



191+/- ACRES & 100+/- ACRES
Bates Road & Southmayd Road | Collinsville, TX

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer the opportunity to purchase two land tracts (191.38+/- acres & 100+/- acres) located along Bates Road and Southmayd Road near Collinsville, TX in Grayson County. **The Sites are available for purchase together or separately.** The Sites are situated centrally between US-377 and the future Grayson County Tollway, approximately 4.5 miles east of US-377, a major north–south thoroughfare in North Texas, which provides convenient access south through the Dallas-Fort Worth metroplex. Located just east of downtown Collinsville, the tracts are well positioned within a rapidly growing North Texas market. With attractive pricing, this represents an exceptional opportunity to acquire well-located land with strong long-term development potential.

A 2% 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	191.38+/- Acres & 100+/- Acres
Location	Bates Road & Southmayd Road, Collinsville, TX (33.561909, -96.832768)
Access	Via Bates Road & Southmayd Road
Utilities	Water: 4-inch water line on Bates Road (Two way SUD) Sewer: Not in immediate area Within Case Creek MUD (Dormant)
Zoning	Grayson County
Appraisal District Property ID	437092
School District	Collinsville ISD

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

PRICING		
	Total	Per Acre
191.38+/- Acres	\$6,698,300	\$35,000
100+/- Acres	\$3,750,000	\$37,500

*Please note, boundaries shown on aerials are approximate. Final boundaries to be determined with survey at closing.

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 122
3-MILE | 912
5-MILE | 4,154

MEDIAN HOUSEHOLD INCOME



1-MILE | \$136,584
3-MILE | \$119,771
5-MILE | \$98,124

MEDIAN HOME VALUE



1-MILE | \$519,231
3-MILE | \$512,255
5-MILE | \$378,218

TAX INFORMATION

Taxing Entity	Tax Rate
Grayson County	0.305100
Jr College	0.145980
Collinsville ISD	1.135200
Total Tax Rate	1.586280

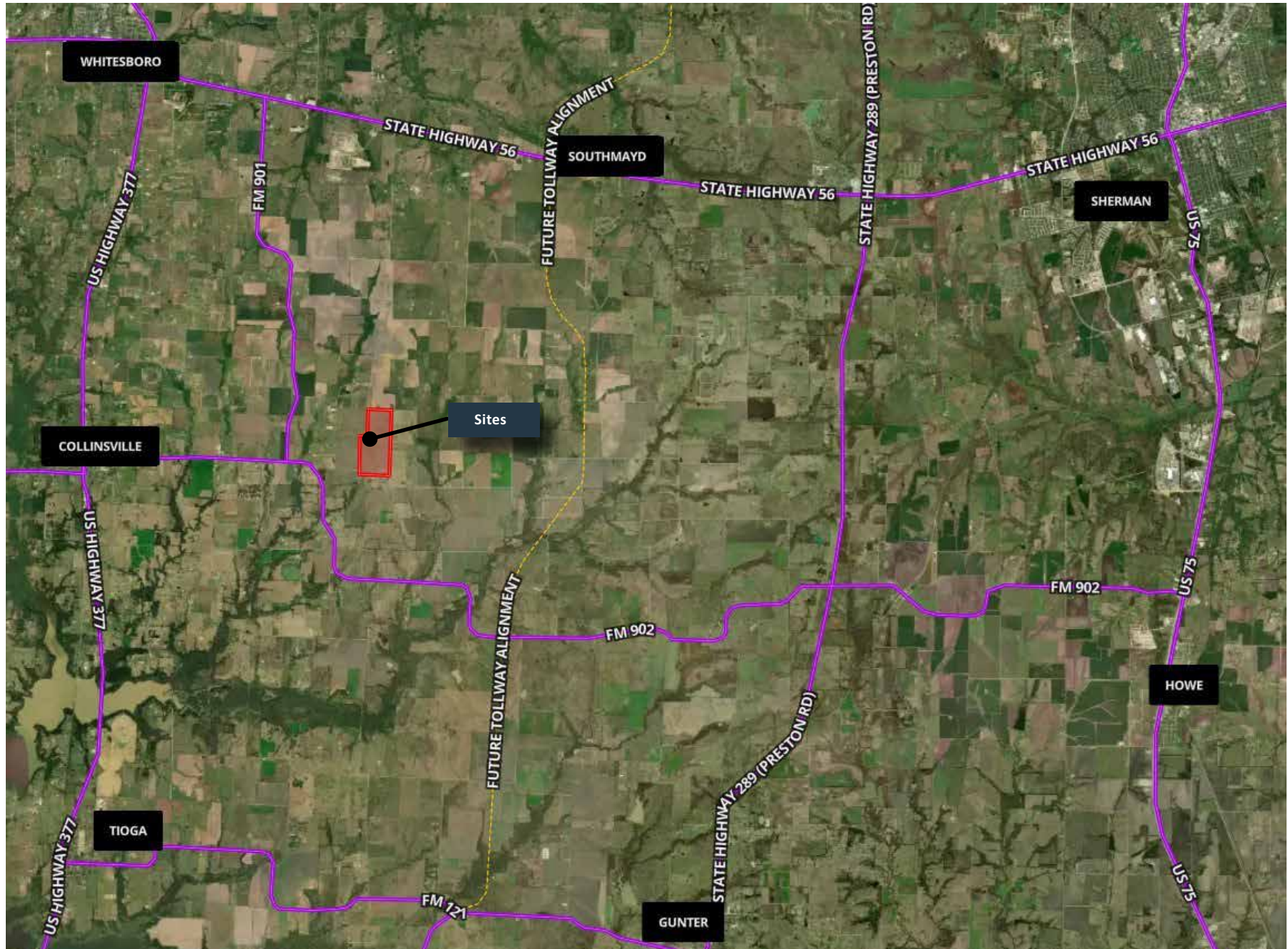
*Agricultural Exemption currently in-place for this Site. Purchaser encouraged to verify.





191+/- ACRES & 100+/- ACRES
COLLINSVILLE, TX





INVESTMENT HIGHLIGHTS



Strategic Location

- The Sites are strategically located approximately 4.5 miles east of US-377, 7 miles south of US-82, and 7.5 miles west of Highway 289, providing convenient access to major highways across North Texas. Additionally, the Sites are 3.5 miles west from the proposed location of the future Grayson County Tollway.
- Within the Collinsville ISD and approximately a five minute drive from both Collinsville High School and Collinsville Elementary School ("B-" Rating per Niche.com).
- Downtown Collinsville is located five minutes west, Whitesboro is ten minutes northwest, and Sherman/Denison is thirty minutes northeast, providing residents of the area convenient access to retail, dining, and access to numerous employers.



Zoning

- The tracts are located in Grayson County, offering development flexibility as there is no city zoning in place.
- *Purchaser to do their own due diligence related to zoning and uses.*



Population and Demographics

- Per the US Census Bureau, the population of Collinsville was 2,128 in 2025, a 13.31 percent increase since 2020.
- The Sherman-Denison MSA, the 23rd largest MSA in Texas, had an estimated population of 150,532 in 2024, a 10.6 percent increase since 2020, according to the Federal Reserve Economic Data.
- The median household income within one mile of the Site is \$136,584, and as of January 2026, the median home listing price in Collinsville was \$435,000 per Realtor.com.



Downtown Collinsville

SHERMAN-DENISON HIGHLIGHTS

- The Sherman-Denison MSA generated nearly \$7.29 billion 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 tracts are located in Grayson County, within the Sherman-Denison Metropolitan Statistical Area. The area benefits greatly from its proximity to the Dallas-Fort Worth Metroplex, with the Dallas Central Business District located approximately one hour south of the properties.



GROSS METROPOLITAN PRODUCT

\$7.29 Billion



SHERMAN-DENISON POPULATION GROWTH

2.36% (2023-2024)



SHERMAN-DENISON ESTIMATED POPULATION

150,532



Texas Instruments



Lake Texoma

ECONOMIC OVERVIEW

The regional economy surrounding Collinsville is supported by a diverse mix of industries including 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, is expected to generate thousands of new jobs, strengthening the demand for housing and supporting continued economic growth throughout Grayson County. 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 throughout the region.



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

Located in southwestern Grayson County near the Texas-Oklahoma border and just north of Lake Ray Roberts, Collinsville offers small-town character while also providing accessibility to the larger Dallas–Fort Worth area. The town sits within the Sherman–Denison MSA and benefits from continued regional growth driven by manufacturing, logistics, tourism, and lake-related residential demand. The tracts are positioned between Gainesville and Sherman, two of the primary employment and commercial centers in Grayson County.

HOUSING OVERVIEW

The median sale price for homes in Collinsville was approximately \$435,000 in January 2026 according to recent market data per Realtor.com. Current listing activity for Collinsville indicates continued growth in the local housing market, with median listing home prices of approximately \$495,833 in February 2026. New construction homes in the Collinsville and Lake Texoma area are trending higher, with recently built homes listed in the high-\$400,000s to \$600,000+ range, reflecting continued demand throughout the region .

TRANSPORTATION



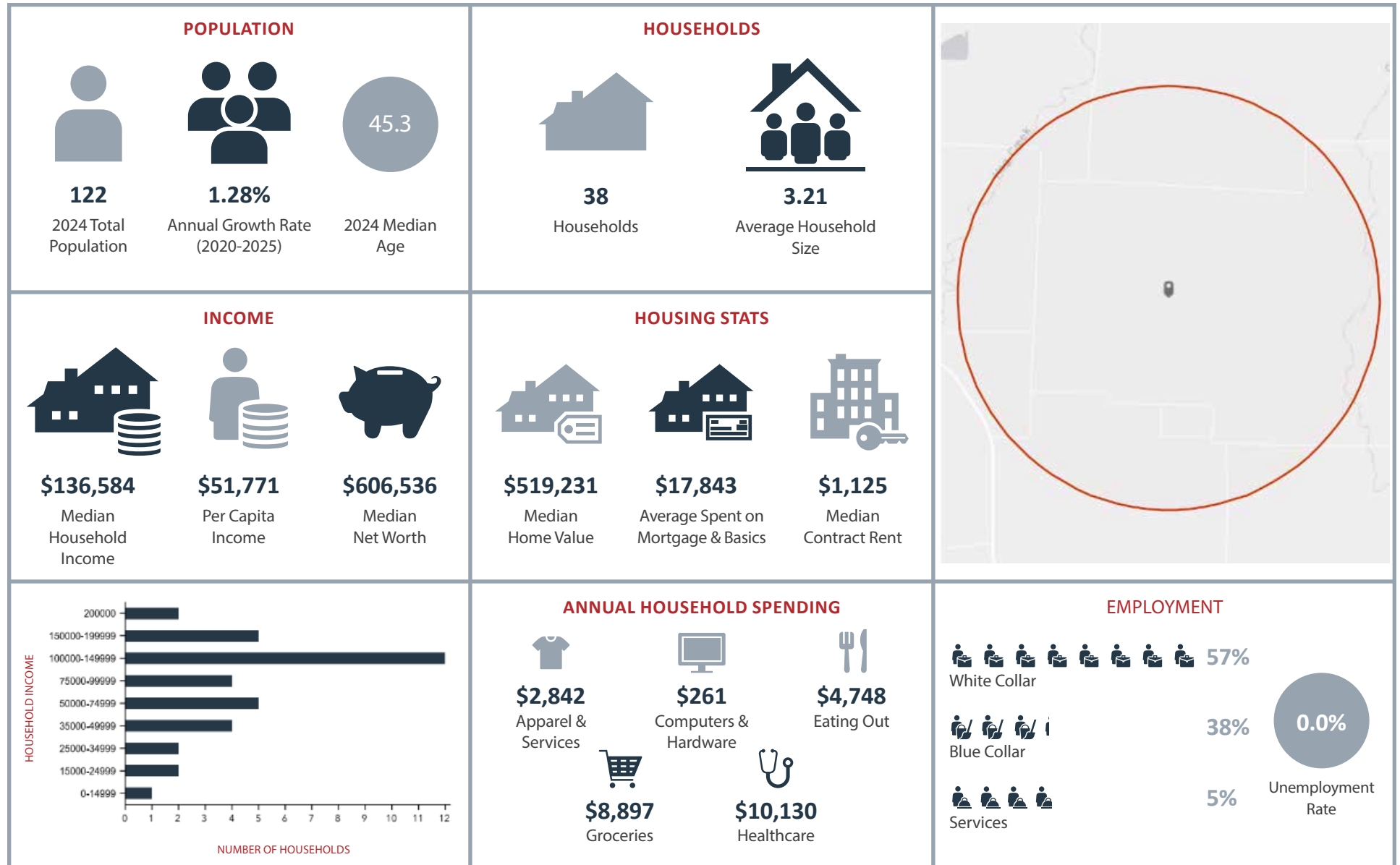
Air: North Texas Regional Airport, located approximately 20 miles north of Collinsville, supports regional air travel and private flights, while Dallas-Fort Worth International Airport, approximately 60 miles south, provides access to national and international destinations.



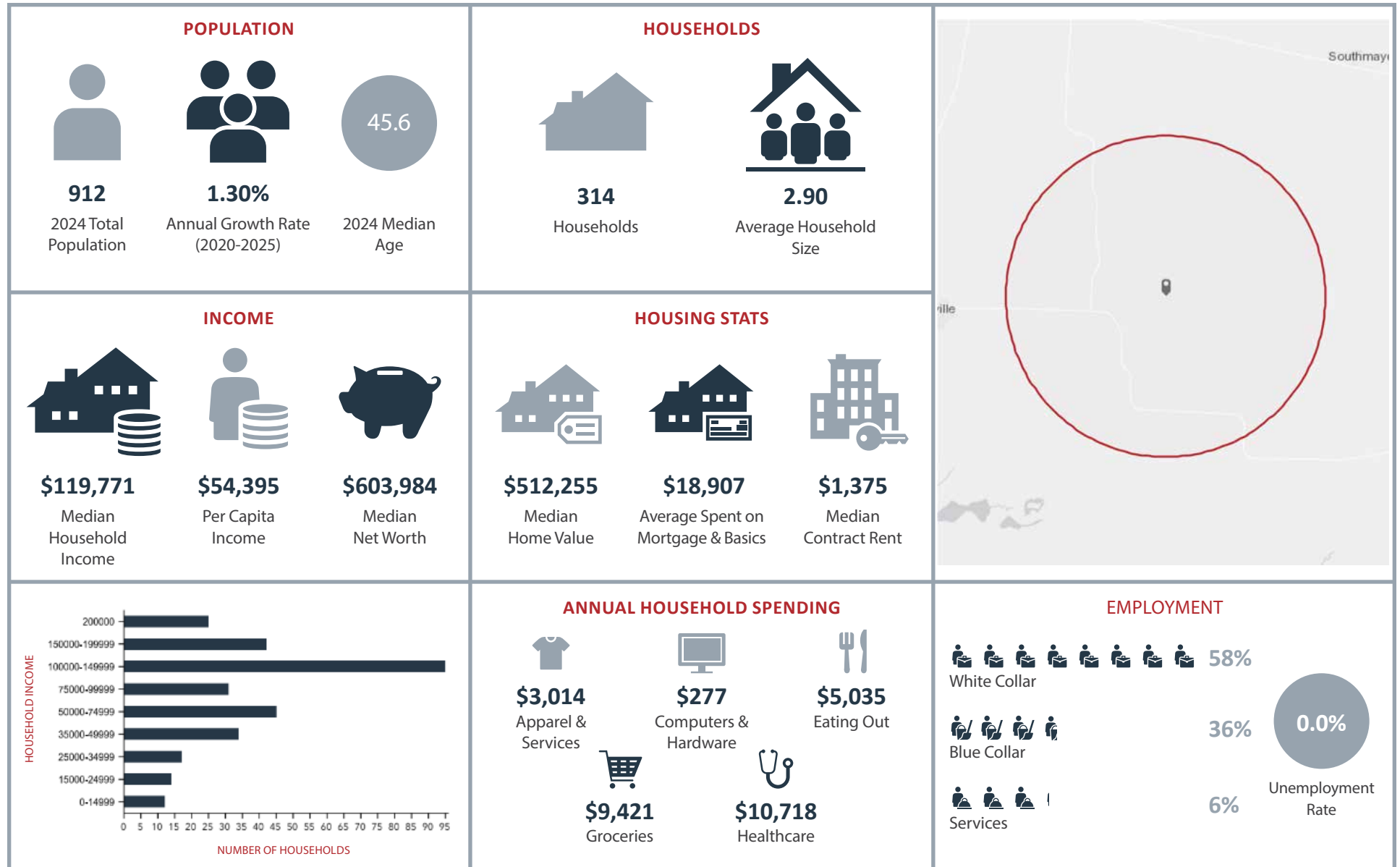
Highway: The site is strategically located near key highways that enhance its accessibility and connectivity. U.S. Highway 377 serves as a major north-south thoroughfare, linking Collinsville to the Dallas-Fort Worth metroplex and Oklahoma. U.S. Highway 82 provides an east-west route, offering access to Texarkana and Wichita Falls.



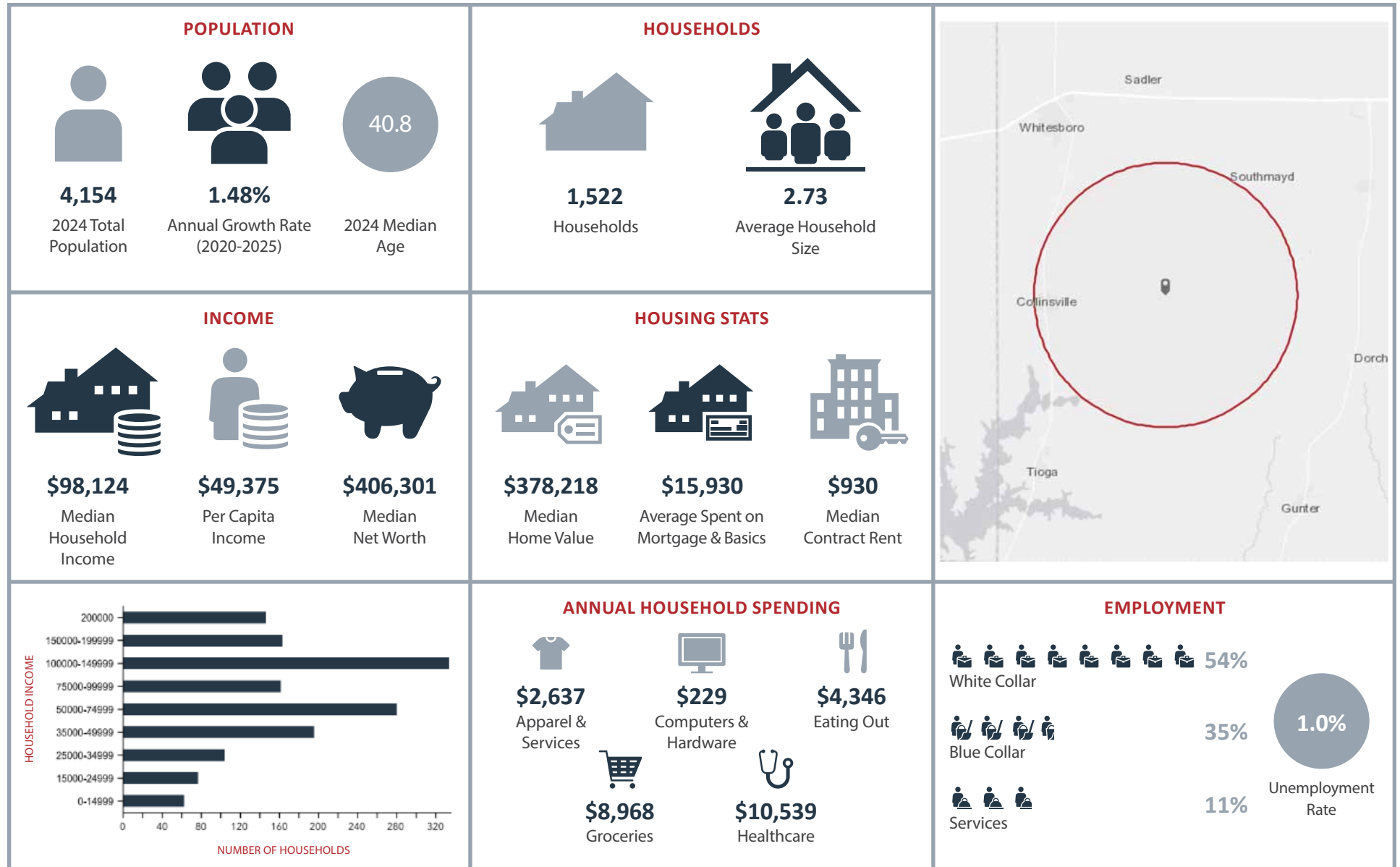
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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@VREA.com | 214-556-1951

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Disclaimer: Recipients must perform their own research and seek professional guidance before acting on any information contained herein. All figures, pricing, and terms are preliminary and may be altered or rescinded at any time. Forward-looking statements and estimates are illustrative in nature and should not be treated as guaranteed outcomes. Vanguard Real Estate Advisors neither confirms nor endorses the validity of this material, as it has been compiled from third-party sources without independent verification.

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