



# NWC/SWC US 75 & VAN ALSTYNE

For lease:  
Anchor, Jr Box, Pad &  
Retail Opportunities  
Van Alstyne, TX 75495

# Metrics

NWC/SWC US 75 & Van Alstyne Pkwy  
Van Alstyne, TX 75495

## NWC

Pads Available    Shop Space Available

## Traffic Counts

US 75                      Van Alstyne Pkwy  
59,688 VPD                14,061 VPD

## Residential Growth

1. Van Alstyne has experienced rapid population growth over the last 5 years increasing over 50%
2. There are currently 26,584 lots in various stages of development in the city of Van Alstyne and the ETJ per the recent RSI study
3. Taking all the growth into account it is estimated there will be approximately 41,992 people within the trade area by 2027 and 57,681 people by 2029 (\* RSI study)
4. Average new home construction price is approximately \$500,000+

## Property Highlights

1. High residential growth with strong household incomes
2. Underserved retail market
3. Positioned at what will become the primary retail intersection for Van Alstyne and the area
4. Prime location between Anna and Sherman with strong commuter traffic & regional connectivity
  - 4 miles north of Rosamond Parkway in Anna
  - 6 miles from Walmart in Anna
  - 15 miles south of Kroger in Sherman
5. Directly across from Grayson College South Campus
6. New high school across the street (2,800 students)
7. New elementary school under construction across the street, opening Fall 2026
8. Van Alstyne ISD is the 4th highest rated school district in the state of Texas which is also fueling residential growth
9. Texas Instruments and GlobalWafers have recently opened semiconductor manufacturing facilities in Sherman resulting in 4,500 additional jobs in the region

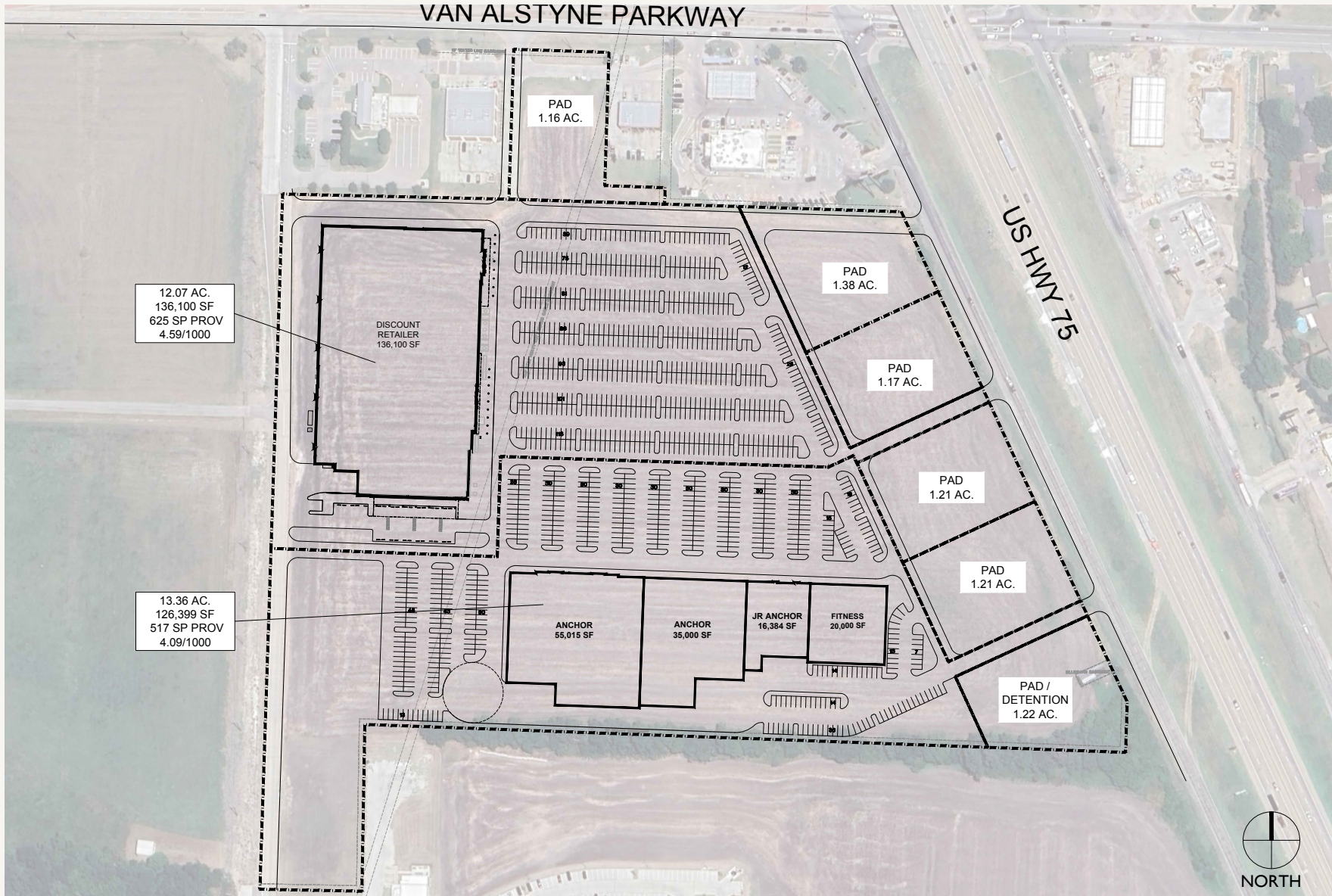
## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,697	9,686	23,952
EST. DAYTIME POPULATION	266	890	2,071
EST. AVG. HH INCOME	\$120,728	\$133,384	\$132,970



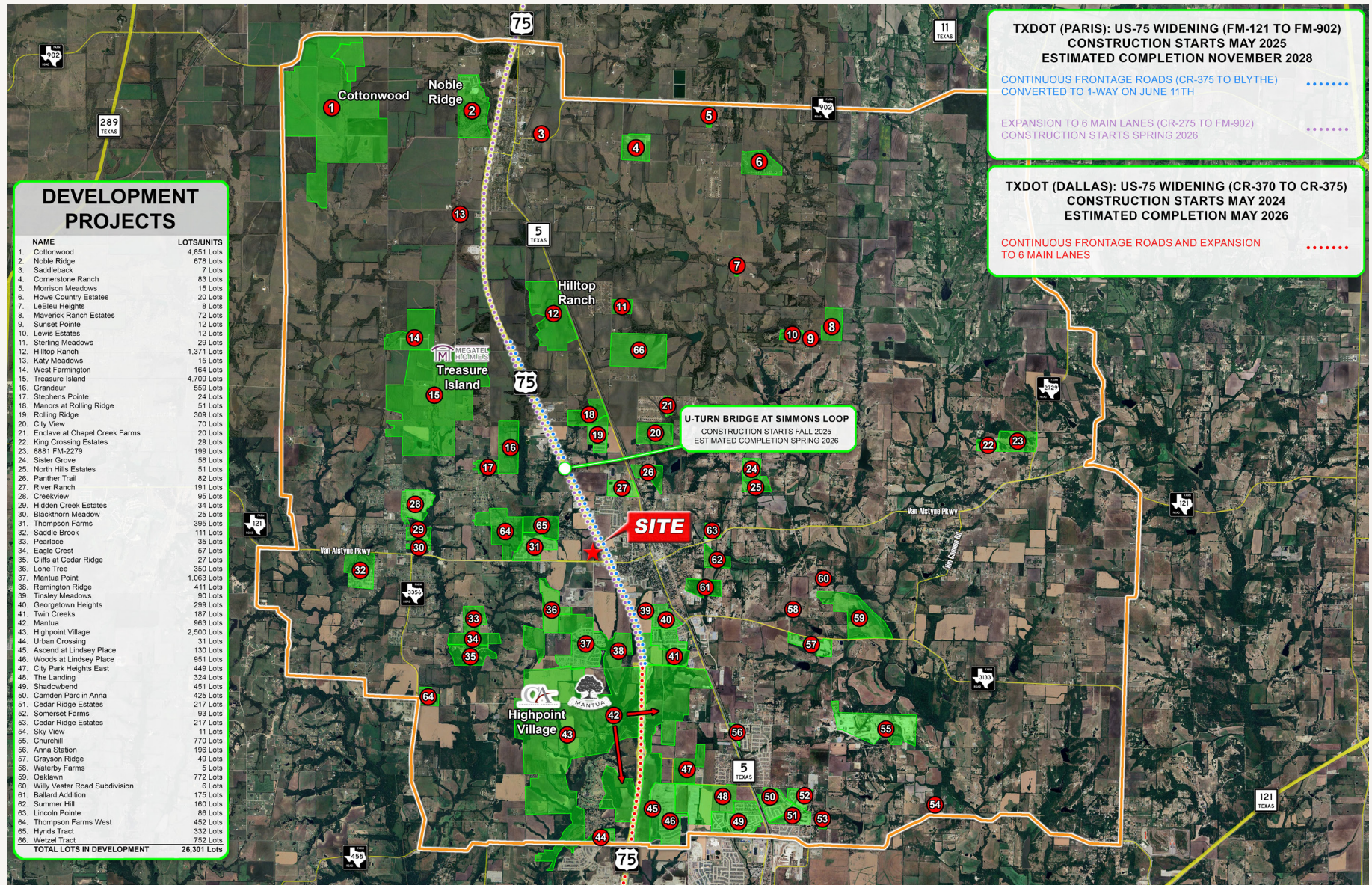
# SWC Conceptual Site Plan

SWC US 75 & Van Alstyne Pkwy  
Van Alstyne, TX 75495



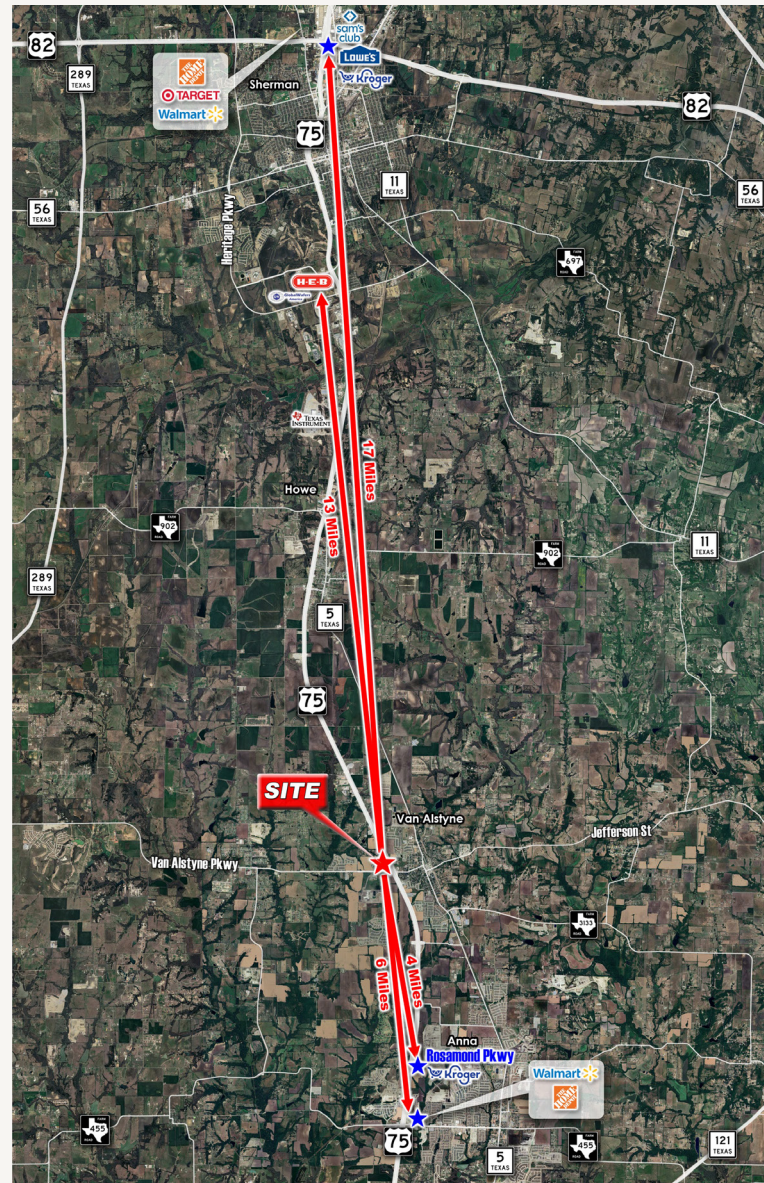
# Residential Aerial

NWC/SWC US 75 & Van Alstyne Pkwy  
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# Far Aerial

NWC/SWC US 75 & Van Alstyne Pkwy  
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“Construction is now underway on Van Alstyne’s third elementary campus, the Charles and Beth Williams Elementary School, which is slated to open in the fall of 2026. This new facility aims to accommodate the city’s rapidly increasing student population as the area experiences significant growth.

City officials note that the new elementary school will provide much-needed classroom capacity to serve the influx of new residents moving into the area. According to recent studies, Van Alstyne’s population is expected to swell dramatically, from its current estimated 8,300 residents to approximately 55,000 by the fourth quarter of 2029.”



May 29, 2025 by Caroline Raffetto

“A Van Alstyne pasture will soon be home to people moving to Grayson County.

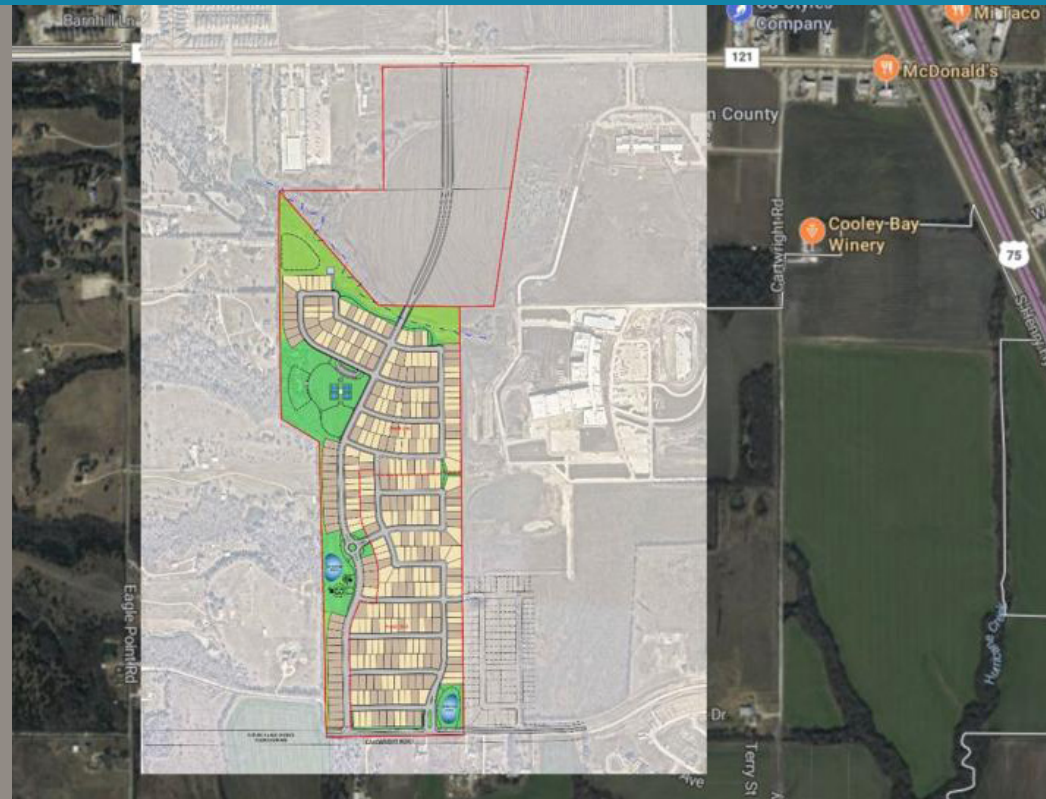
The city council recognized the need to keep up with population growth.

“Double, triple, quadruple of what we have now... I mean, that’s probably what’s coming,” said City of Van Alstyne spokesperson Mike Shaw.

By a 4-2 vote, council members on Tuesday approved creation of a Tax Increment Reinvestment Zone for the Lone Tree housing development on a 107-acre tract between Cartwright Road and Van Alstyne Parkway.”



July 9 2025 by Kennedy Patterson



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# VENTURE

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