

# Platinum Ranch (Tract 2)

## Overview

**Location:** Gunter, TX

**Land Size:** 20 acres (Tract 2)

**Zoning:** Approved for Mixed Use  
(Commercial and Multi-Family).

**Prime Location:** Located at the corner of DNT(Grayson County Tollway) & CR 60 (the future Grayson County Parkway, a planned 6-lane road connecting Preston Rd to the DNT).



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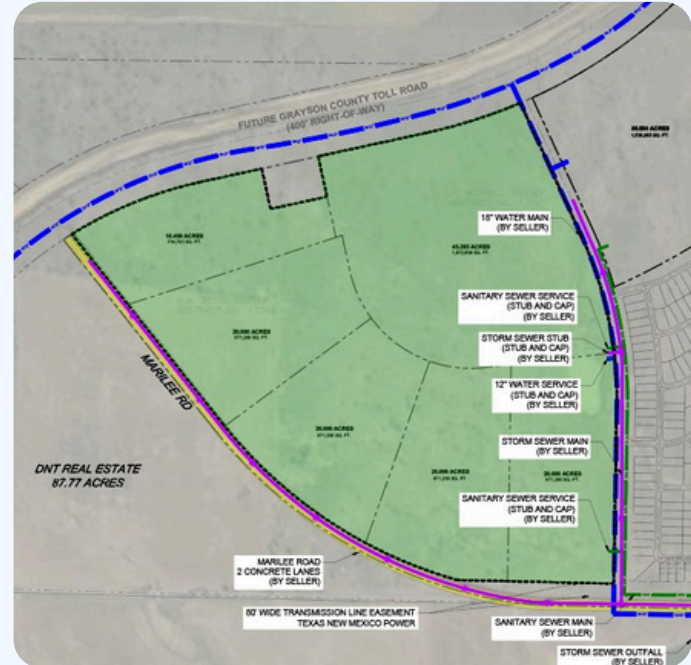
# Highlights

**Utilities:** Expecting Onsite utilities within a Year from now.

**Potential Uses:** Perfect for a variety of mixed-use developments, such as Hotels, Restaurants, Retail, Medical facilities, Office Spaces, and Multifamily.

**Future Infrastructure:** CR 60 (the future Grayson County Parkway) is set to expand to 6 lanes.

[Google Maps Location](#)



# Surrounding Development

- » MI Homes is building **+/- 3,000 homes** directly across from the property, with construction already underway.
- » Crooked Cross Ranch will feature **+/- 3,400 homes**.
- » The Legacy Hills Community will feature **+/- 7,200 homes**.
- » Platinum Ranch Will Feature **1800 homes**.



## 20 AC Land For Sale

### Mixed Use - Commercial & Residential

## ECONOMIC OVERVIEW

- » With the site's advantageous position on the border of Grayson and Collin County, the site benefits from the economies in both counties.
- » Grayson County is positioned north of the Dallas-Forth Worth (DFW) MSA, the fourth largest MSA in the county.
- » Collin County has been experiencing exponential growth for the past decade and according to 2022 US Census data, Collin County was the third-highest county in terms of numeric population growth.
- » Grayson County will be home to both the Texas Instruments and GlobiTech semiconductor chip facilities which total \$35 billion in investments and will create up to approximately 3,500 new jobs.



### GRAYSON COUNTY LARGEST EMPLOYERS

COMPANY NAME	EMPLOYEES
Tyson	1,600 1,200
Texas Instruments	1,200 1,163
Wilson N. Jones Regional Health System	945 850 700
Texoma Health Care System	605 498
Sherman ISD	
Connect General, A Cigna Company	
Ruiz Foods	
Denison ISD	
Texas Department of Criminal Justice	



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### DEMOGRAPHICS


#### 2024 Summary

	2 Miles	5 Miles	10 Miles
Population	79	1,848	41,879
Households	26	592	13,207
Average Household Size	3.1	3.1	3.1
Owner Occupied Households	25	616	13,493
Renter Occupied Household	5	103	2,719
Median Age	37.9	38.6	36.9
Median Household Income	\$118,749	\$132,375	\$126,915
Average Household Income	\$125,020	\$141,579	\$142,273

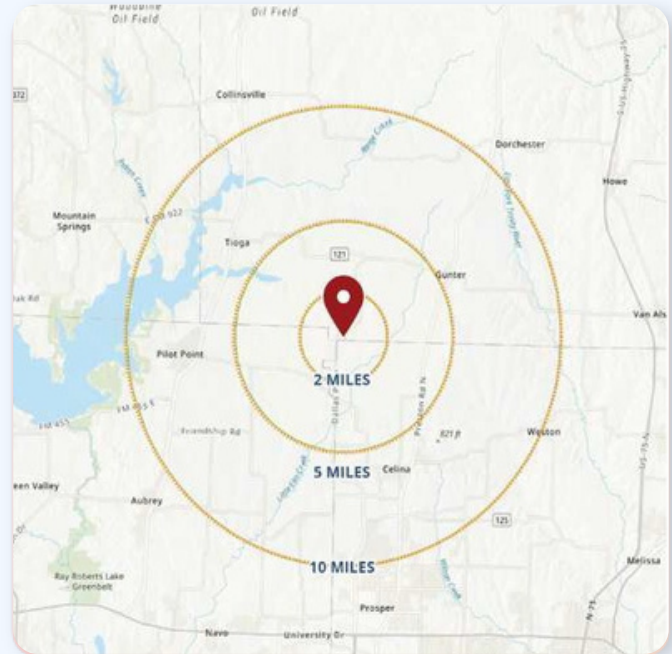
 **948**  
**Total Businesses**

 **948**  
**Total Businesses**

 **\$120,047**  
**MEDIAN HH INCOME**

 **\$49,723**  
**PER CAPITA INCOME**

 **\$519,288**  
**MEDIAN NET WORTH**






## Visit Us or Contact for More Information

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