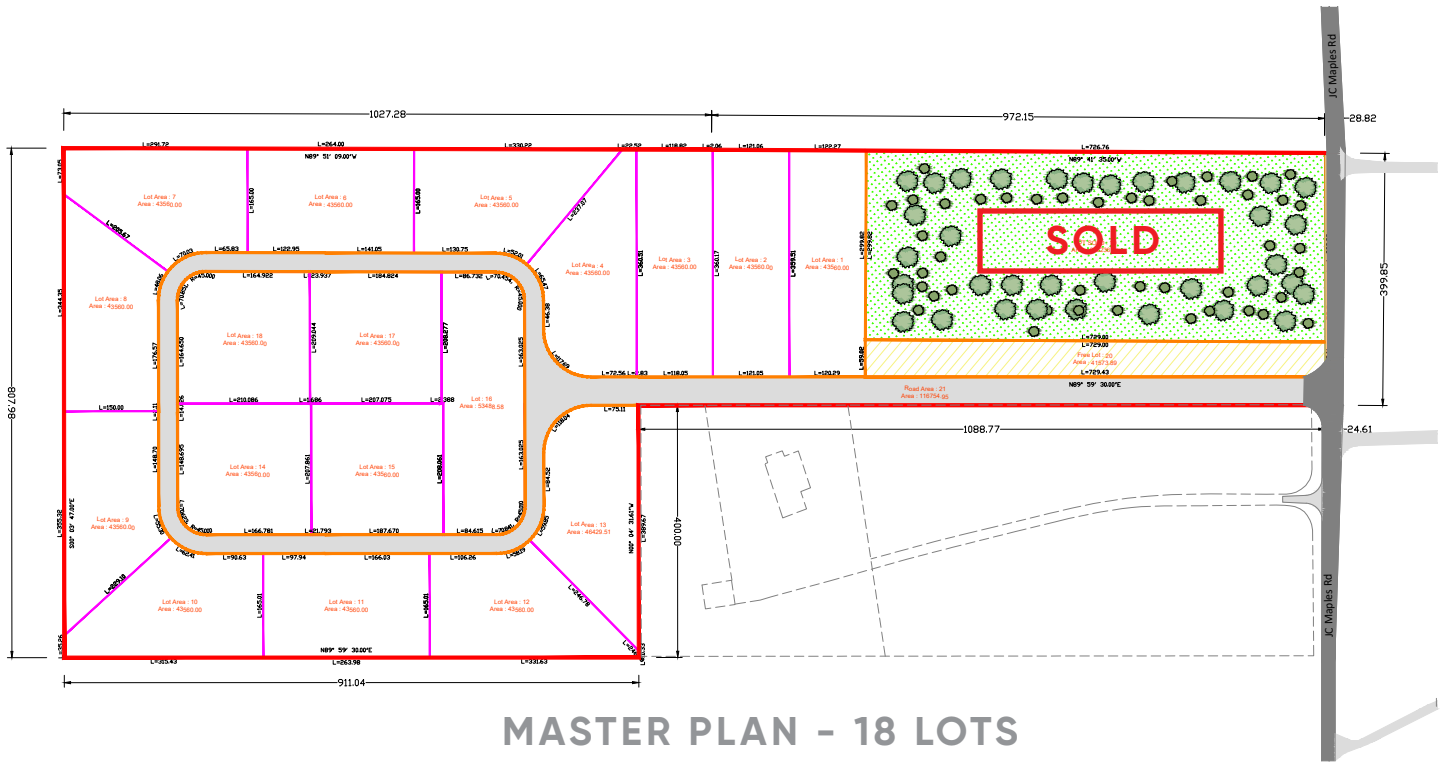
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PROPOSED SITE PLANS



MASTER PLAN - 18 LOTS

L E G E N D	
irregular Lot	
1 Acre Lot	
5 Acre Sold	
Free Lot	
Road area	
EG Road	
EG Road in boundary	

1	LOT SUBDIVISION MASTER PLAN	JULY 2022
LOCATION: Gunter, TX	SCALE: 1:100	A-3
PROJECTS: MODIFICATIONS:	DATE: REV:	

For More Information

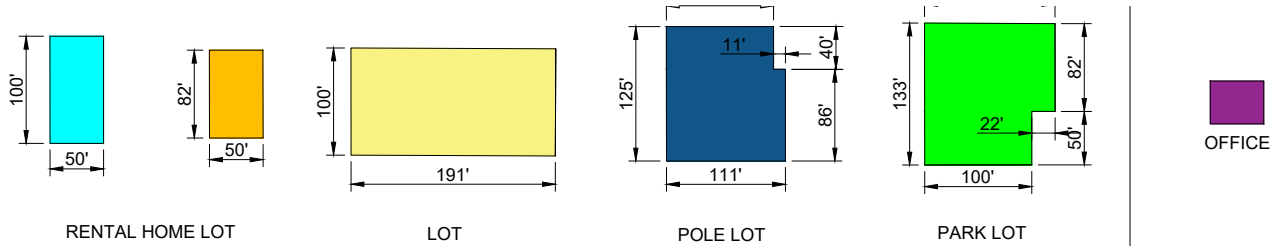
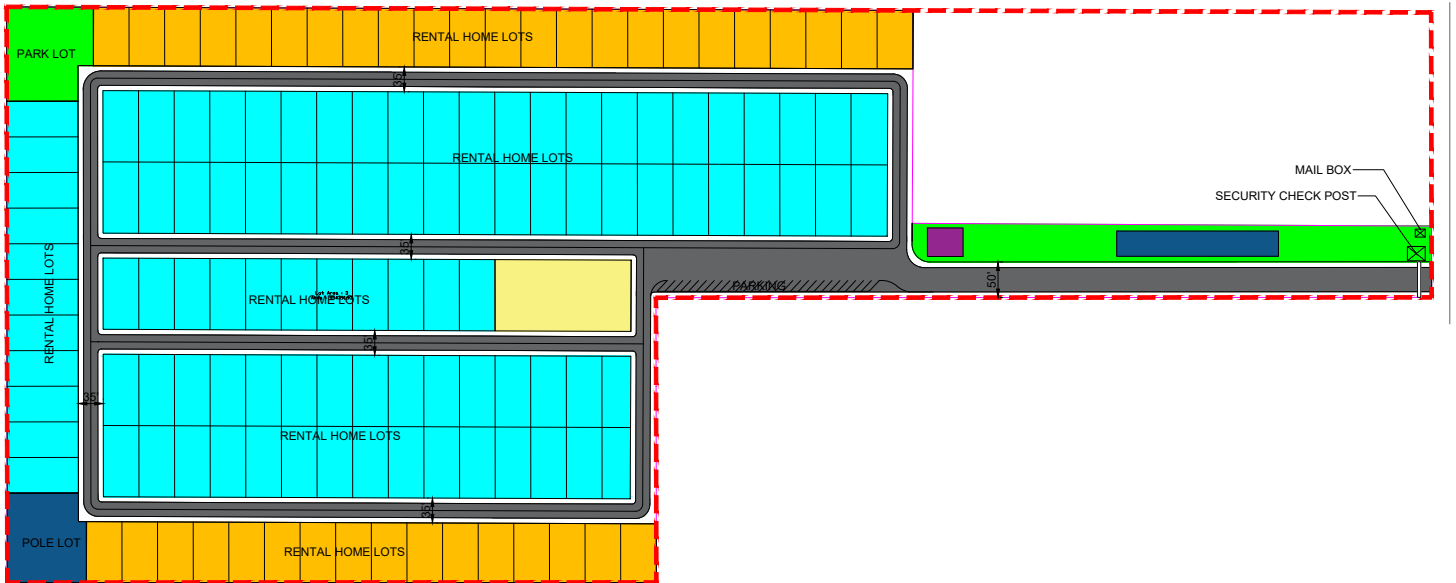
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PROPOSED SITE PLANS



MASTER PLAN - 135 LOTS

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5 MILE POPULATION

6,587

10 MILE POPULATION

35,039

15 MILE POPULATION

165,976

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LOCAL DEMOGRAPHICS

WITHIN A 5-MILE RADIUS

GUNTER, TX is situated just north of the bustling communities of Prosper and Celina on Preston Road. There is a large population boom expected to occur as development continues to travel northward.

AVERAGE INCOME \$100,000	TOTAL POPULATION 6,587
TOTAL BUSINESSES 106	AVERAGE INCOME \$100,000
TOTAL HOUSEHOLD UNITS 2,359	PROJECTED POPULATION - 2027 7,506
MEDIAN AGE 40.2 YEARS	HOUSING UNITS OWNER OCCUPIED 70%
PERCENT WHITE 86.53%	WHITE COLLAR EMPLOYEES 35%
PERCENT ASIAN 0.55%	PERCENT BLACK 0.83%
PERCENT HISPANIC 17.11%	PERCENT OTHER 12.10%

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DALLAS-FORT WORTH MARKET OVERVIEW

BY THE NUMBERS

POPULATION: 8.3 MILLION

ECONOMIC GROWTH: TOP 5 IN U.S.

FORTUNE 500 HQ: HOME TO 24

DFW AIRPORT: SECOND BUSIEST
IN THE WORLD

STATE INCOME TAX: NONE!



**Most Active
Real Estate Market**

WALLETHUB RESIDENTIAL



**In Real Estate
Development - 2025**

PwC & URBAN LAND INSTITUTE



**Large Metro for
Attracting Workforce**

LIGHTCAST



**Small Business
Employment Growth**

SMALL BUSINESS JOBS INDEX



**Choice for Corporate
Headquarters**

SITE SELECTION MAGAZINE

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