



93.87+/- ACRE INVESTMENT TRACT

E Maple Street (FM-1753) | Ravenna, Texas 75476

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer investors and developers the opportunity to purchase 93.87+/- acres (the “Site”) located along E Maple Street (FM-1753) in Ravenna, TX. This Site offers direct frontage (1,000 feet) on FM-1753 (E Maple Street), Ravenna’s main north south thoroughfares. The Site is 4.5 miles north of Highway 82, an important east-west route that runs from Lubbock to Texarkana, and is less than 3 miles west of Highway 78, a primary north-south thoroughfare serving greater Fannin County. With no known zoning restrictions in place, the Site boasts a wide range of potential uses. Located in one of Texas’ fastest-growing counties, this is a solid opportunity for developers or investors looking for well-located land in the path of growth. This offering is exceptionally priced at an asking **price of only \$1,550,000**, nearly \$8,000 per acre less than the Site’s appraised value per a recent appraisal done by CBRE in November 2024. Seller financing is available to qualified Buyers; call for details.

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	93.87+/- Acres
Location	E Maple Street (FM-1753), Ravenna, TX 75476 (33.67947903778269,-96.2340052415193)
Access	Via FM-1753 (E Maple Street)
Utilities	Water CCN: Ravenna Nunnelee WSC (water line to the Site) Sewer CCN: None
Zoning	No known zoning- Fannin County
Appraisal District Property ID’s	75485, 85617, 83334, 87041, 138074, 72774
School District	Bonham ISD

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

PRICING

Asking Price	\$1,550,000
Asking Price per Acre	\$16,512

* Seller financing available

TAX INFORMATION

Taxing Entity	Tax Rate
Bonham ISD	1.008800
Fannin County	0.380809
Total Tax Rate	1.389609

**There is currently an Agricultural Exemption in place for the Site creating a taxable value of only \$10,760 per the Fannin County Appraisal District 2024 values.*

**Purchaser shall be responsible for Rollback Taxes.*

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 173
3-MILE | 811
5-MILE | 2,836

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 0.00%
3-MILE | 0.02%
5-MILE | 0.10%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$80,941
3-MILE | \$80,784
5-MILE | \$83,361

MEDIAN HOME VALUE



1-MILE | \$240,000
3-MILE | \$243,929
5-MILE | \$264,306

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is well located along East Maple Street (FM-1753) in the heart of town and is less than half a mile east of FM-274, a major north-south throughfare running through Fannin County.
- 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
- The Site is 6 miles northwest of Bonham High School and less than 7 miles northwest of both Rather Junior High School and Evans Elementary School.



Zoning

- The Site is located within Fannin County and is not zoned, allowing for a variety of potential uses.
- Potential uses include, but are not limited to; single family, manufactured housing, RV park, flex industrial, and recreational uses.
- Purchaser to do their own due diligence related to zoning and uses allowed on the Site.



Population and Demographics

- Fannin County spans approximately 400 miles and is home to the Bois d'Arc Lake allowing for a variety of recreational activities.
- According to the 2024 U.S. Census Bureau, the population of Fannin County was 38,650.
- The City of Sherman located 30 miles west of the Site will be home to both the Texas Instruments and GlobiTech semiconductor chip facilities which total \$35 billion in anticipated investments and will create 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.

Fannin County Courthouse



Bois D'Arc Lake

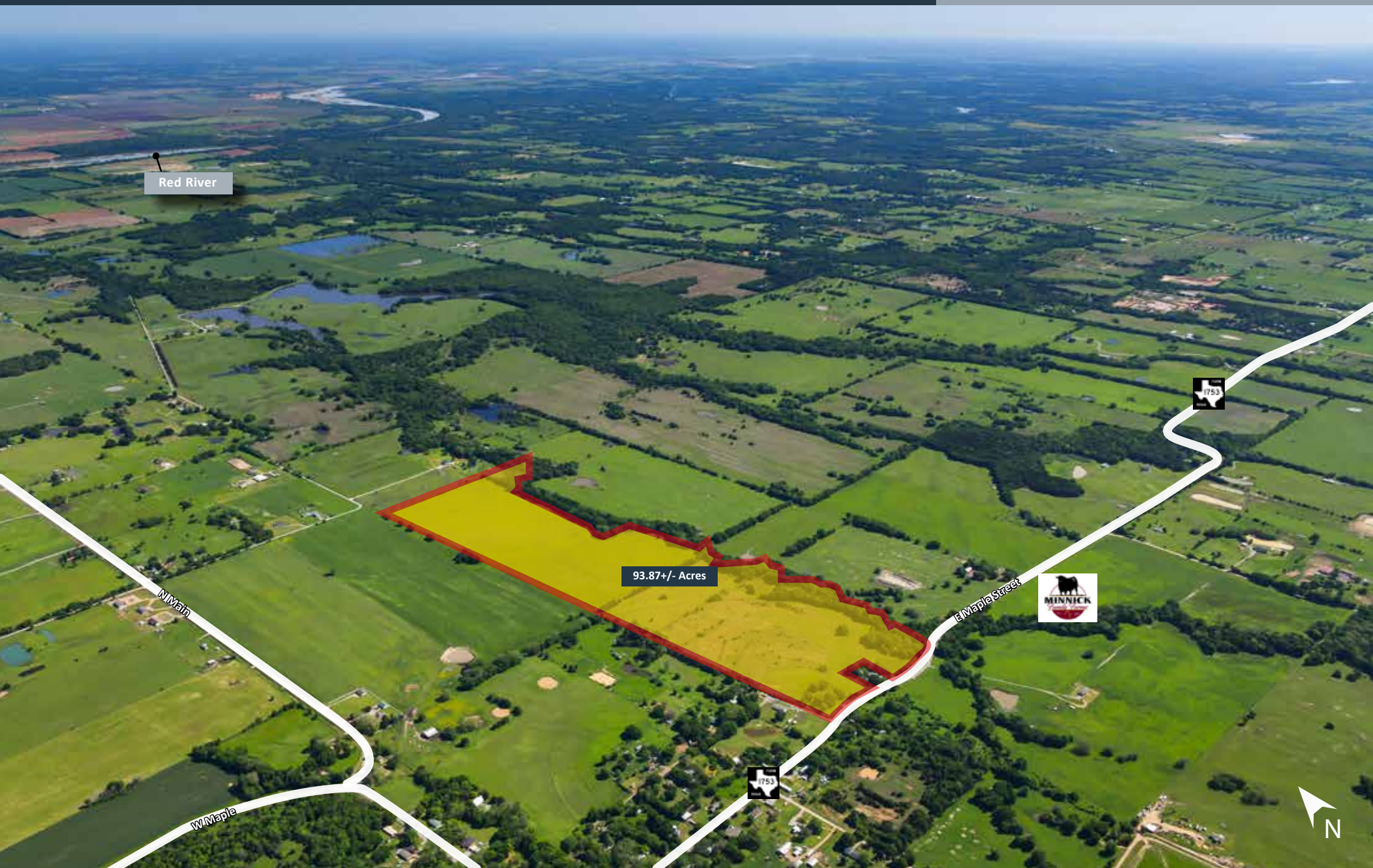
93.87+/- ACRES
RAVENNA, TEXAS



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DFW HIGHLIGHTS

- The Dallas-Fort Worth area features a robust and diverse economy, ranking fifth nationwide for growth with a remarkable Gross Metropolitan Product (GMP) of \$682 billion in 2022. According to recent CBRE surveys, it has also earned recognition as the leading real estate investment market for 2023.
- The DFW metro's estimated population of 8.1 million ranks it 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.
- In 2024, DFW continued to solidify its reputation as a leader in innovation and growth. Recent accolades include ranking #3 among the fastest-growing startup cities in the U.S. due to robust venture capital activity and innovation ecosystems.
- Fort Worth has been recognized for large-scale developments, such as the \$2 billion investment in downtown for projects including the expansion of Texas A&M's research campus. Furthermore, DFW remains a key player in healthcare innovation, with the Medical Innovation District (MID) employing over 30,000 workers and housing cutting-edge facilities for medical training and biotechnology advancements.



GROSS METROPOLITAN PRODUCT

\$682 Billion



DFW COUNTY POPULATION GROWTH

3.14% (2021-2022)



DFW COUNTY ESTIMATED POPULATION

8.1 Million



ECONOMIC OVERVIEW

Fannin County's economy is steadily expanding, supported by a mix of manufacturing, healthcare, and regional development. Bonham, the county seat, anchors much of the local employment with major manufacturers like Renlita and TCI, along with healthcare providers such as the Sam Rayburn Memorial Veterans Center. Just 30 miles west, Sherman has emerged as a fast-growing industrial hub, attracting multibillion-dollar investments from companies like Texas Instruments and GlobiTech, further strengthening the regional labor market. Within this context, Ravenna stands out for its strategic location—offering rural character with access to major employment corridors. Proximity to Bois d'Arc Lake adds to its appeal, with the potential to attract recreational and residential growth. While small in population, Ravenna is well-positioned to benefit from the county's broader economic momentum, making it an area of increasing interest for long-term investment.



Sam Rayburn Memorial Veterans Center

DALLAS-FORT WORTH MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Wal-Mart	34,698
American Airlines	24,700
Bank of America	20,000
Texas Health Resources	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
AT&T	15,800
Lockheed Martin	14,126
JPMorgan Chase	13,500
UT Southwestern Medical Center	13,122



AREA OVERVIEW

Fannin County, located in Northeast Texas, is a largely rural area experiencing steady interest from both investors and developers seeking long-term potential. The county offers a mix of established communities and emerging opportunities, with the town of Ravenna standing out as a prime example. Positioned in the northwestern part of the county, Ravenna maintains a quiet, agricultural setting while offering access to major development corridors and infrastructure improvements. Its availability of open land and proximity to Bois d'Arc Lake—the first major reservoir constructed in Texas in nearly 30 years—makes it particularly attractive for residential and recreational development. Bonham, the county seat, serves as the administrative and historical anchor of the region, while surrounding communities like Ravenna present new possibilities for thoughtful growth. As demand increases for land and lifestyle options outside the Dallas-Fort Worth metroplex, Fannin County, and especially towns like Ravenna, are becoming areas of strategic interest for long-term investment and development.

TRANSPORTATION



Air: Located approximately 20 miles from the site, North Texas Regional Airport (GYI) in Denison provides general aviation services and supports corporate and private flights. For commercial air travel, Dallas-Fort Worth International Airport (DFW) is approximately 85 miles southwest of Ravenna, offering nonstop service to major domestic and international destinations via all major U.S. carriers. Dallas Love Field (DAL), located about 90 miles away, provides additional commercial options, primarily through Southwest Airlines.



Highway: The site benefits from proximity to key regional routes, including U.S. Highway 82, which runs east-west through Bonham and connects to Sherman and Paris. Texas State Highway 78 runs north-south nearby, offering direct access to Bonham and extending south toward the northeastern Dallas suburbs. These highways facilitate efficient travel throughout the region and provide convenient connections to major interstates, including I-30 and I-35.



Public Transit: Public transportation options in Ravenna are limited, as is typical for rural areas in Fannin County. Residents generally rely on private vehicles for daily transportation. However, demand-response transit services may be available through the Texoma Area Paratransit System (TAPS), which serves eligible residents in surrounding communities, including Bonham.



Downtown Bonham



DFW International Airport

March 2025 Market Statistics - Fannin County

Median Price
\$265,000
▼ -10.9% YoY

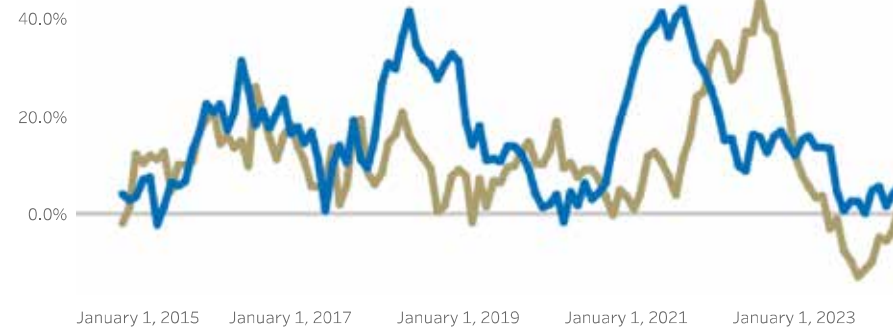
Closed Sales
41
▼ -10.9% YoY

Active Listings
265
▲ 23.8% YoY

Months Inventory
7.9
▲ 1.8 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



TRANSACTION TIME STATS

Days on Market
113
24 days more than March 2024

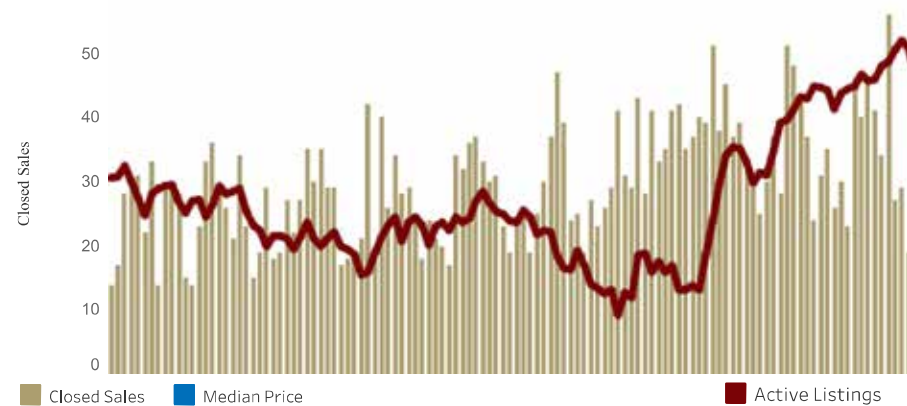
Days to Close
29
3 days less than March 2024

Total Days
142
21 days more than March 2024

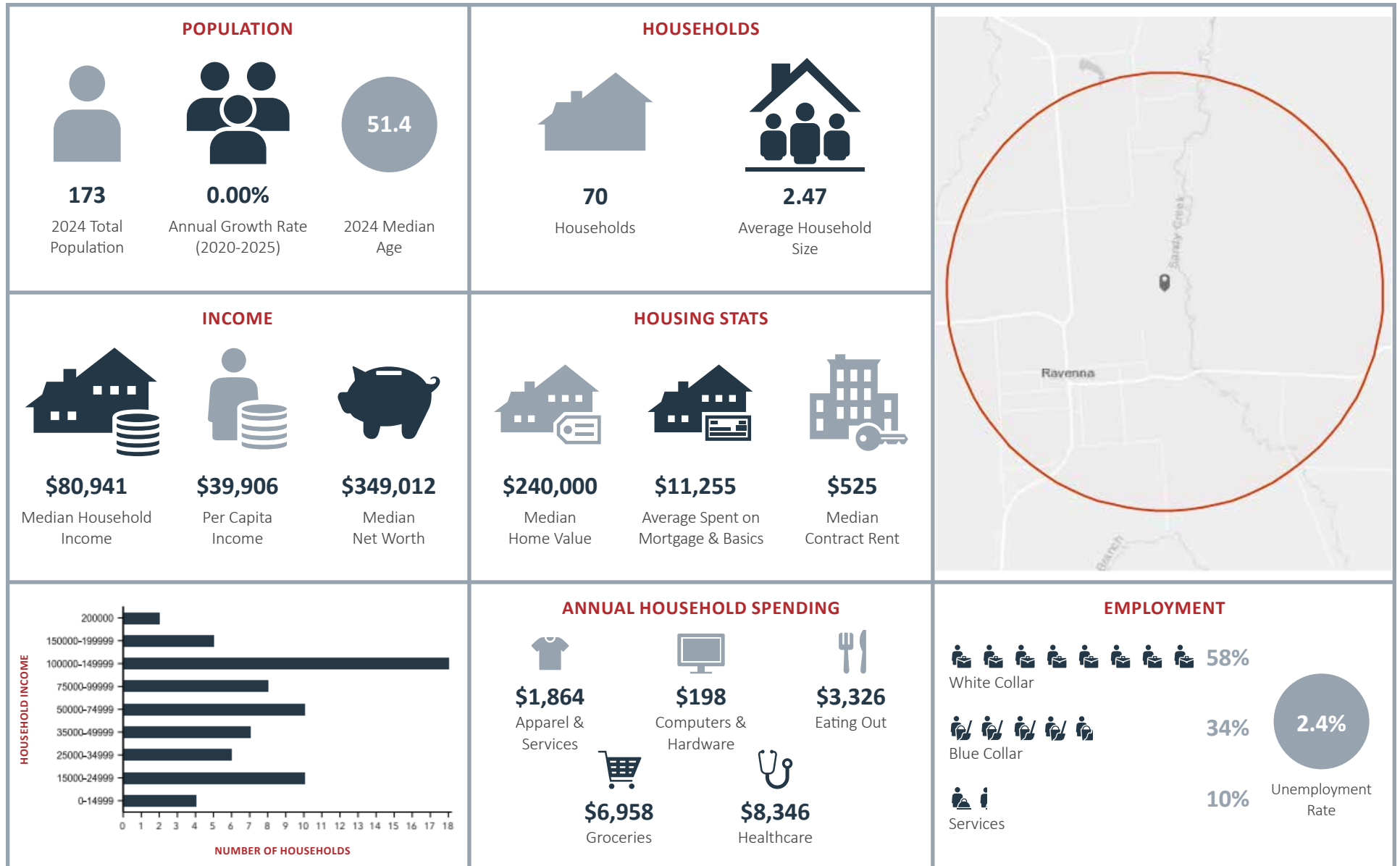


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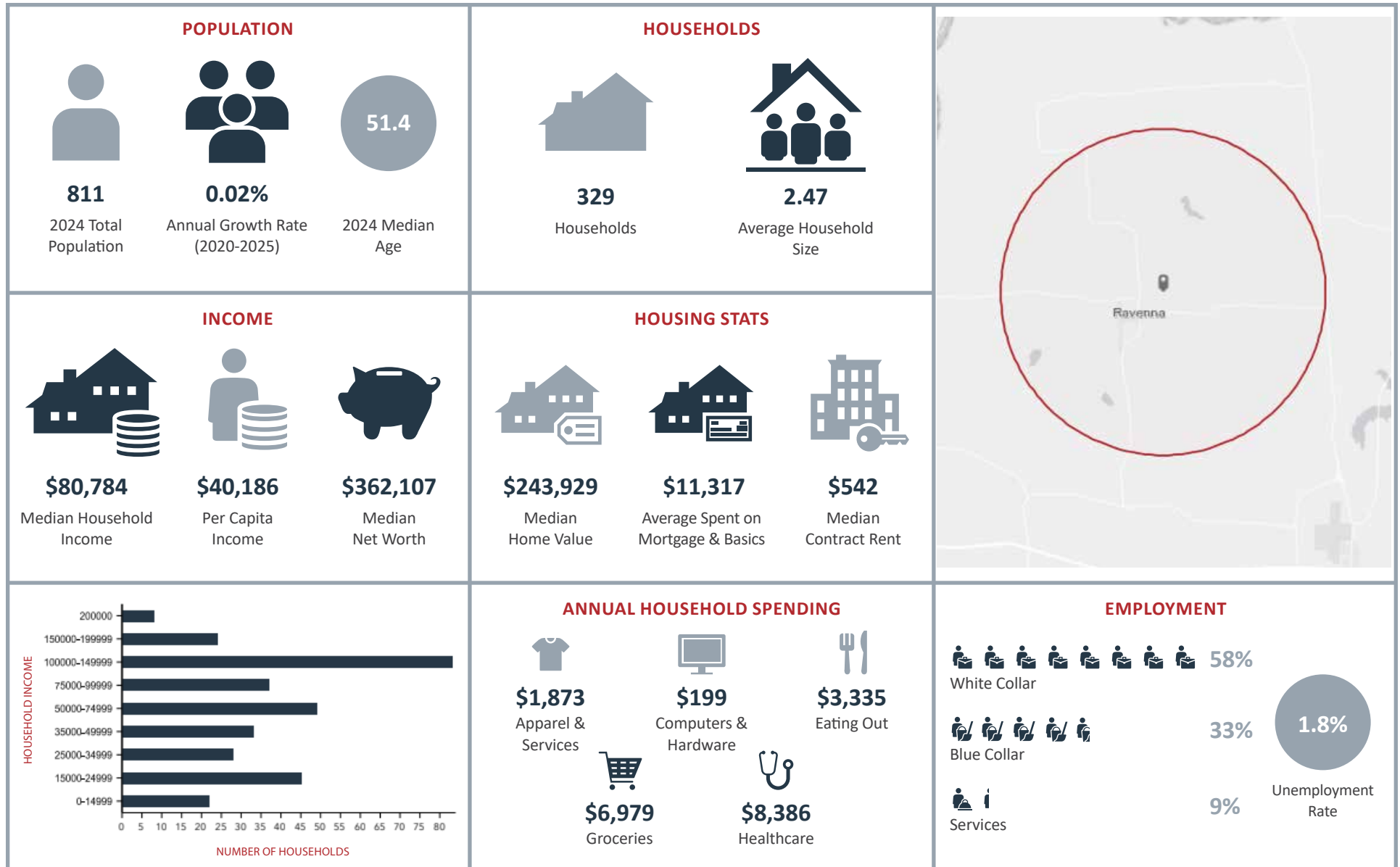
CLOSED SALES AND ACTIVE LISTINGS



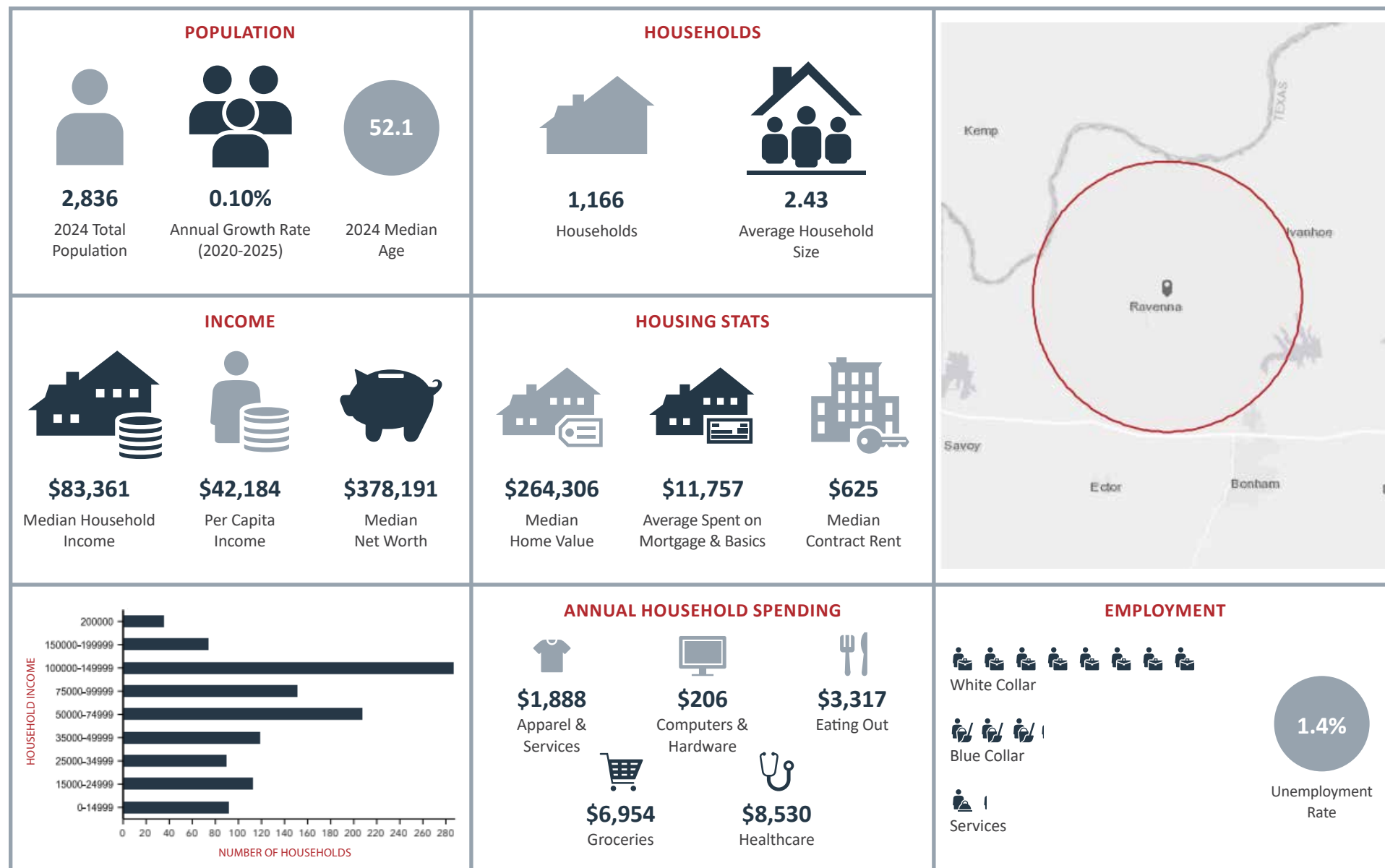
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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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