



50.9+/- ACRE DEVELOPMENT OPPORTUNITY
1196 County Road 214 | Venus, TX

PRIMARY CONTACTS:

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer the opportunity to purchase a 50.9+/- acre development site located along County Road 214 in Venus, TX (the “Site”). The Site is zoned Agricultural allowing a Buyer the opportunity to rezone and develop to their desired use. The Site is located one mile south of Highway 67, the major east-west thoroughfare in the area which provides quick access to cities such as Alvarado (6+/- miles west) and Midlothian (6.5+/- miles east). Via Highway 67, additional major regional thoroughfares are accessible such as I-35 West which is 6.5+/- miles west. The Site is approximately 30 miles from both the Dallas and Fort Worth CBD’s. Additionally, the Site is less than a mile south of downtown Venus and the entire Venus ISD school system. **This deal is well priced at only \$50,000 per acre.**

A 2.5% 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	50.899+/- Acres
Location	1196 County Road 214, Venus, TX 76084 (32.418407, -97.103059)
Access	Via County Road 214
Frontage	Approximately 975+/- feet along County Road 214
Utilities	Water: Mountain Peak SUD - 4” line along CR 214 Sewer: City of Venus- 6” Gravity line at intersection of CR 214 & CR 109
Zoning	Agricultural District
Floodplain	None
Appraisal District Property ID	R000018338
School District	Venus ISD







(1) Purchaser to confirm all information during due diligence

PRICING	
Asking Price	\$2,545,000
Asking Price per Acre	\$50,000

TAX INFORMATION	
Taxing Entity	Tax Rate
Lateral Road	0.050000
City of Venus	0.766485
Venus ISD	1.248400
Johnson CO ESD #1	0.056483
Johnson County	0.339276
Hill College	0.042502
Total Tax Rate	2.503146

Venus, TX

2025 Demographics at a Glance

 8,946 Population	 32 yrs Median Age	 \$106,023 Median HH Income
 \$270,500 Median Home Value	 84.4% Homeownership	 +337% Growth Since 2000

SOURCES:
 U.S. Census Bureau ACS 2024 · DataUSA 2024
 Texas Demographics / Cubit Pop. Est. 2025

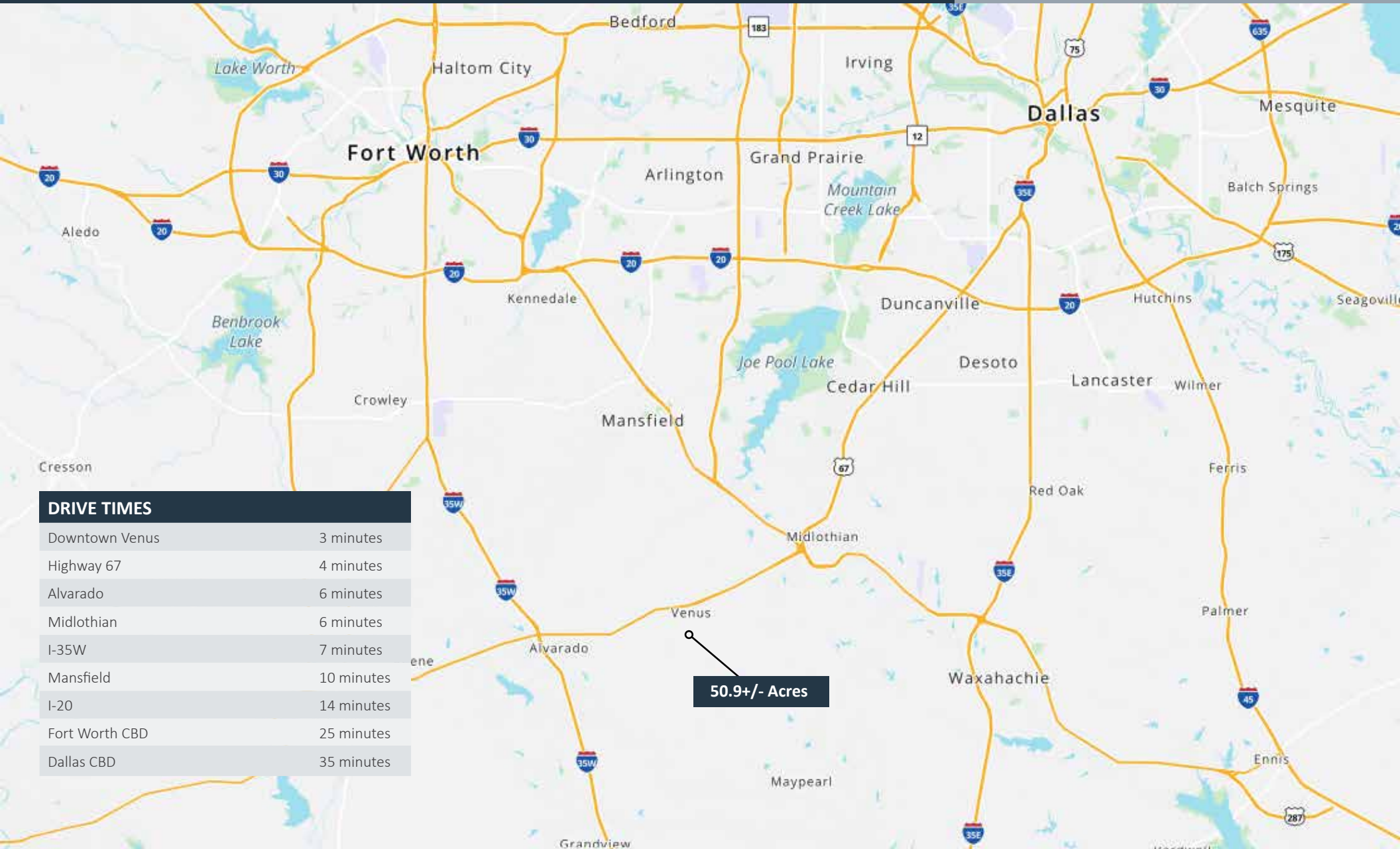
50.9+/- ACRES
VENUS, TX ETJ



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VENUS, TX ETJ



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located less than a mile south of downtown Venus and the entirety of the Venus ISD school system, allowing future residents of the area easy access to educational, commercial, and entertainment opportunities.
- Conveniently located between Interstate 35W and Interstate 35E via U.S. Highways 67 & 287, with State Highway 360 projected to expand southward in close proximity to Venus — providing this property with exceptional future connectivity to the full breadth of the DFW Metroplex.
- Situated equidistant from both downtown Dallas and downtown Fort Worth — each approximately 30 miles away — this property occupies a rare strategic position at the heart of the DFW Metroplex's southward growth path, making it one of the most accessible and well-positioned land opportunities in the region.
- New homes are for sale within Patriot Estates up to \$382K, only 2 miles north of the Site.



Zoning

- The Site is zoned Agricultural through the City of Venus allowing the opportunity for a Buyer to rezone to their desired use.
- *Buyer to verify zoning and acceptable uses on the Property.*



Population and Demographics

- Venus has experienced a staggering 117% population increase since the 2020 Census, reaching an estimated 10,011 residents in 2026 at a current annual growth rate of nearly 10% per World Population Review — making it one of the fastest-growing small cities in all of Texas and a prime target for residential land investment.
- The median household income in Venus stands at \$106,023 in 2026 (World Population Review), a figure that exceeds the Dallas-Fort Worth metro area median by approximately 20%, reflecting an increasingly affluent buyer pool with the purchasing power to support quality residential development.
- Johnson County grew by 7,400 residents between 2023 and 2024 alone — a 3.6% annual increase driven primarily by domestic in-migration, and projections point to continued acceleration as the DFW Metroplex's southward expansion pushes deeper into this corridor in the years ahead.



Venus, TX



Johnson County Courthouse

DFW HIGHLIGHTS

- The Dallas-Fort Worth area features a well-diversified Economy, ranking fifth nationwide for growth with remarkable Gross Domestic Product (GDP) of \$800 billion in 2024. According to recent Urban Land Institute surveys, it has also earned recognition as the leading real estate market for 2025.
- According to the Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year wage growth of 4.2% as of mid-2025, surpassing the state and national average. Employment growth remains a leader among U.S. metropolitan areas.
- The DFW metro's estimated population of 8.3 million ranks fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poising DFW to surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include #2 in the country for most commercial projects underway, #1 Real Estate Market to Watch (2024 and 2025), and 6th Most Innovative City in the World.
- Johnson County, where the site is located, is witnessing demographic shifts and has an estimated 2026 population of 224,506, reflecting rapid growth with a 2.96% annual increase according to US Census Data.

The Site is located in Johnson County, which is part of the Dallas Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas. DFW has a population of 8.3 million, making it the fourth largest population center in the country.



**GROSS METROPOLITAN
PRODUCT**

\$800 Billion



**DFW
POPULATION GROWTH**

3.14% (2021-2023)



**DFW ESTIMATED
POPULATION**

8.3 Million



ECONOMIC OVERVIEW

Johnson County is strategically positioned in the Dallas-Fort Worth (DFW) MSA, the fourth largest MSA in the country, making Johnson County primed for economic growth as the population continues to spread outward from the urban core. Major employers in the area include Hill College, the Burleson ISD, and Walmart Supercenter. Other major employers in the area include educational institutions such as Venus and Cleburne ISD, and Hill College which has campuses in Hillsboro, Cleburne, and Burleson.

The City of Venus was founded in 1893, at the junction of two major railroads, and has prospered into one of the fastest growing communities in Johnson County. Venus has an outstanding median household income of \$106,023, supporting robust economic growth in the area. The City of Venus also offers a variety of tax abatement incentives to high value businesses and industries on a case-by-case basis.



Hill College

JOHNSON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Burleson ISD	1,500
Cleburne ISD	1,160
Walmart Distribution Center	1,037
Johnson County	884
Hill College	450

Source: Cleburne Chamber of Commerce



EDUCATION OVERVIEW

The Venus Independent School District serves approximately 2,300 students across multiple campuses, including elementary, middle, and high schools, and plays a central role in supporting the area's growing population. In addition to local K-12 education, nearby Hill College provides accessible higher education opportunities offering associate degrees, workforce training, and continuing education programs. Additional colleges and universities throughout the Dallas-Fort Worth region further expand educational options.



AREA OVERVIEW

The Site sits approximately 35 minutes south of Fort Worth by car, the 12th largest and one of the fastest-growing cities in the U.S. According to FRED's Employed Persons report. From 2020 to 2024, jobs increased by 28.6 percent in Johnson County from 69,883 to 89,871. As the number of jobs increased, the unemployment rate decreased from 10.7 percent to 3.4 percent between 2020 and 2025. The Site is served by Venus ISD which has a student enrollment of 2,300 students across four campuses. According to the U.S. Census, as of 2026 Johnson County's population is approximately 224,506. The median home price in Johnson County as of February 2026 was \$326,000 according to Realtor.com.

TRANSPORTATION



Air: DFW International Airport, located 32 miles north of the Site, is the fourth largest airport in the world in terms of operations and twelfth largest in terms of passengers. The total estimated economic output of DFW Airport is \$38 billion and it served over 87.8 million passengers in 2024. American Airlines' corporate headquarters is in Fort Worth while its main operational hub is at DFW International Airport. Additionally, the Site is located approximately 11 miles west of Midway Regional Airport.



Highway: The Site is approximately 1 mile south of US Highway 67, a major east-west thoroughfare that extends across the state of Texas and all the way to Illinois. Additionally, it is approximately 8 miles from US Highway 287.



Public Transit: Public transportation is provided within Johnson County by City/County Transportation (CCT). CCT provides a commuter bus route into downtown Fort Worth and curb-to-curb public transportation throughout Johnson County.

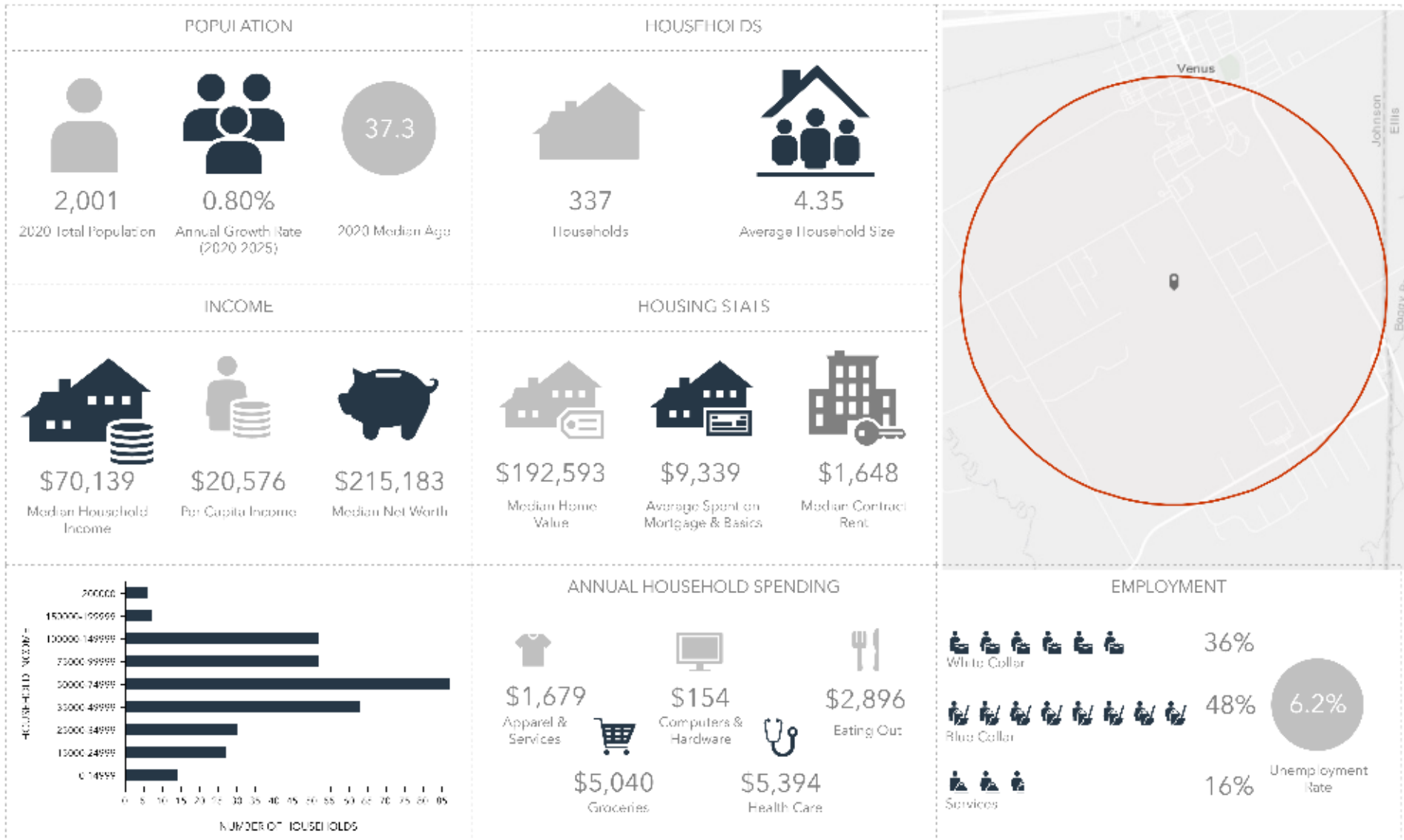


Venus, TX

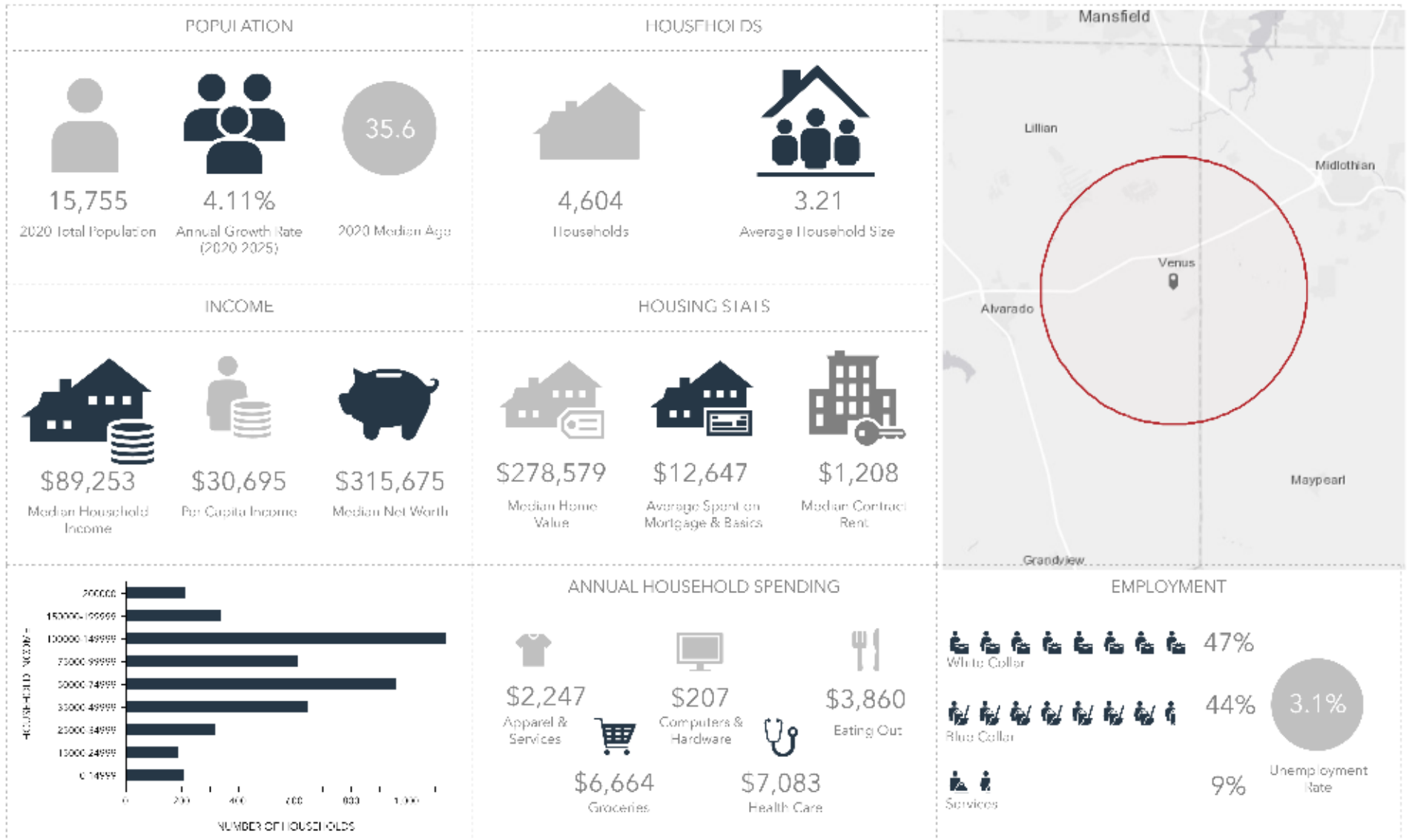


Dallas Fort Worth International Airport

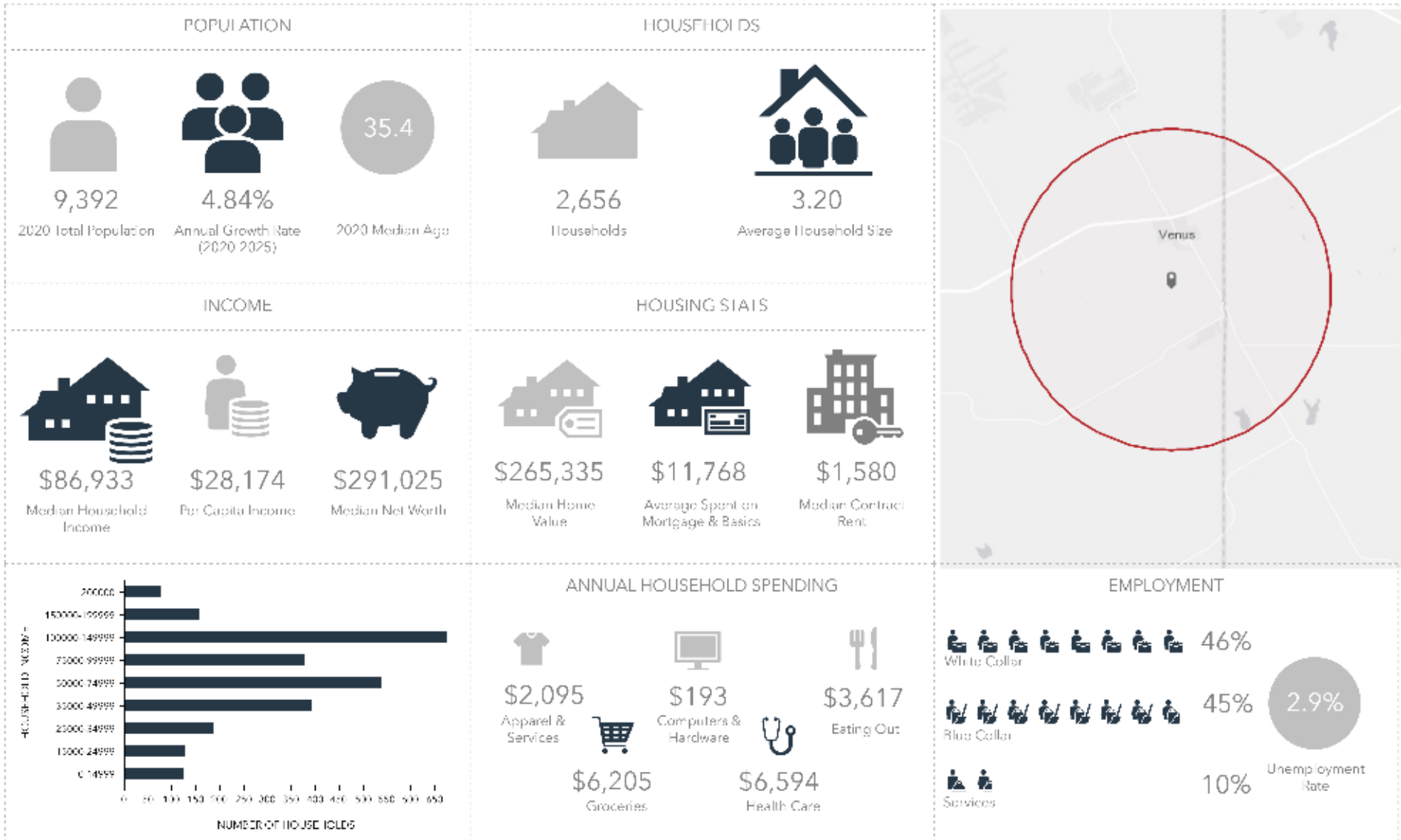
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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.

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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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