

**53 Platted Lots  
and/or 102.12+/- Acres**

**53 PLATTED LOTS AND/OR 102.12+/- ACRES**  
Gun Barrel City, Texas

JORDAN CORTEZ  
Managing Principal  
214-556-1951  
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL  
Managing Director  
214-556-1955  
Justin.Tidwell@VanguardREA.com

MASON JOHN  
Managing Director  
214-556-1953  
Mason.John@VanguardREA.com

HALEY BIRMINGHAM  
Director  
214-556-1956  
Haley@VanguardREA.com

WILL DROESE  
Director  
214-556-1952  
Will@VanguardREA.com

REID PIERCE  
Director  
214-556-1954  
Reid@VanguardREA.com

TIM MARRON  
Senior Associate  
214-556-2381  
Tim@VanguardREA.com

ALEX JOHNSON  
Associate  
214-556-1948  
Alex@VanguardREA.com



**Vanguard Real Estate Advisors (“VREA”)** has been exclusively retained by Ownership to offer the opportunity to purchase 53 single family platted lots and 102.12+/- acres of raw land. Please note, Ownership will consider selling off the 53 single family platted lots and the 102.12+/- adjacent acres together or separately. The 53 platted lots are located in the existing Phase 1 of the Cottages at Cedar Creek subdivision, which consists of primarily 65’ x 100’ lot sizes. Ownership has already built 9 homes and will be retaining 6 finished lots. Of the 9 homes that have been built, Ownership has sold 6 with 3 homes currently listed for sale (up to \$399K).

The 102.12+/- is located within the city limits but currently zoned “Vacant” allowing for a variety of future uses; a concept plan has already been contemplated for this acreage and shows 274 additional lots. The lots are well located less than a quarter mile south of Main Street with additional access and frontage along State Highway 198 (Gun Barrel Lane). This represents a rare opportunity to acquire platted lots and/or additional raw land in a prime location at an exceptional price per acre of only \$22,439 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. A third-party broker must identify

### INVESTMENT OVERVIEW <sup>(1)</sup>

Property	53 Platted Lots & 102.12+/- Acres
Location	Cody Austin Drive, Gun Barrel City, TX (320.328057,-96.11632)
Access	Via Cody Austin Drive, State Highway 198 (Gun Barrel Lane), & Luther Lane
Utilities	To the Site
Zoning	53 platted lots are approved for single family residential lot sizes of primarily 65’ x 100’ lots; 102.12+/- acres zoned “Vacant” within the city limits
School District	Mabank ISD

(1) Purchaser to confirm all due diligence information.

### PRICING

<b>Total Asking Price <sup>(2)</sup></b>	<b>\$2,600,000</b>
<b>Total Asking Price per Acre</b>	<b>\$22,439</b>
Asking Price for 53 Paper Lots	\$1,100,000
Asking Price Per Paper Lot	\$20,755
Asking Price for 102.12+/- Acres	\$1,500,000
Asking Price per Acre	\$14,689

(2) Ownership is open to selling the 53 Paper Lots & 102.12+/- acres of raw land together or separately; all parcels to convey total 115.87+/- acres.

### TAX INFORMATION

Taxing Entity	Tax Rate
Henderson Co R&B	0.017228
Henderson County	0.274289
Henderson Co FM-FC	0.039976
Mabank ISD	0.946900
Trinity Valley Comm	0.113660
<b>Total Tax Rate</b>	<b>1.392053</b>

\*Agricultural Exemption currently in place for the 102.12+/- acres. Rollback taxes will be the responsibility of the Purchaser.



## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is ideally located less than a quarter of a mile south of Main Street and only 3.5 miles from Highway 175 which connects into Downtown Dallas.
- The Site is located at the southwest quadrant of Main Street and State Highway 198 (Gun Barrel Lane) directly behind Lowe’s with numerous retail options/restaurants in the immediate area including Taco Bell, Whataburger, Subway, McDonald’s, and more.
- The Site is half a mile from Cedar Creek Lake which allows future residents to enjoy all the recreation the lake has to offer such as boating, fishing, and more.



### Zoning

- The Site includes 53 platted lots that consists of primarily 65’x100’ lots sizes and an additional 102.12+/- acres of raw land where a concept plan has been contemplated for an additional 274 single-family lots.
- The 102.12+/- acres of raw land is located in the city limits and currently zoned “Vacant” allowing for a variety of future uses outside of single family.
- *Purchaser to verify zoning and uses allowed by the Site.*



### Population and Demographics

- Gun Barrel City has a current population of approximately 6,999, an increase of 13.2 percent from 2020, according to the U.S. Census Bureau.
- Per Texas Realtors, the median price for a home in Henderson County as of February 2026 was \$272,500, a 8.1 percent increase year-over-year.
- According to the U.S. Census Bureau, the Median Household Income in Gun Barrel City is approximately \$71,310

## DEMOGRAPHICS

ESTIMATED POPULATION (2024)



3-MILE | 12,650  
5-MILE | 23,261

MEDIAN HOUSEHOLD INCOME



3-MILE | \$60,403  
5-MILE | \$61,240

MEDIAN HOME VALUE



3-MILE | \$255,493  
5-MILE | \$256,028



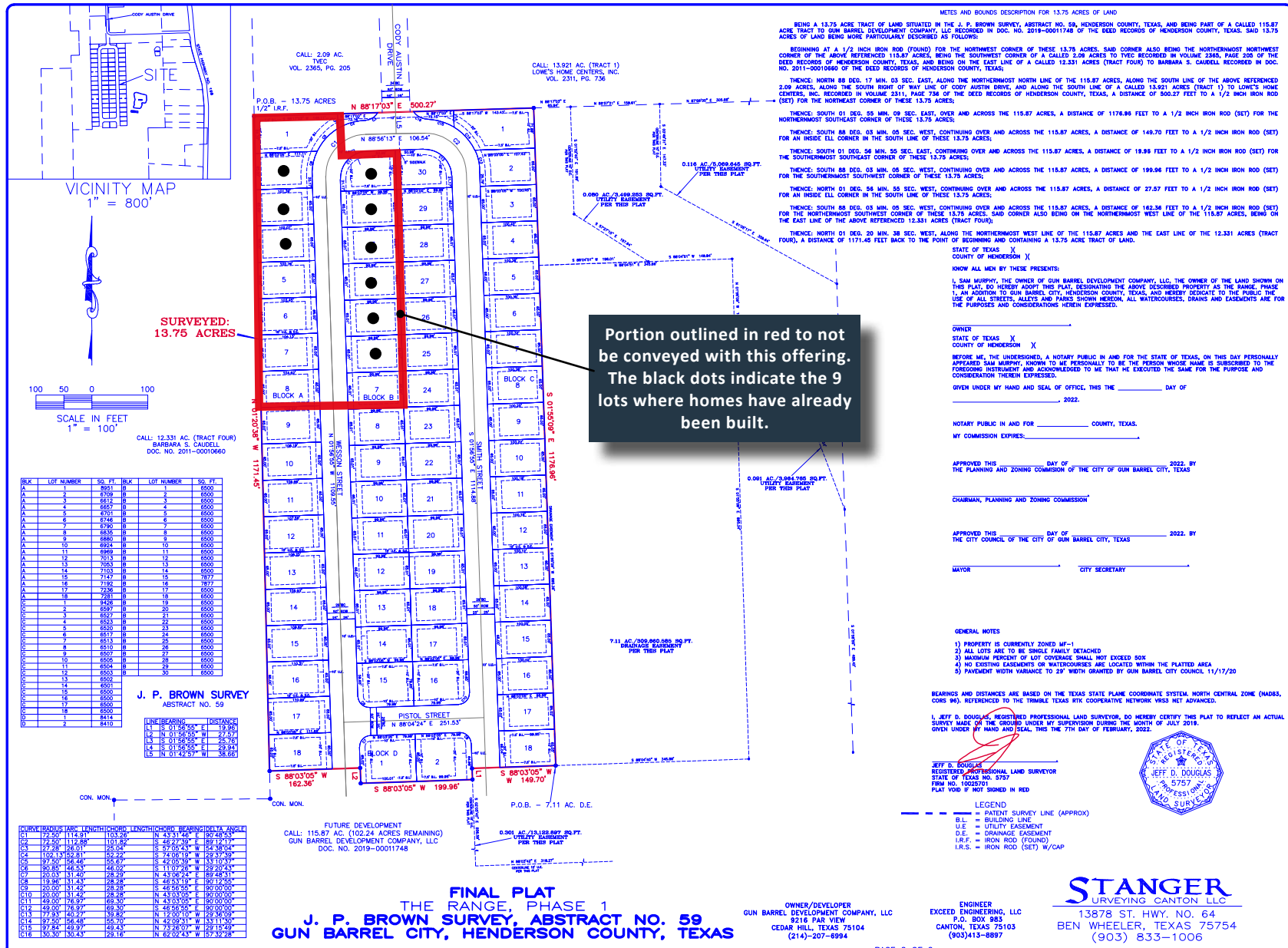
Gun Barrel City City Hall



Athens, TX

### COTTAGES AT CEDAR CREEK



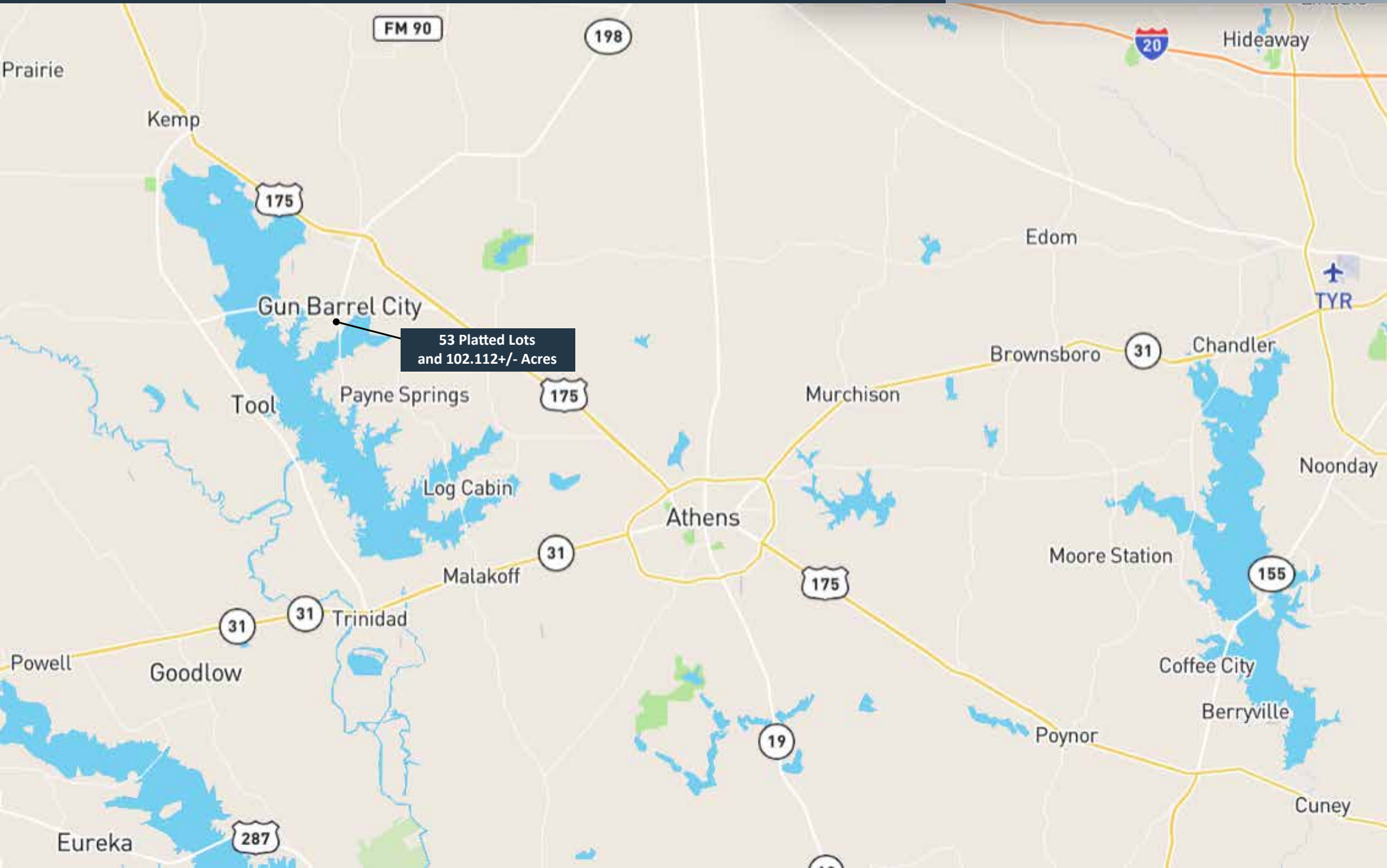


53 SF LOTS AND/OR 102.12+/- ACRES  
GUN BARREL CITY, TX



53 SF LOTS AND/OR 102.12+/- ACRES  
GUN BARREL CITY, TX





## 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 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.
- Henderson County, where the site is located, is witnessing demographic shifts and has an estimated 2024 population of 87,500 with a growth rate of 10.3% from 2014 to 2024, according to US Census Data.

The Site is located in Gun Barrel City and Henderson County, TX, which is part of the Dallas Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas, with the Site being in Henderson County. 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% (2021-2022)**



**DFW ESTIMATED  
POPULATION**

**8.3 Million**



Dallas, TX



Fort Worth, TX

## ECONOMIC OVERVIEW

Located in Henderson County, approximately 60 miles southeast of Dallas, offering convenient access to one of the nation's fastest-growing metro areas while maintaining a lower-cost, business-friendly environment. The county benefits from connectivity via U.S. Highways 175, 287, and State Highway 31, supporting regional movement of goods and commuters. Its proximity to Cedar Creek Lake, one of the largest lakes in the state, enhances quality of life and continues to drive residential and second-home development activity.

Henderson County's economy is supported by a mix of manufacturing, retail, healthcare, and agriculture, with key employers including Trinity Valley Electric Cooperative, UT Health Athens, and Trinity Valley Community College. With a population exceeding 85,000 and steady growth trends driven by in-migration from the Dallas-Fort Worth metroplex, the county continues to see increased demand for residential, retail, and industrial development. Affordable land pricing, a growing workforce, and expanding infrastructure position Henderson County as an attractive market for investors and developers seeking opportunities within close proximity to North Texas.



Trinity Valley Community College

### HENDERSON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Athens Independent School District	~800-1,000
UT Health East Texas - Athens	~550-700
Henderson County Government	~400-500
Trinity Valley Community College	~300-400
Walmart (Athens location)	~300-350



## AREA OVERVIEW

Gun Barrel City, located in Henderson County along the eastern shore of Cedar Creek Lake, is experiencing steady growth driven by its appeal as a lakeside community within the North Texas region with a population of 6,999, an increase of 13.2 percent from 2020. Situated roughly 60 miles southeast of Dallas, the City offers a compelling blend of waterfront living and regional accessibility, attracting both full-time residents and second-home buyers. The community benefits from convenient access via State Highway 334 and nearby U.S. Highway 175, supporting connectivity to the Dallas–Fort Worth metroplex and surrounding East Texas markets. This accessibility, combined with strong lifestyle appeal, continues to support stable growth. Gun Barrel City serves as a retail and service hub for the Cedar Creek Lake area, with local businesses, dining, and essential services supporting both residents and visitors. Its economy is anchored by retail, construction, and healthcare, providing a reliable foundation for continued development. Recreational amenities centered around Cedar Creek Lake—including boating, fishing, and waterfront activities—enhance quality of life and drive tourism. Residential development remains steady, supported by comparatively affordable home prices relative to larger North Texas markets, positioning the city as an attractive option for value-oriented buyers.



## TRANSPORTATION



**Air:** The Site is located approximately 77 miles southeast of Dallas/Fort Worth International Airport, providing both domestic and international air service. The Site is also approximately 63 miles southeast of Dallas Love Field, which primarily serves domestic routes. Tyler Pounds Regional Airport, located approximately 45 miles east of the Site, offers commercial air travel to Dallas/Fort Worth.



**Highway:** The Site is located at the intersection of Texas State Highway 198 and Texas State Highway 334, both of which run through the center of Gun Barrel City. The Site is approximately 6 miles south of U.S. Highway 175, which provides direct access to Dallas and the nearby city of Athens.

# February 2026 Statistics

Market

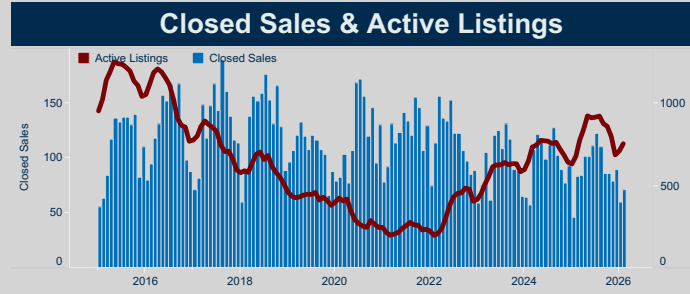
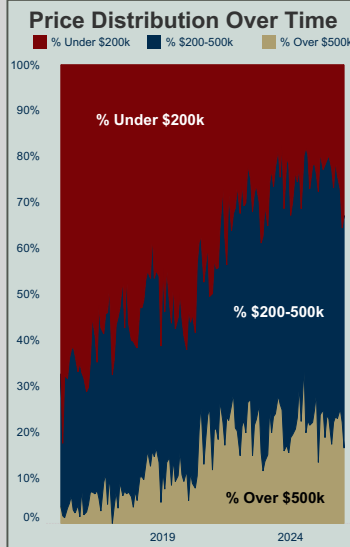
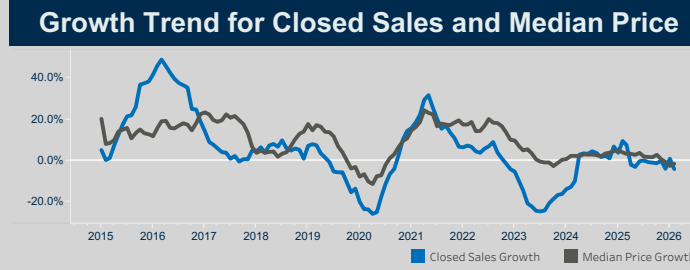
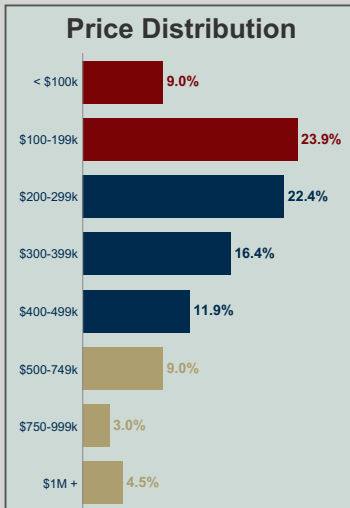
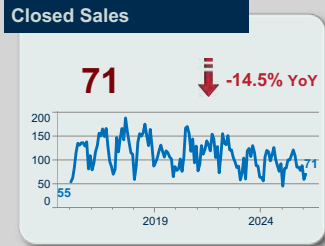


## Henderson County

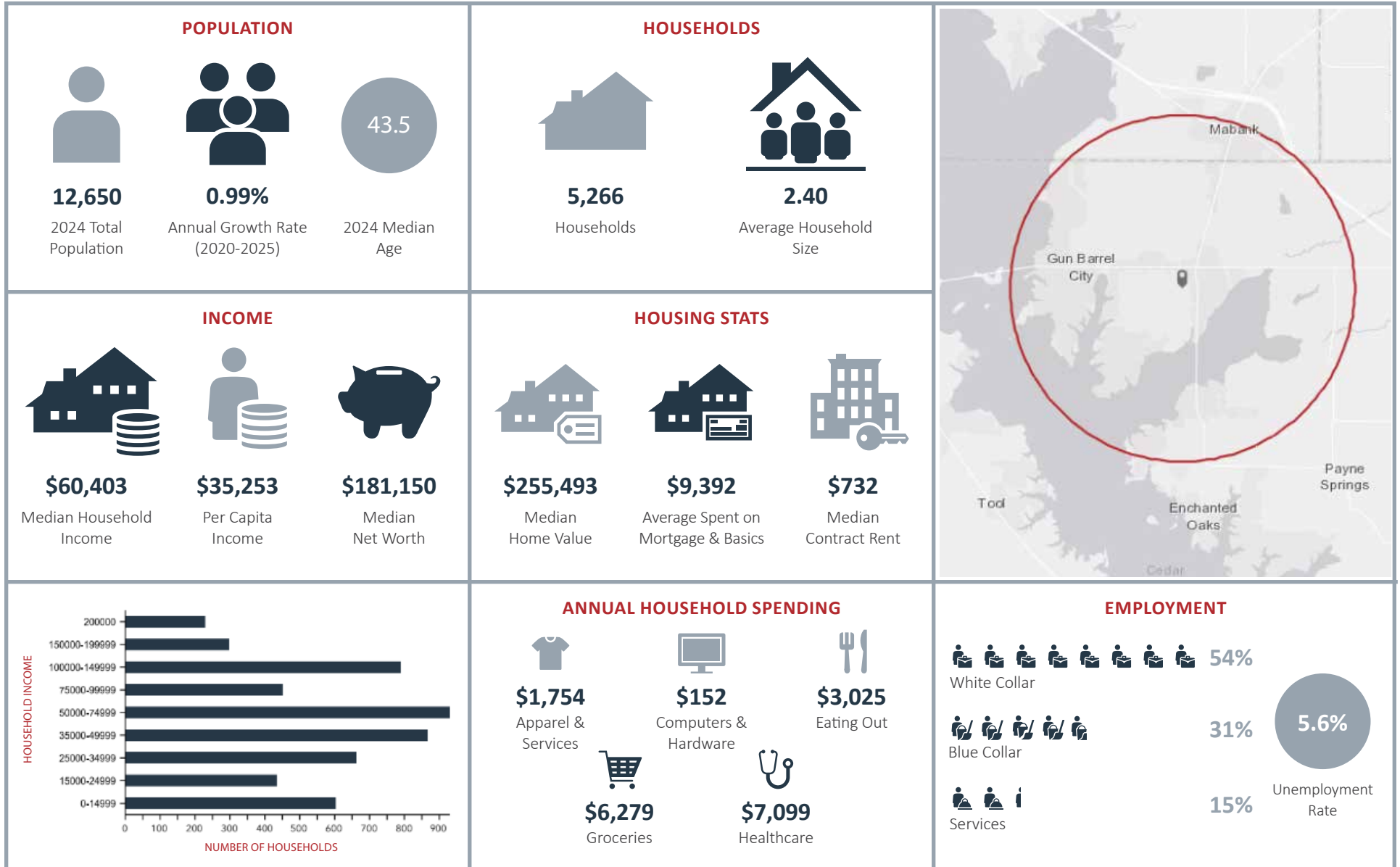
Property Type: All Residential (SF..), Market Type: County, Local Association: Henderson Count., Market Name: Henderson County, Frequency: Monthly, Date: 2026 February, Construction Type: All (Existing & Ne..)



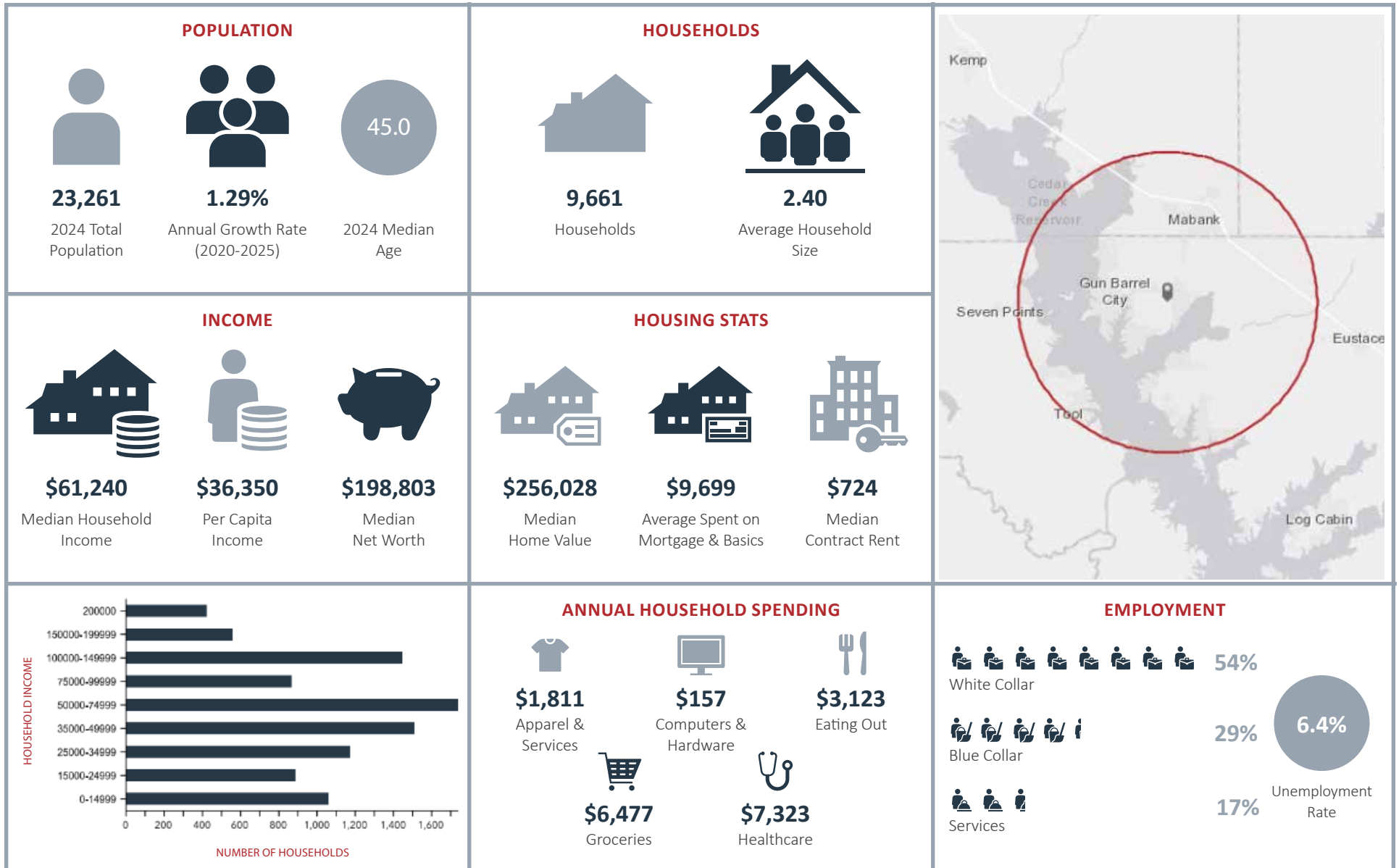
© 2026 Texas REALTORS® - Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.



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



## 53 Platted Lots and/or 102.12+/- Acres | Cody Austin Drive | Gun Barrel City, Texas



**JORDAN CORTEZ** | *Managing Principal* | 214-556-1951 | Jordan.Cortez@VanguardREA.com

**JUSTIN TIDWELL** | *Managing Director* | 214-556-1955 | Justin.Tidwell@VanguardREA.com

**MASON JOHN** | *Managing Director* | 214-556-1953 | Mason.John@VanguardREA.com

**HALEY BIRMINGHAM** | *Director* | 214-556-1956 | Haley@VanguardREA.com

**WILL DROESE** | *Director* | 214-556-1952 | Will@VanguardREA.com

**REID PIERCE** | *Director* | 214-556-1954 | Reid@VanguardREA.com

**TIM MARRON** | *Senior Associate* | 214-556-2381 | Tim@VanguardREA.com

**ALEX JOHNSON** | *Associate* | 214-556-1948 | Alex@VanguardREA.com