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REMAX



FANNIN COUNTY

Market Update

MARKET STATISTICS

FEBRUARY 2025

\$337,500

Median Price

▲ 44.5% YoY

14

Closed Sales

▼ -22.2% YoY

357

Active Listings

▼ -4.3% YoY

16.5

Months Inventory

▼ -0.5 YoY

VALUATION STATS

Source: Ntreis

\$58,353.38

Median Price/Acre

▲ 226.7% YoY



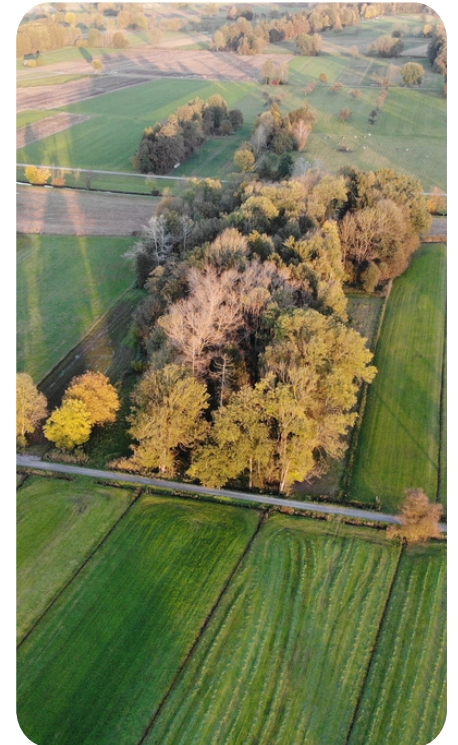
\$39,602.38

Average Price/Acre

▼ -24.9% YoY

12.25 acres

Median Tract Size



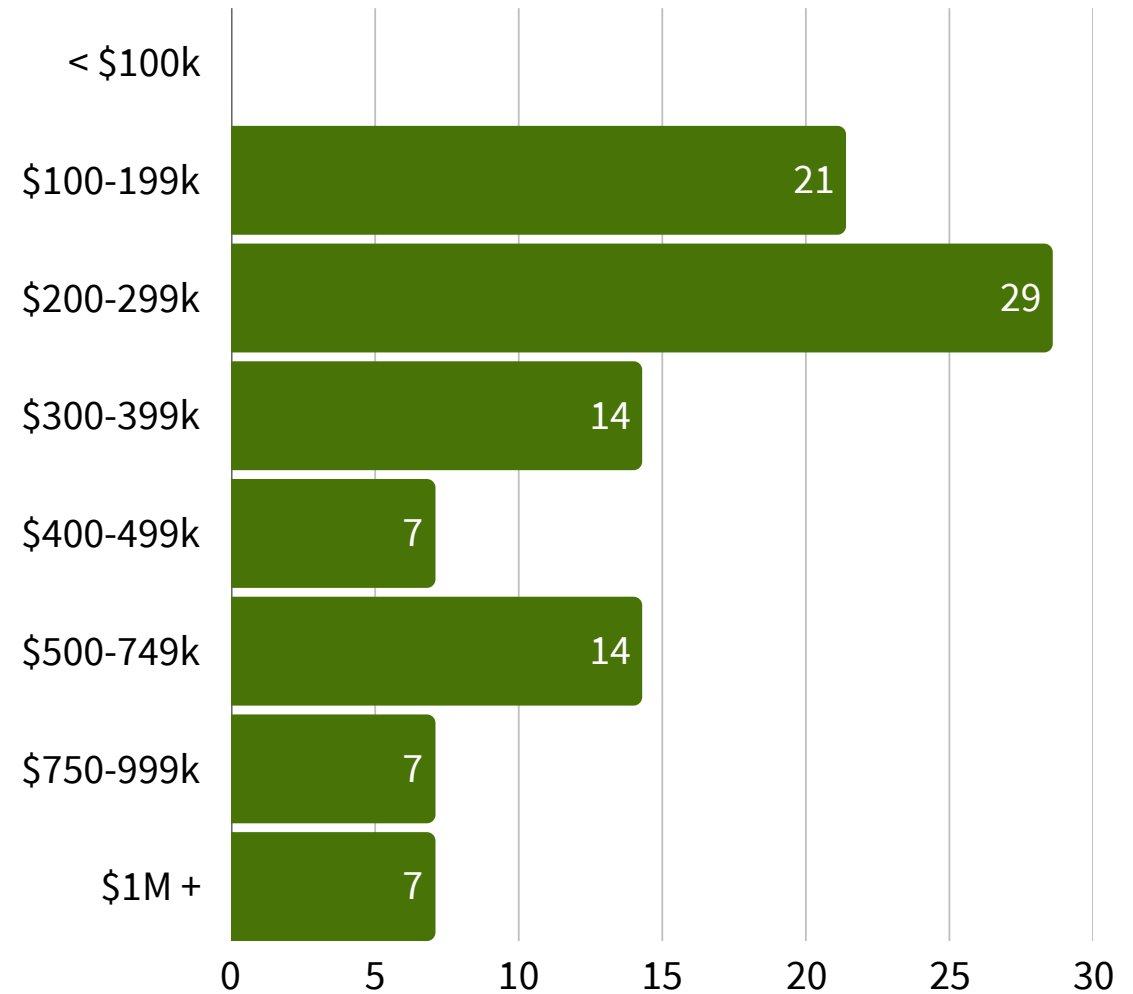
296.5

Total Land Acres

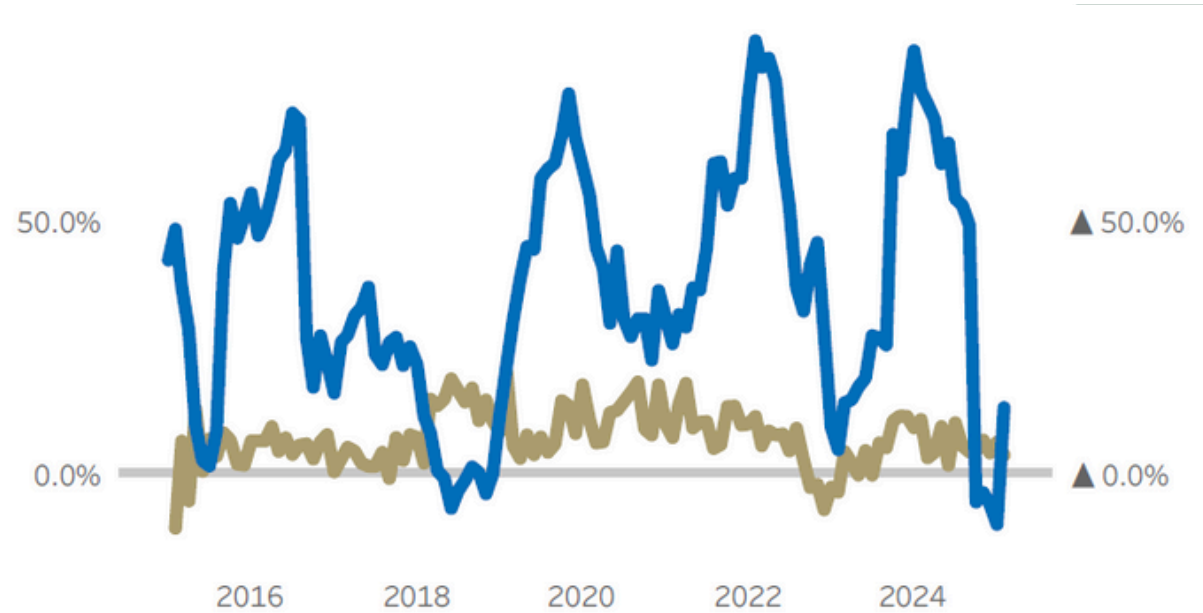
▼ -10.1% YoY

PRICE DISTRIBUTION

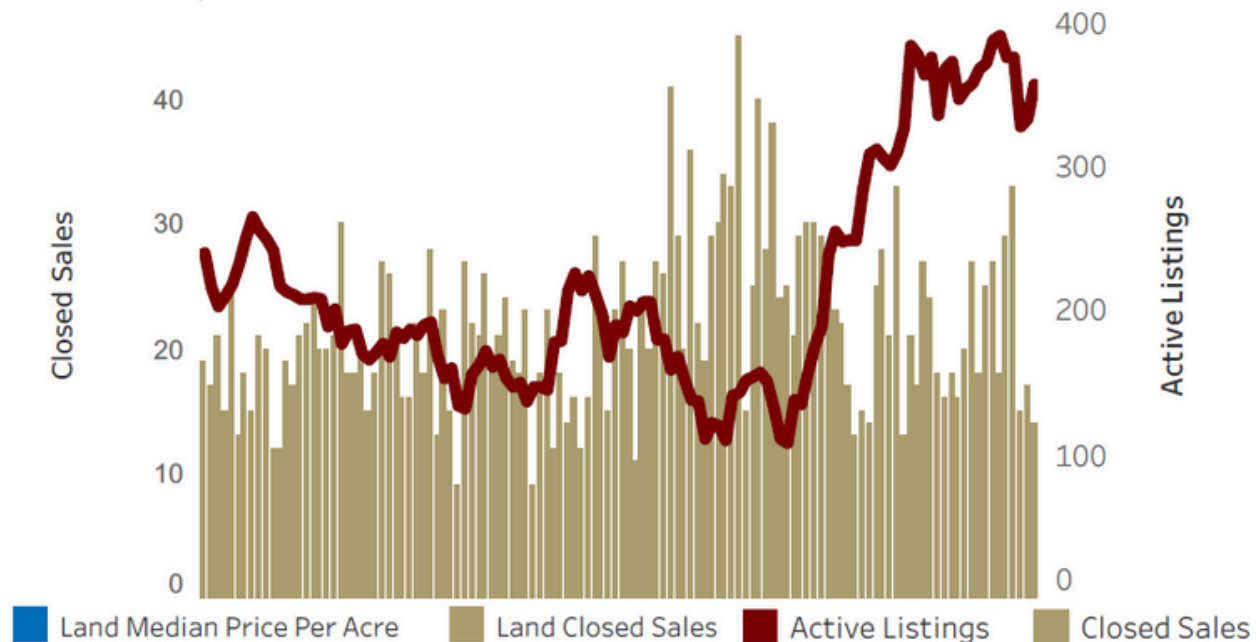
Source: Ntreis



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



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REMAX



INVESTMENT HIGHLIGHTS

1430 County Road 3025, Bonham, TX 75418

Investment Highlights | Bonham, TX

THE LUXE GLOBAL GROUP
RE/MAX FOUR CORNERS



Strategic Location

- The 37.665+/- acre Site is ideally located near 1430 County Road 3025, Bonham, Texas 75418, providing excellent access to US-82 and State Highway 121, the main thoroughfares in Bonham, facilitating easy connectivity to the broader Fannin County market.
- The Site is approximately 30 miles northeast of McKinney and less than an hour's drive from the Dallas-Fort Worth Metroplex.
- The Site benefits from the ongoing infrastructure improvements along US-82, aimed at enhancing regional accessibility and economic growth.
- The new 50,000-square-foot Texas A&M AgriLife Research and Extension Center in Bonham is within proximity to the Site, providing educational and agricultural support to the community.



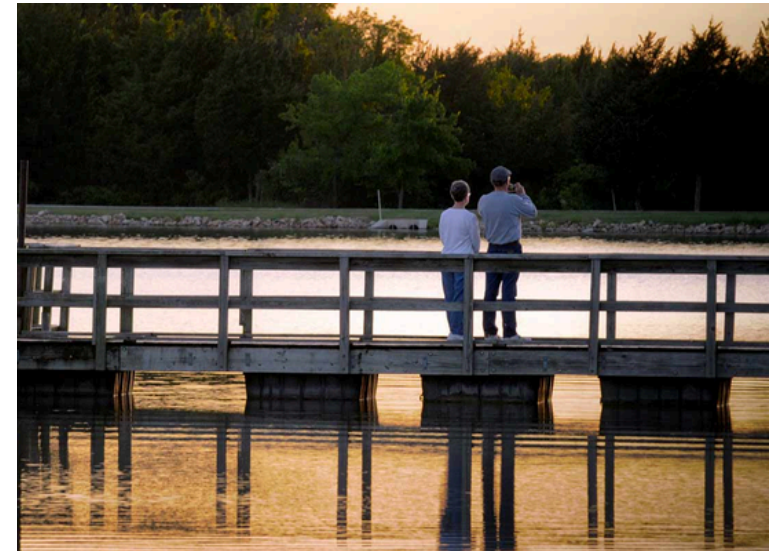
Zoning

- The Site is located in Fannin County within the Bonham Extraterritorial Jurisdiction (ETJ), allowing for a variety of development opportunities.
- Potential uses include single-family residential, light industrial, manufactured housing, and agricultural applications.
- Purchaser to verify zoning and permitted uses for the Site.



Population and Demographics

- According to the World Population Review, Bonham is currently growing at a rate of 4.8% annually, with consistent population increases since 2020.
- Per Texas Realtors, the median home price in Fannin County was \$325,000 as of August 2023.
- Within 1 mile of the Site, the median home value is \$285,750, and the median household income is \$65,900.



Demographics

Bonham, TX



ESTIMATED POPULATION

1-Mile | 2,000
3-Mile | 8,000
5-Mile | 12,986



MEDIAN HOUSEHOLD INCOME

1-Mile | \$45,000
3-Mile | \$50,000
5-Mile | \$58,063



MEDIAN HOME VALUE

1-Mile | \$120,000
3-Mile | \$150,000
5-Mile | \$218,436

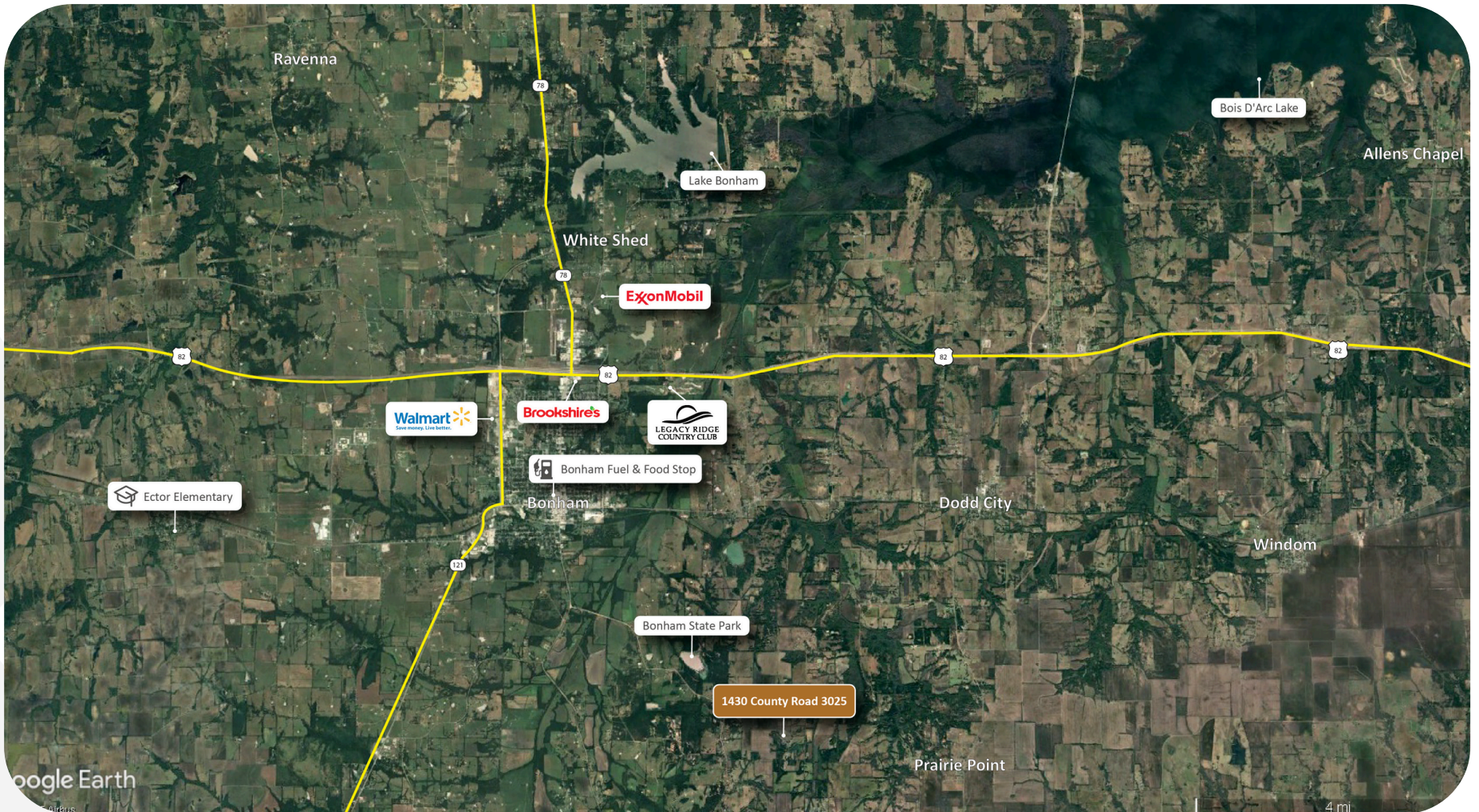
Key Distances from Property

1430 County Road 3025 | Bonham, TX 75418



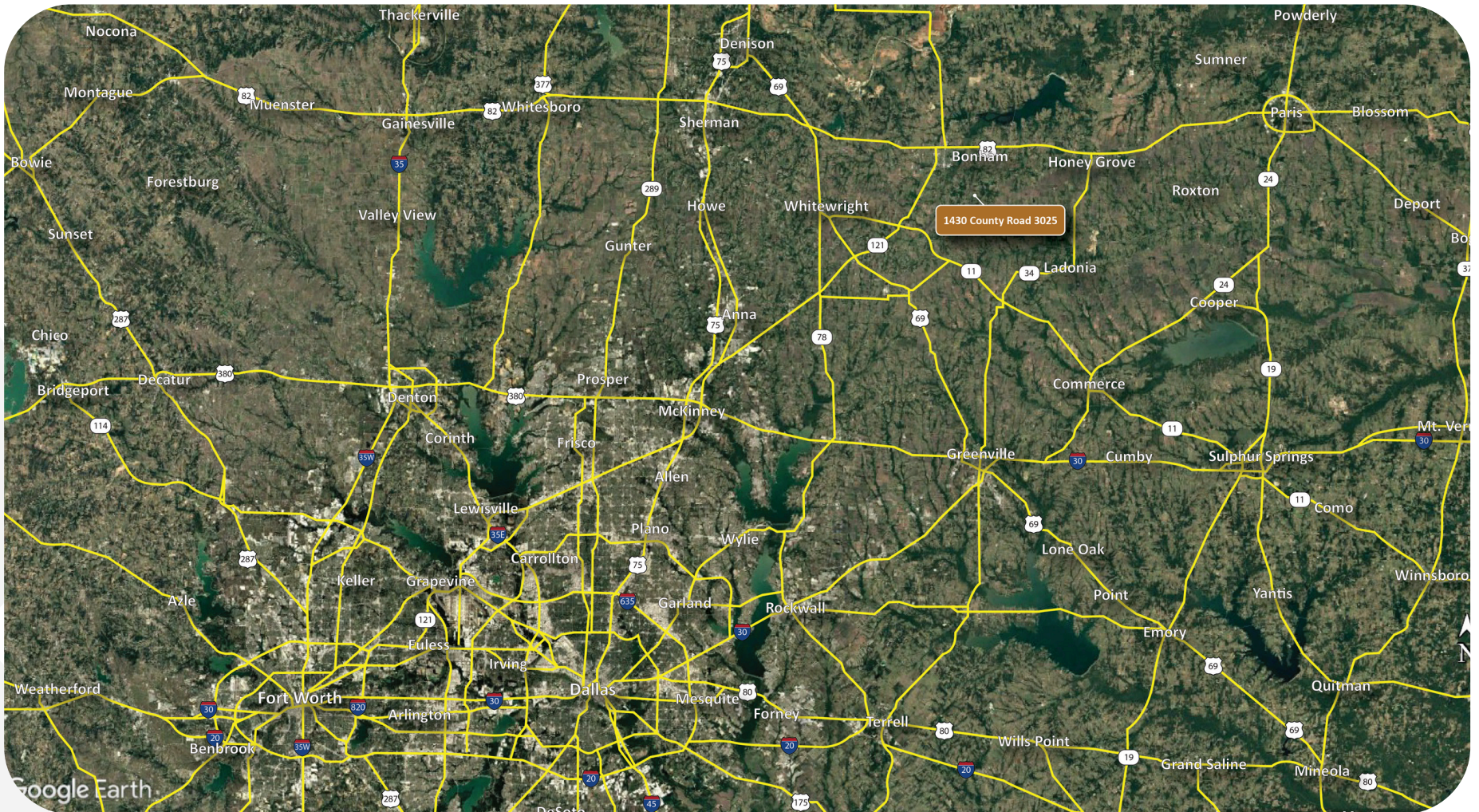
Local Aerial Overview

1430 County Road 3025 | Bonham, TX 75418



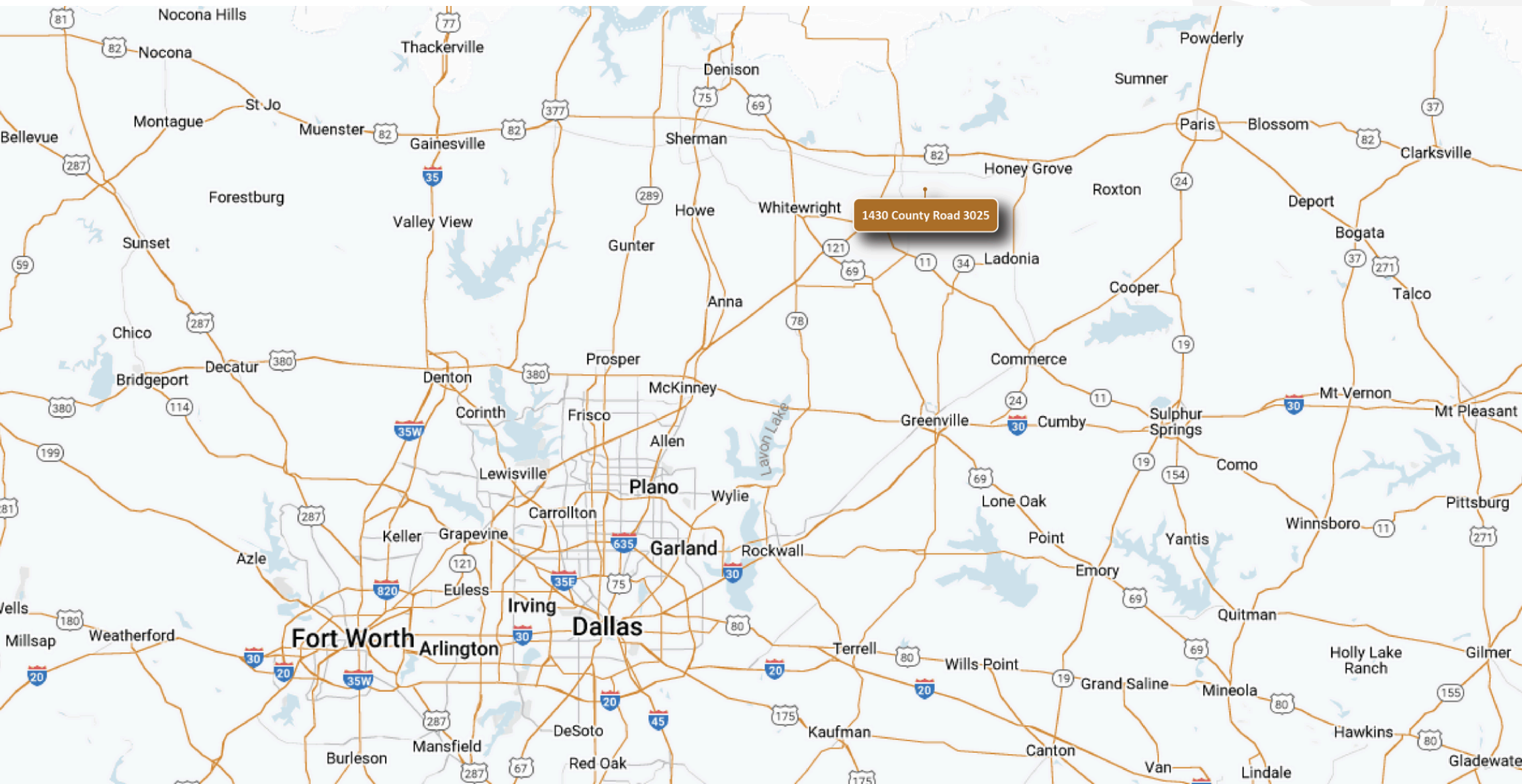
Regional Aerial Perspective

1430 County Road 3025 | Bonham, TX 75418



Regional Location Map

1430 County Road 3025 | Bonham, TX 75418



DFW Highlights

- **Robust Economic Growth:** The Dallas-Fort Worth (DFW) area continues to demonstrate a well-diversified and resilient economy. As of December 2024, employment in Dallas grew at an annualized rate of 4.4%, while Fort Worth experienced a 1.4% increase. This outpaced the overall Texas employment growth of 3.1% and the national rate of 2.3% during the same period. [Federal Reserve Bank of Dallas](#)
- **Leading Real Estate Investment Market:** DFW has been recognized as the top spot for real estate investment and development in 2025, according to a report by PricewaterhouseCoopers and the Urban Land Institute. This accolade is attributed to DFW's strong post-pandemic recovery and significant population growth. [New York Post](#)
- **Population Growth and Projections:** The DFW metroplex's population reached approximately 8.3 million by July 2024, reflecting an increase of about 487 people per day from the previous year. Projections indicate that DFW's population could surpass 12 million by 2060, positioning it as the second most populous metropolitan area in the U.S., overtaking Los Angeles. [WFAA](#)
- **Recent Rankings and Accolades:** DFW continues to receive national recognition, including being named the top spot for real estate investment and development in 2025. [New York Post](#)
- **Collin County Population Surge:** Collin County, part of the DFW metroplex, experienced significant growth, with its population increasing by over 36% from 2010 to 2020. As of July 2022, the estimated population was 1,158,969, underscoring the area's rapid expansion.



Gross Metropolitan
Product (GMP)

\$744.65 Billion



DFW MSA Annual
Population Growth

2.19%



DFW
MSA Population

8,344,032



Economic Overview

Bonham, Texas, serves as the economic hub of Fannin County, blending a rich agricultural heritage with growing industrial and commercial development. Strategically located near the Texas-Oklahoma border and within proximity to the expanding DFW Metroplex, Bonham benefits from steady population growth and infrastructure investments. The city has seen an increase in economic activity due to projects like the Bois d'Arc Lake development, which has spurred opportunities in tourism, real estate, and small business expansion. Agriculture remains a vital sector, with cattle ranching and crop production contributing significantly to the local economy. Additionally, manufacturing and distribution have gained traction, supported by Bonham's business-friendly environment and access to major highways. With ongoing revitalization efforts in the historic downtown district and investments in public amenities, Bonham continues to position itself as an attractive location for businesses and residents seeking affordability and economic stability.



BONHAM MAJOR EMPLOYERS	
Company Name	Employees
Texas Department of Criminal Justice (TDCJ)	1,000+
Bonham Independent School District	500+
VA North Texas Health Care System (Sam Rayburn Memorial Veterans Center)	500+
Fannin County Government	300+
Legend Bank	100+
Clayton Homes	100+
Walmart Supercenter	100+

Area Overview

The City of Bonham is located along US Highway 82, approximately 75 miles northeast of Dallas and 35 miles east of Sherman. As the county seat of Fannin County, Bonham is experiencing steady growth, driven by infrastructure investments such as the Bois d'Arc Lake development and expanding commercial activity. Within a 5-mile radius of the site, the estimated population exceeds 12,000. Bonham residents benefit from convenient accessibility to major employment hubs in nearby Sherman, Denison, McKinney, and the broader DFW Metroplex. According to Texas Realtors, the median home sales price in Bonham in 2023 was \$250,000, with a median price per square foot of approximately \$160, reflecting the city's affordability compared to the rapidly growing North Texas market.

Transportation



- **Air:** The nearest major airports serving Bonham include Dallas-Fort Worth International Airport (DFW), located approximately 75 miles southwest, and Dallas Love Field, about 70 miles southwest. DFW International is the third-largest airport in the world by operations and a key economic driver for North Texas, contributing over \$37 billion annually. Additionally, North Texas Regional Airport in Sherman provides private and limited commercial aviation services, offering a convenient option for regional air travel.



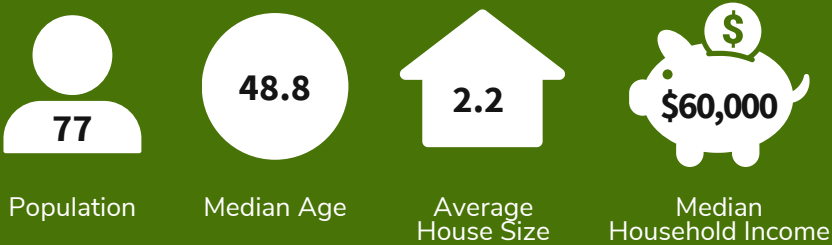
- **Highway:** Bonham is strategically positioned along US Highway 82, a major east-west corridor connecting the city to Sherman, Gainesville, and Texarkana. The city also has direct access to State Highway 121, providing a direct route south to McKinney and the DFW area. Additionally, US Highway 75, located approximately 30 miles west, serves as a key north-south route connecting Bonham to the economic centers of Sherman, Dallas, and beyond. Future infrastructure improvements, including expansions to US-82 and local road enhancements, will further improve connectivity and support the city's ongoing growth.



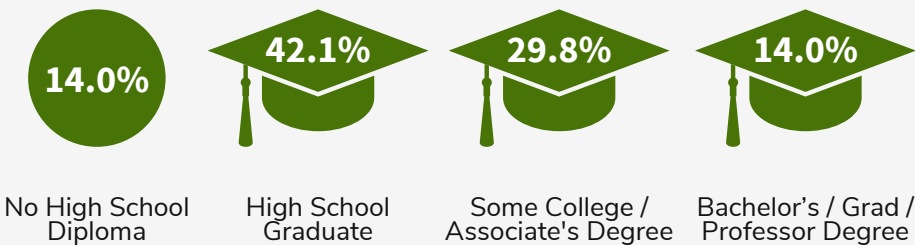
Key Facts

1430 County Road | Bonham, TX
0 - 1 Mile Radius

KEY FACTS



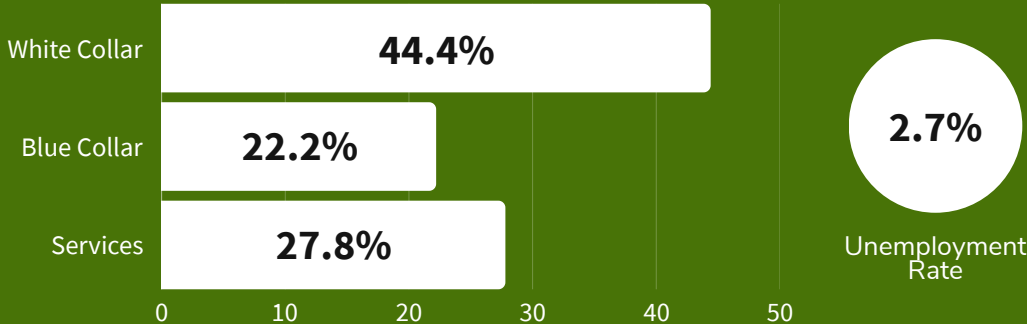
EDUCATION



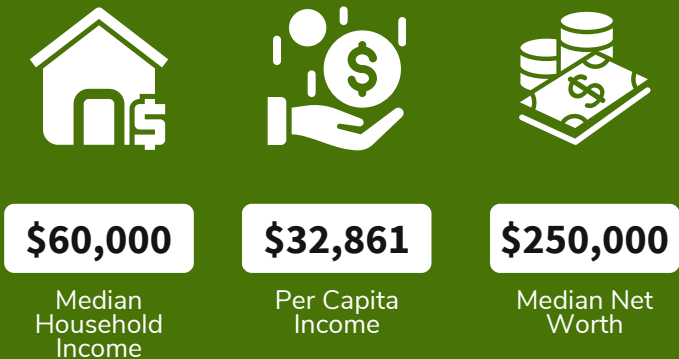
BUSINESS



EMPLOYMENT



INCOME



HOUSEHOLD INCOME 2024 (ESRI)

The largest group: \$50,000 - \$74,999 (20.0%)
The smallest group: \$15,000 - \$24,999 (5.7%)

Indicator ▲	Value	Diff	
<\$15,000	17.1%	+7.5%	
\$15,000 - \$24,999	5.7%	-1.3%	
\$25,000 - \$34,999	8.6%	+1.2%	
\$35,000 - \$49,999	8.6%	-1.7%	
\$50,000 - \$74,999	20.0%	+0.9%	
\$75,000 - \$99,999	14.3%	+3.6%	
\$100,000 - \$149,999	11.4%	-4.6%	
\$150,000 - \$199,999	8.6%	-0.5%	
\$200,000+	5.7%	-5.2%	

Bars show deviation from Fannin County

Key Facts

1430 County Road | Bonham, TX
1 - 3 Mile Radius

KEY FACTS



Population



Median Age



Average House Size



Median Household Income

EDUCATION



No High School Diploma



High School Graduate



Some College / Associate's Degree

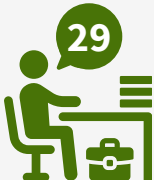


Bachelor's / Grad / Professor Degree

BUSINESS



Total Businesses



Total Employees

EMPLOYMENT

White Collar

62.6%

Blue Collar

21.1%

Services

15.3%



Unemployment Rate

INCOME



Median Household Income



Per Capita Income



Median Net Worth

HOUSEHOLD INCOME 2024 (ESRI)

The largest group: \$50,000 - \$74,999 (20.0%)
The smallest group: \$15,000 - \$24,999 (5.7%)

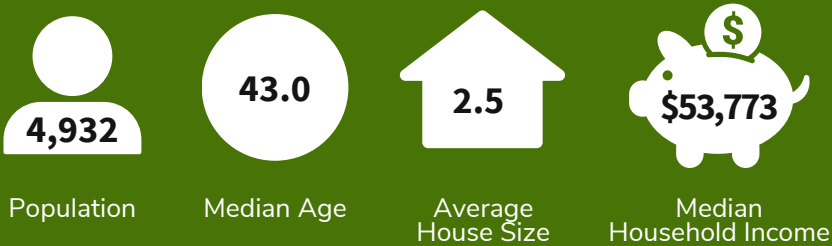
Indicator ▲	Value	Diff	
<\$15,000	8.8%	-0.8%	
\$15,000 - \$24,999	4.1%	-2.9%	
\$25,000 - \$34,999	6.8%	-0.6%	
\$35,000 - \$49,999	8.2%	-2.1%	
\$50,000 - \$74,999	19.0%	-0.1%	
\$75,000 - \$99,999	12.9%	+2.2%	
\$100,000 - \$149,999	17.0%	+1.0%	
\$150,000 - \$199,999	15.6%	+6.5%	
\$200,000+	6.8%	-4.1%	

Bars show deviation from Fannin County

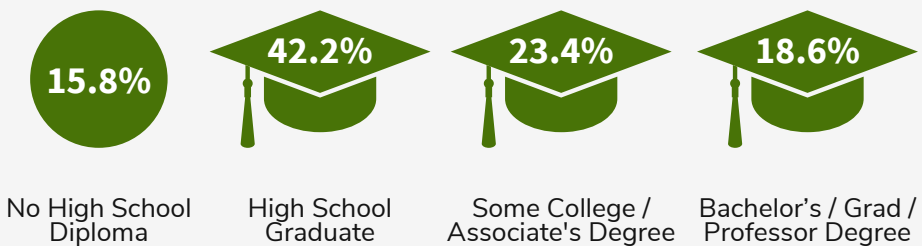
Key Facts

1430 County Road | Bonham, TX
3 - 5 Mile Radius

KEY FACTS



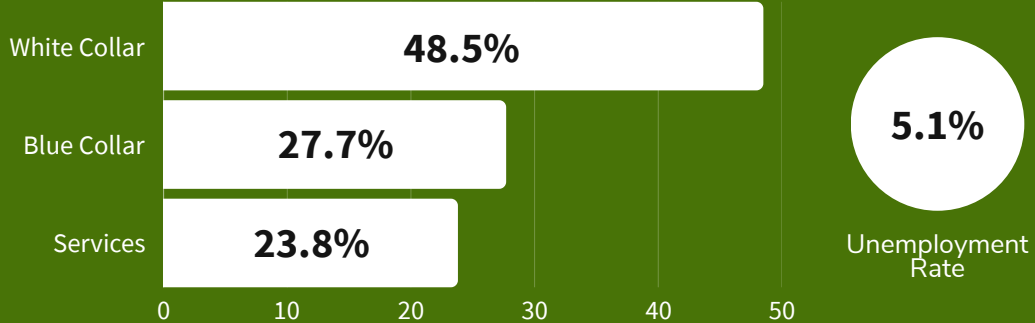
EDUCATION



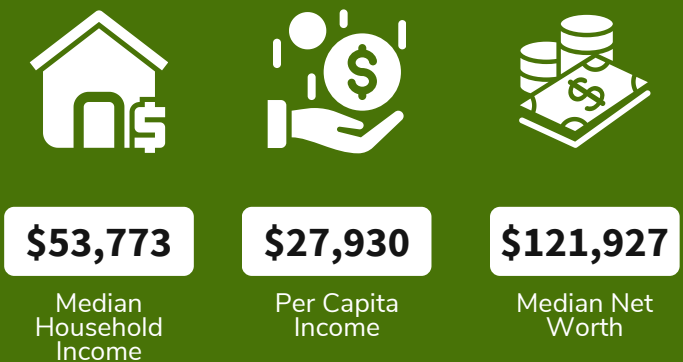
BUSINESS



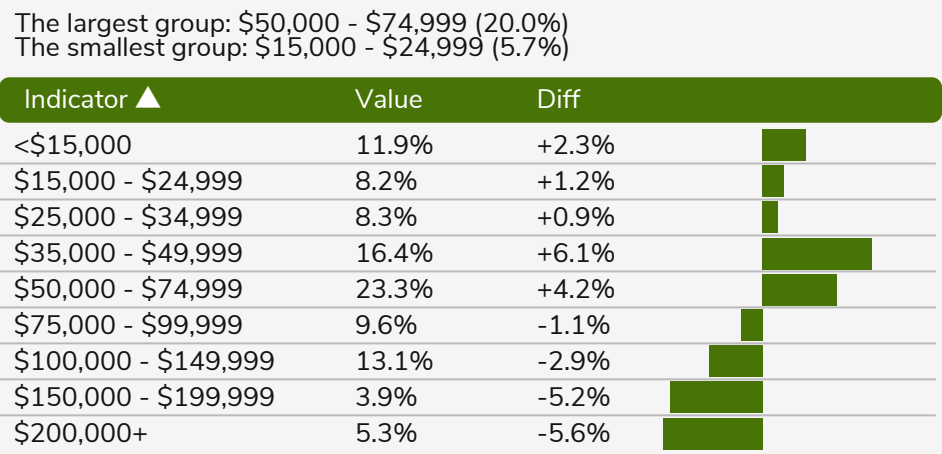
EMPLOYMENT



INCOME



HOUSEHOLD INCOME 2024 (ESRI)



Bars show deviation from Fannin County