



**81.13+/- ACRE DEVELOPMENT SITE**

State Highway 121 & FM 898 | Bonham, Texas

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained to offer investors and developers the opportunity to purchase 81.125+/- acres (the “Site”) located along North State Highway 121 in Bonham, TX. This Site offers direct frontage (1,700 feet) on Highway 121, one of North Texas’ primary thoroughfares. The Site is less than one mile north of Highway 82, an important east-west route running from Lubbock to Texarkana, and 2.75 miles north of Highway 56, a key thoroughfare serving greater Fannin County. With the Site already zoned single family allowing for **60’ x 100’ minimum lot size**; creating an exceptional opportunity for investors or developers seeking land in the path of growth, all at an **asking price of just \$27,733 per acre**.

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. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW <sup>(1)</sup>	
Property	81.125+/- Acres
Location	Along N State Highway 121 and FM 898, Bonham, TX 75418 (33.619444,-96.189516)
Utilities	10” water line on Airport Road 8” sewer line on Airport Road
Zoning	Single-Family Residential Dwelling District (R) (60’ x 100’ lot min)
Appraisal District Property ID’s	73021, 79511, 84193
School District	Bonham ISD (“B” Rating per Niche.com)







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

PRICING	
Asking Price	\$2,250,000
Asking Price per Acre	\$27,733

TAX INFORMATION	
Taxing Entity	Tax Rate
City of Bonham	0.550000
Fannin County	0.282311
Bonham ISD	1.008800
<b>Total Tax Rate</b>	<b>1.841111</b>

## Bonham, TX

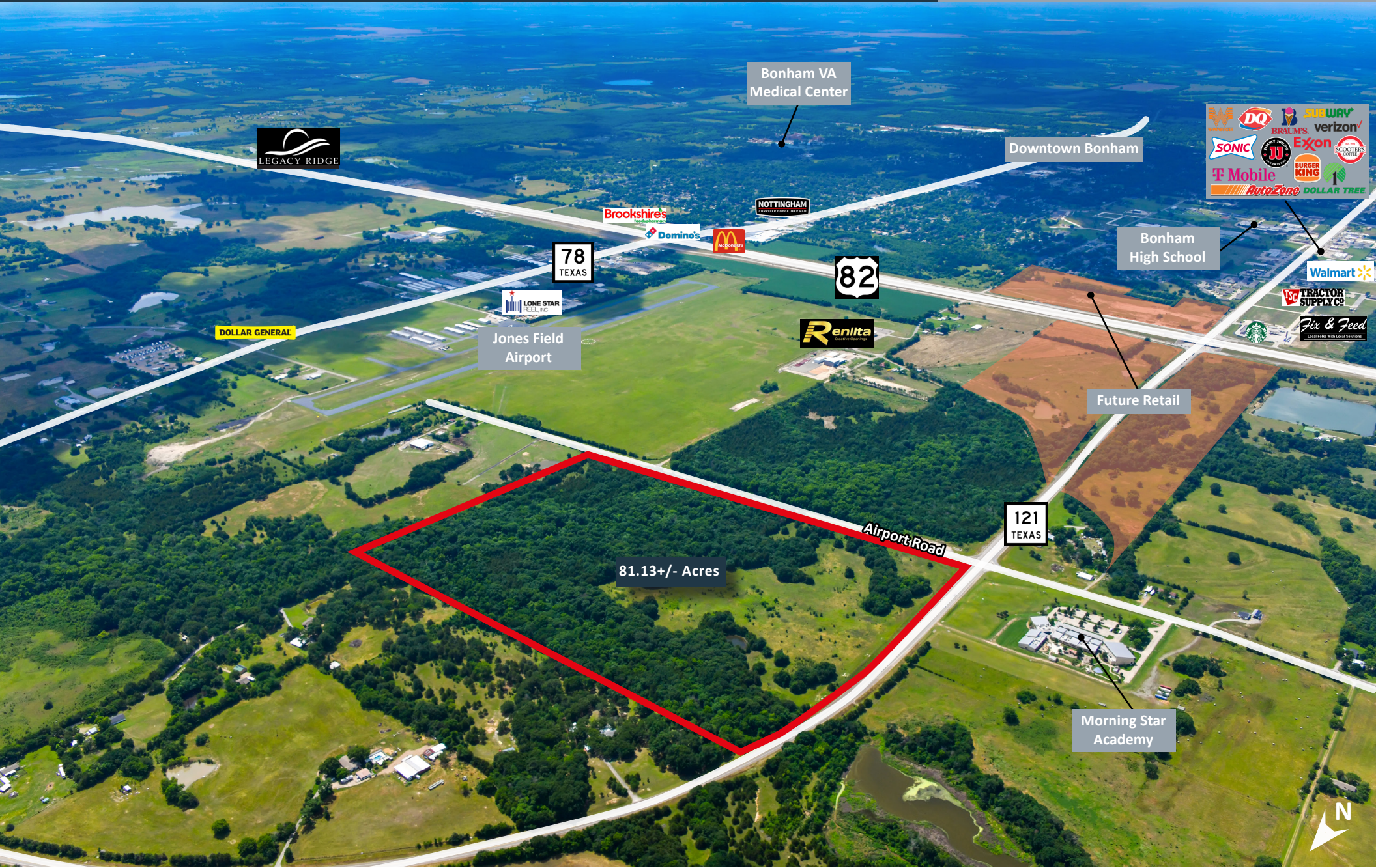
2025 Demographics at a Glance

 <b>10,697</b> Population	 <b>36.7 yrs</b> Median Age	 <b>\$57,681</b> Median HH Income
 <b>\$201,800</b> Median Home Value	 <b>63.6%</b> Homeownership	 <b>+8.6%</b> Growth Since 2000

### SOURCES:

U.S. Census Bureau ACS 2024 · DataUSA 2024  
World Pop. Review / BiggestUSCities 2025

81.13 +/- ACRES  
BONHAM, TEXAS



81.13 +/- ACRES  
BONHAM, TEXAS



Morning Star Academy

121  
TEXAS

78  
TEXAS

81.13 +/- Acres

Airport Road



## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is well located along N. State Highway 121 with approximately 1,700 feet of frontage, and is less than one mile from Highway 82, one of the major throughfares in North Texas. Bonham is approximately 70 miles northeast of Downtown Dallas.
- Just minutes from the heart of Bonham, the Site is located 2.75 miles north of a vibrant downtown featuring beloved local restaurants, unique shops, and rich museums.
- The Site is located within Bonham ISD which serves a total student body of 1,900 and has a B rating according to Niche.com.



### Zoning

- The Site is located within the City of Bonham and is zoned (R) Single-Family Residential Dwelling District
- The minimum lot size permissible on the Site is 60 'x 100'.
- Additional uses allowed within the current zoning may include schools, churches, community center, or other similar uses.
- The Site also lends itself to various recreational uses and/or a future estate.
- *Purchasers are encouraged to independently verify zoning classifications and permitted uses.*



### Population and Demographics

- Fannin County spans approximately 400 square miles and is home to the Bois d'Arc Lake, offering residents a variety of recreational activities.
- According to the 2024 U.S. Census Bureau, the population of Fannin County was 38,650, with Bonham home to approximately 10,697.
- Downtown Bonham is backed by a newly approved \$74 million reinvestment plan, fueling the revitalization of the historic square with modern infrastructure, enhanced streetscapes, and vibrant new amenities.
- The City of Sherman, located 30 miles west of the Site, will be home to both the Texas Instruments and GlobiTech semiconductor chip facilities, representing a combined \$35 billion in anticipated investment and up to approximately 4,500 new jobs in the area.
- The entirety of Fannin County is a part of the Bonham micropolitan statistical area and the Dallas-Fort Worth Metropolitan combined statistical area, one of the fastest growing MSAs in the country.

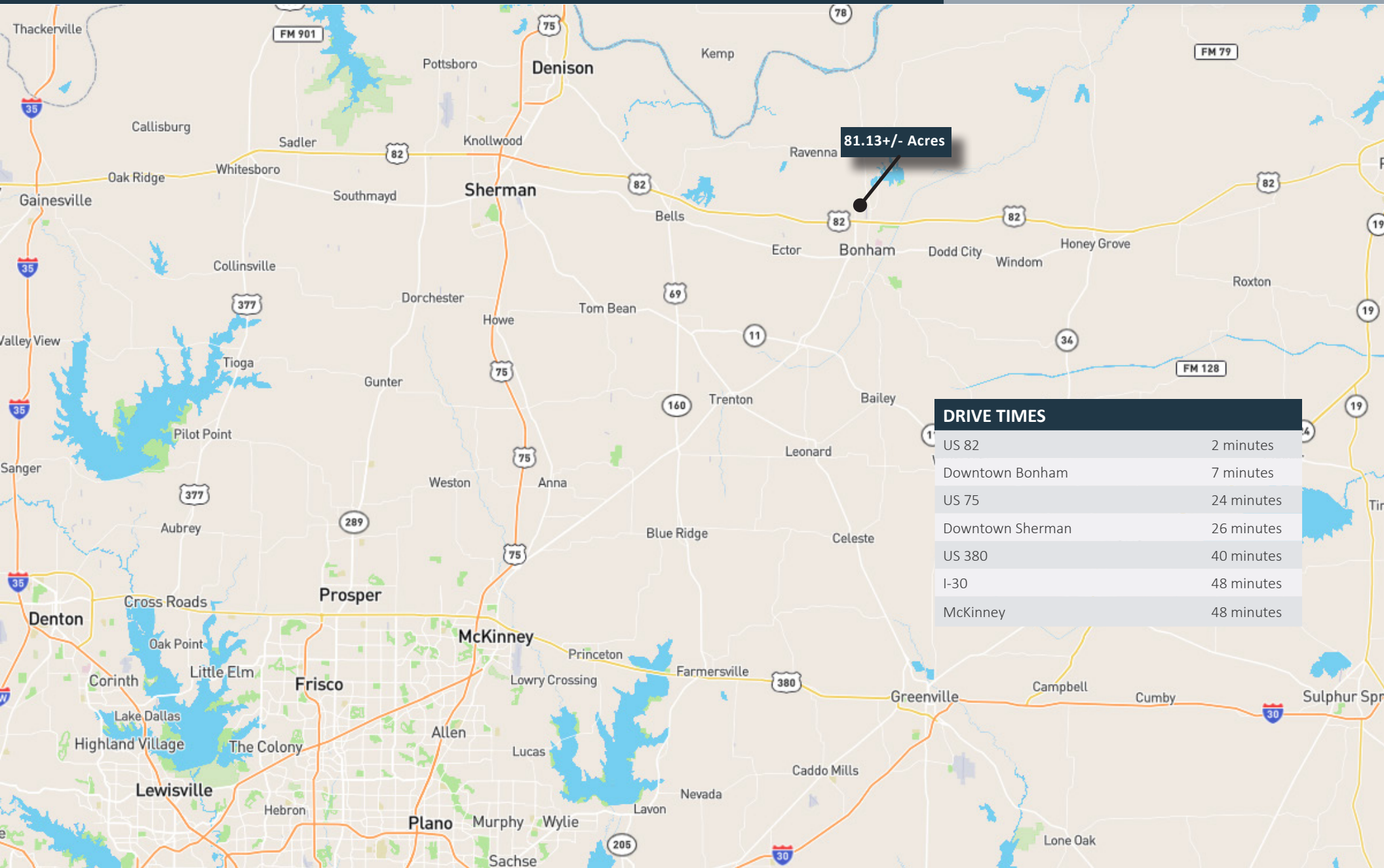


Bonham, TX



Bonham State Park

81.13+/- ACRES  
BONHAM, TEXAS



## DFW CSA AREA 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 job growth of 3.6% as of mid-2023, surpassing the national average. Employment growth remains a leader among us 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, poised 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, 5th Fastest Growing Economy (2022), and 6th Most Innovative City in the World
- Fannin County, where the site is located, is witnessing demographic shifts and has an estimated 2026 population of 39,752, reflecting growth rate of 1.24% annually, according to US Census Data.

The Site is located in the City of Bonham and Fannin County, TX, which is part of the Dallas-Fort Worth-Arlington Combined Statistical Area (“DFW”). The DFW CSA encompasses 20 counties in North Texas, with the Site being in Fannin County. DFW has a population of 8.6 million, making it the fourth largest population center in the country.



**GROSS METROPOLITAN  
PRODUCT**  
**\$800 Billion**



**DFW POPULATION  
GROWTH**  
**2.18% (2023-2024)**



**DFW ESTIMATED  
POPULATION**  
**8.3 Million**



## ECONOMIC OVERVIEW

Fannin County continues to experience steady economic growth driven by a diverse mix of manufacturing, healthcare, retail, and regional development activity. Bonham, the county seat and primary commercial center, serves as a key employment hub for the region, supported by major employers in retail, healthcare, and public services, such as the Sam Rayburn Memorial Veterans Center. Approximately 30 miles west, Sherman has rapidly emerged as one of North Texas's leading technology and industrial hubs, fueled by multibillion-dollar investments from companies like Texas Instruments and GlobiTech, further strengthening the regional labor market and increased economic momentum throughout the surrounding area. Proximity to Bois d'Arc Lake has further enhanced economic activity, driving tourism, residential development, recreation, and small business growth. Combined with access to major transportation corridors, ongoing revitalization efforts, and continued population growth, Bonham offers long-term potential for commercial, residential, and industrial expansion.



Sam Rayburn Memorial Veterans Center

### BONHAM MAJOR EMPLOYERS

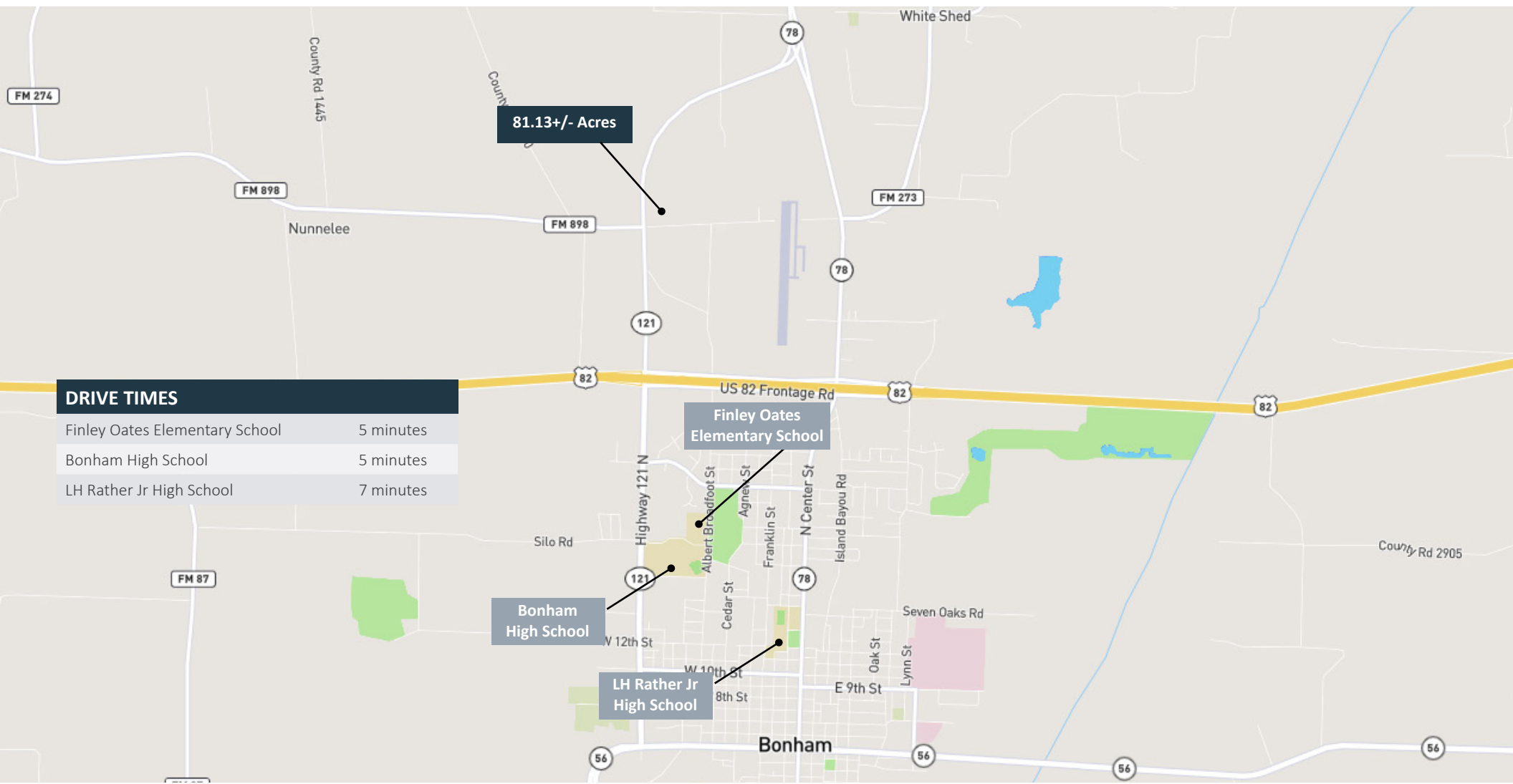
COMPANY NAME	EMPLOYEES
Texas Department of Criminal Justice	1,000+
Bonham ISD	500+
Sam Rayburn Memorial Veterans Center	500+
Fannin County Government	300+
Legend Bank	100+
Walmart Supercenter	100+

Source: City of Bonham



### EDUCATION OVERVIEW

The Bonham Independent School District serves approximately 1,900 students across 4 campuses, including elementary, middle, and high schools, and plays a key role in supporting the area’s growing population. The district has earned an overall “B” rating from Niche, reflecting solid performance across academics, faculty, and overall student experience. Bonham ISD remains an important contributor to the area’s quality of life, offering residents access to local educational opportunities while benefiting from the broader economic expansion occurring throughout North Texas.



## AREA OVERVIEW

Bonham, the county seat and largest city in Fannin County, is located approximately 60 miles north of the Dallas-Fort Worth Metroplex and 30 minutes east of Sherman. Positioned along the intersection of Sam Rayburn Highway and US Highway 82, the city provides easy access to major regional centers. One of Texas's oldest cities, Bonham blends historic charm with ongoing economic growth featuring a mix of local shops, restaurants, and cultural attractions. Additionally, Bonham benefits from access to outdoor recreation including nearby Lake Bonham and Bonham State Park, which contribute to the area's appeal. The city continues to encourage commercial and industrial development, benefiting from its strategic proximity to Sherman's expanding technology and manufacturing sector.

## TRANSPORTATION



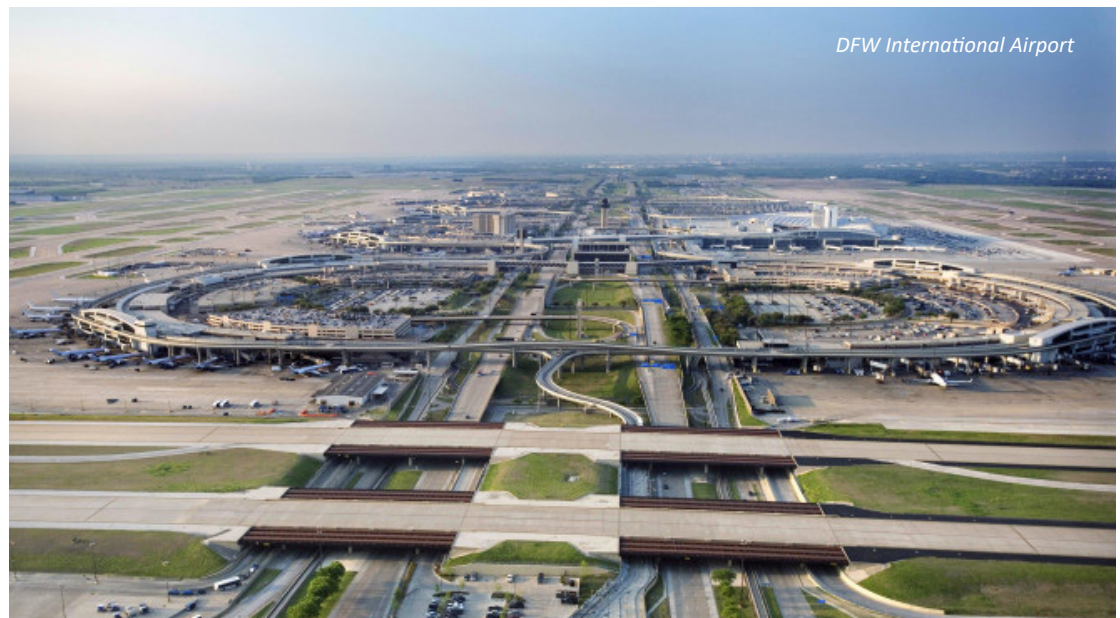
**Air:** Jones Field Airport, located adjacent to the Site, caters to industrial, business, and recreational users. Dallas Fort Worth International Airport, approximately 75 miles southwest, provides access to national and international destinations.



**Highway:** The Site is strategically located near key highways that enhance its accessibility and connectivity to the Sherman-Denison MSA and DFW. State Highway 78, located less than 2 miles east of the Site, serves as a major north-south corridor, linking Bonham to the Dallas-Fort Worth metroplex and Oklahoma. U.S. Highway 82, located less than a mile south of the Site, provides an east-west route, offering access to Texarkana and Wichita Falls.



Lake Bonham



DFW International Airport

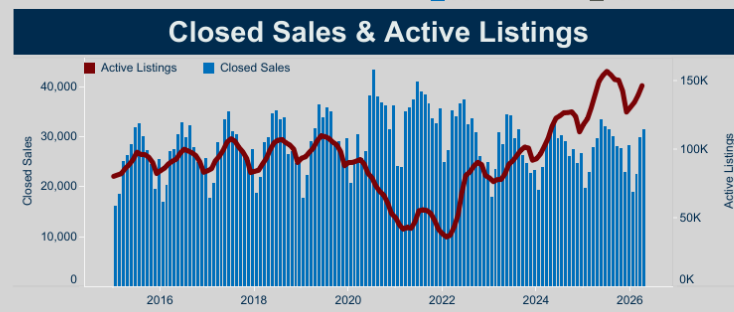
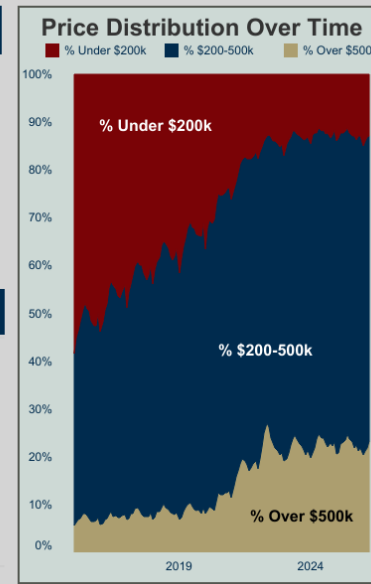
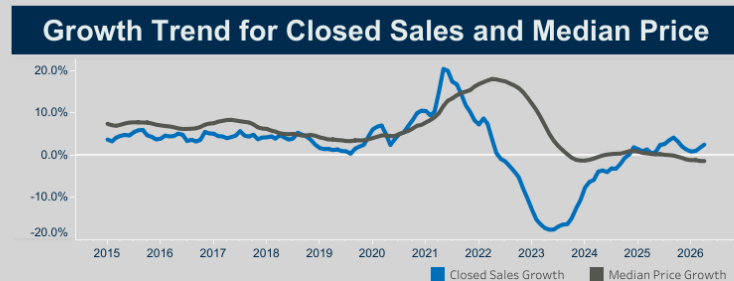
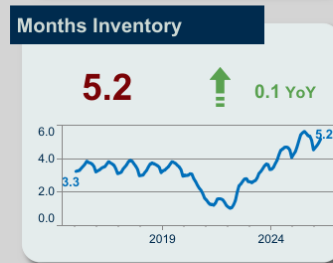
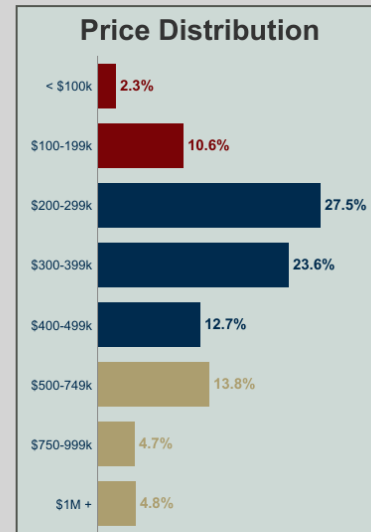
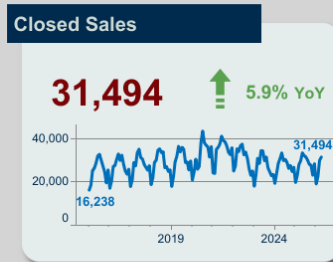
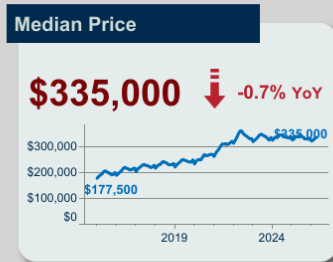
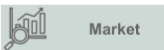
# April 2026 Statistics

Texas

Market



Property Type: All Residential (SF..)  
Local Association: Greater Texoma A.  
Market Type: State  
Market Name: Texas  
Frequency: Monthly  
Date: 2026 April  
Construction Type: All (Existing & Ne..)

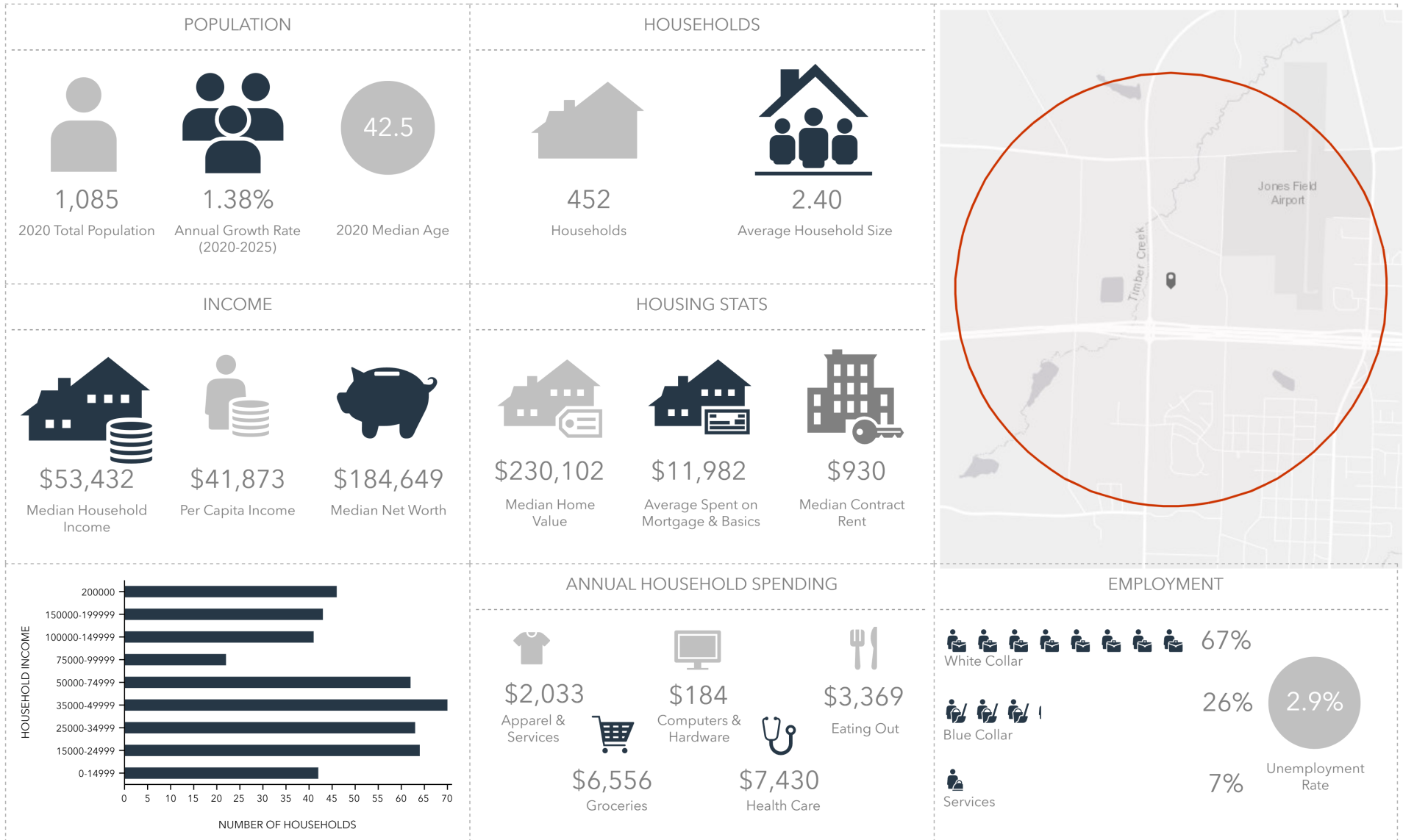


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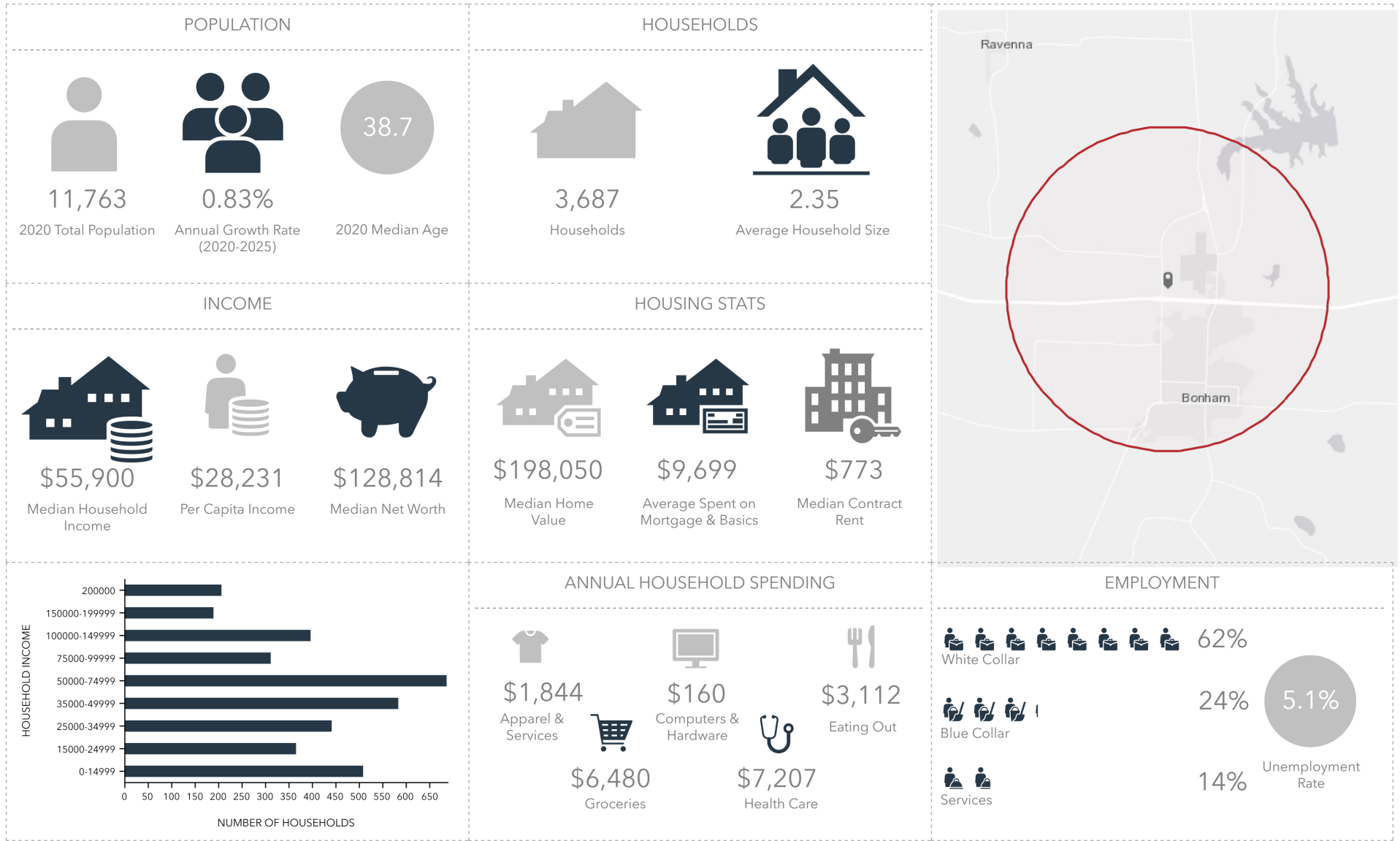
TEXAS A&M UNIVERSITY  
Texas Real Estate Research Center



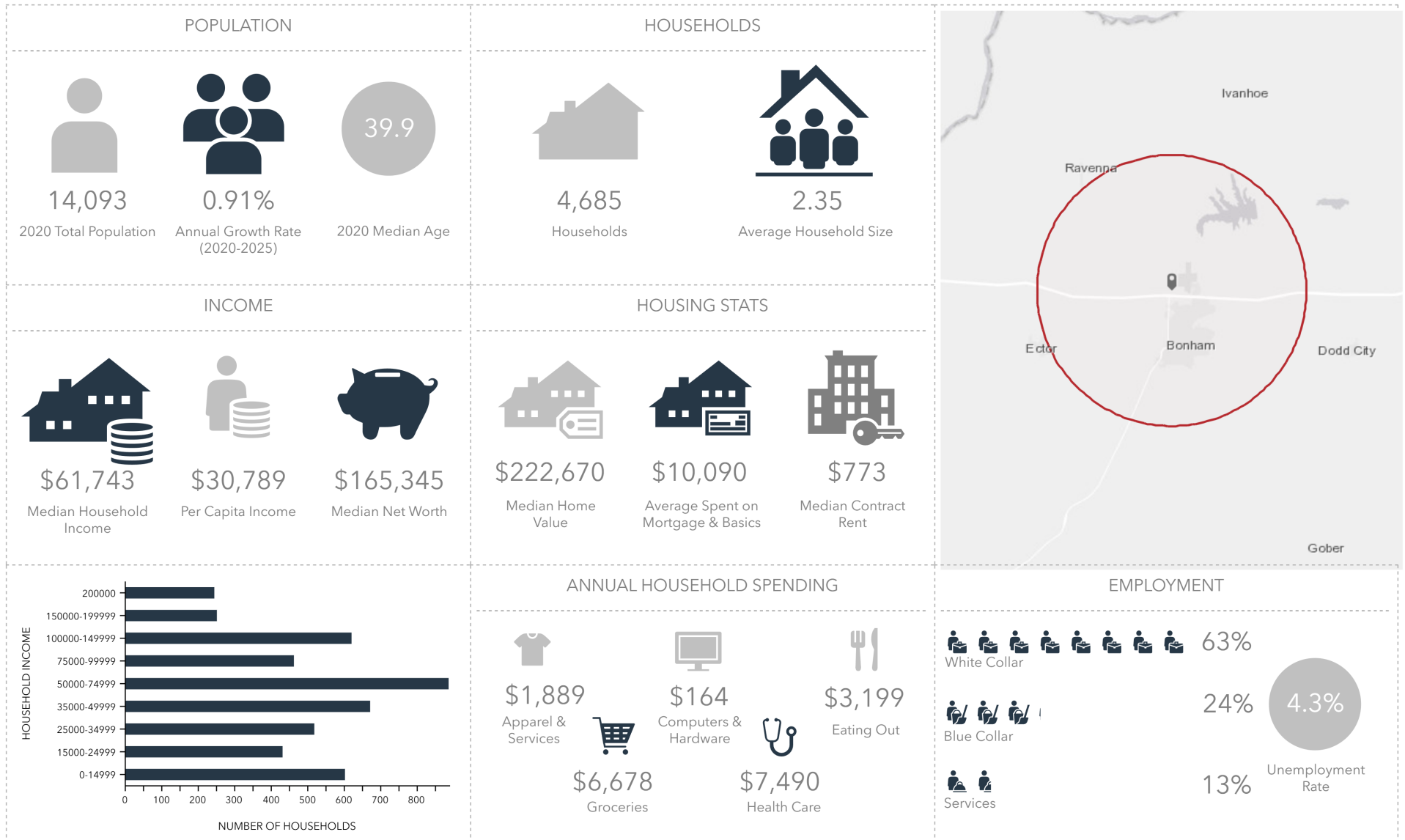
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

**Sales Agent/Associate:** Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

**Sales Agent/Associate:** Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

**Sales Agent/Associate:** Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

**Sales Agent/Associate:** Tim Marron | License No. 839620 | Tim@VanguardREA.com | 214-556-2381

**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.

**81.13+/- Acres | N State Highway 121 & FM 898 | Bonham, Texas**



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