

# TOP REASONS TO INVEST IN LAND IN HONEY GROVE, WOLFE CITY, CELESTE, KAUFMAN, AND BONHAM

2023–2025



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# HONEY GROVE, TX – “THE SWEETEST TOWN” POISED FOR GROWTH



## BOIS D'ARC LAKE BOOST (WATER & RECREATION)

Honey Grove sits near the new 16,641-acre Bois d'Arc Lake, the first major Texas reservoir in 30 years. Opened in 2023, this lake provides **up to 82 million gallons per day** for North Texas' booming population and offers fishing, boating, and hunting opportunities [boisdarclake.org](http://boisdarclake.org). It's expected to spur tourism and **create ~2,400 jobs in Fannin County** as businesses (marinas, resorts, etc.) emerge to serve lake visitors [loopnet.com](http://loopnet.com). The North Texas Municipal Water District is even seeking developers for marina and shoreline improvements, indicating future amenities on the lake [demandstar.com](http://demandstar.com).

## SURGING LAKEFRONT REAL ESTATE DEMAND

The lake has ignited a land rush – for example, **150+ waterfront lots at “The Peninsula” development sold out within an hour in 2023**, with lot prices reaching \$1 million [myparistexas.com](http://myparistexas.com). Honey Grove’s proximity to this hot market means **rapid land appreciation** potential as investors and retirees vie for lake-area property. In mid-2023, Fannin County approved plats for 138 new residential lots on County Road 2730 in Honey Grove (The Peninsula and Shores subdivisions), underscoring a pro-development approach to meet demand [ntxe-news.com](http://ntxe-news.com).

## UPCOMING LAKE RALPH HALL NEARBY

Just south of Honey Grove, a second brand-new reservoir – **Lake Ralph Hall** – is under construction and slated to begin delivering water by 2026 [lakeralphhall.com](http://lakeralphhall.com). This 7,600-acre (approx.) lake on the North Sulphur River will offer more boating and fishing spots and further secure the region’s water supply. Having **two new lakes** in the vicinity positions Honey Grove as a prime spot for recreation-based growth and long-term resource stability.

## IMPROVED HIGHWAY CONNECTIVITY:

Honey Grove benefits from ongoing upgrades to regional highways. **TX Highway 121 is being expanded northward toward Bonham**, enhancing the route from Dallas–Fort Worth into Fannin County [ntxe-news.com](http://ntxe-news.com). The city also lies along US 82, a key east–west corridor linking to Sherman (and US 75). These projects will cut travel times and attract new residents who can enjoy small-town life while commuting to larger job hubs. Honey Grove is already only about **58 miles (~1 hour)** from McKinney via TX-121 [distance-cities.com](http://distance-cities.com), and roughly 70–75 miles from Dallas [loopnet.com](http://loopnet.com), making it accessible for weekenders and telecommuters alike.

## PROXIMITY TO MUNICIPAL AIRPORTS:

For business travelers and logistics, Honey Grove's location is convenient to regional airports. It's about **one hour from McKinney National Airport**, which is undergoing a \$72 million expansion to add a commercial airline terminal by 2026 [communityimpact.com](https://communityimpact.com). This means future commercial flights close to home. Dallas Love Field and DFW International are roughly 1.5 hours away, providing global connectivity while Honey Grove landowners enjoy rural tranquility.

## STATE-FUNDED INFRASTRUCTURE UPGRADES:

The city is actively preparing for growth with major infrastructure investments. In **2024, Texas approved \$16.87 million** for Honey Grove to **double its wastewater treatment capacity** (from 0.5 to 1.0 MGD) and replace aging sewer lines [texaswaternewsroom.org](https://texaswaternewsroom.org). Likewise in 2025, over **\$4.2 million** (including grants) was allotted to upgrade water lines, add a 100,000-gallon storage tank, and install new pumps and hydrants [ntxe-news.com](https://ntxe-news.com). These upgrades ensure **modern utilities, fire safety, and water loss reduction**, laying the groundwork for new homes and businesses to hook in easily.

## STEADY POPULATION & INCOME GROWTH:

Honey Grove's population, while small (~1,800), is **growing about 1% annually** and has climbed ~5% since 2020 [worldpopulationreview.com](https://worldpopulationreview.com) – a notable reversal after decades of little change. New families are moving in, attracted by affordable land and upcoming amenities. The average household income has risen (now ~\$79K), and the community is large enough to support a school system and local shops, but still offers a **low cost of living** and tight-knit charm valued by those fleeing big-city congestion.

## GOVERNMENT INCENTIVES FOR DEVELOPMENT:

Honey Grove and Fannin County officials are pro-growth. Fannin County offers tax abatements and recently enacted a county-wide hotel occupancy tax to generate revenue from visitors [ntxe-news.com](http://ntxe-news.com) – a sign they anticipate tourism (likely from the lakes) and are business-friendly. While Bonham hosts the county's official Opportunity Zone, the **entire area stands to benefit** from state and federal rural development grants. For instance, Honey Grove ISD received workforce grants in 2023 to expand career education [myparistexas.com](http://myparistexas.com), ensuring a skilled local labor pool. Investors can expect a supportive local government eager to welcome new ventures.

## EMERGING AMENITIES AND QUALITY OF LIFE:

As growth picks up, Honey Grove is poised to gain new amenities. Already, plans are underway for lakefront parks and possibly retail near Bois d'Arc Lake's shore. The town's location amid rolling farmland and proximity to Caddo National Grasslands (for hiking and wildlife) offer a **peaceful lifestyle with outdoor recreation** at your doorstep. Yet larger retail, healthcare, and entertainment in Bonham, Paris, or the DFW metroplex are a short drive away. This combination of **country living and convenience**, plus historically significant sites (Honey Grove has 19th-century architecture and a rich history), makes the city increasingly attractive for retirees, families, and investors alike.

# WOLFE CITY, TX – A SMALL CITY WITH BIG POTENTIAL



## LAKE RALPH HALL ON THE HORIZON:

Wolfe City stands to benefit immensely from **Lake Ralph Hall**, a new \$490 million reservoir being built just ~10 miles north (near Ladonia). Set for completion by 2025–26, the lake will not only supply water but also create recreation-driven growth [lakeralphhall.com](http://lakeralphhall.com). Wolfe City will be one of the nearest towns to the lake's boat ramps and parks, positioning it for **tourism and hospitality investments** (think bait shops, cabin rentals, RV parks) as soon as the lake opens. Being at the gateway to a major new lake gives Wolfe City a unique selling point for land buyers.

## PROXIMITY TO BOIS D'ARC LAKE:

In addition to Ralph Hall, Wolfe City is only ~25–30 minutes from Bois d'Arc Lake to the northeast. This means residents and investors get **access to two large lakes** in opposite directions – a boon for year-round fishing, boating, and real estate value. The multi-lake proximity enhances Wolfe City's appeal for recreation enthusiasts. As Bois d'Arc Lake development ramps up (with thousands of jobs and new businesses expected [loopnet.com](https://loopnet.com)), Wolfe City can capture overflow housing demand from workers and sportsmen looking for affordable land within a short drive of the action.

## OPPORTUNITY ZONE INCENTIVES:

Much of the Wolfe City area lies within a federally designated **Opportunity Zone** (Hunt County Census Tract 9602) [app.regrid.com](https://app.regrid.com). This provides significant **tax advantages** for real estate investors and businesses who reinvest capital gains into projects here (such as deferred or reduced taxes on gains). The presence of an Opportunity Zone makes Wolfe City an attractive spot to funnel investment dollars before 2026 to maximize federal tax benefits, all while uplifting a growing community.

## GROWING POPULATION & HOUSING NEED:

After decades of decline, Wolfe City's population is **ticking up again**. Projections show a rise from ~1,454 residents in 2023 to **1,513 by 2025 (2% annual growth)** [texas-demographics.com](https://texas-demographics.com), reflecting new housing and renewed optimism. Many newcomers are young families (median age ~39) seeking small-town life. With home values still relatively low, there's plenty of room for **appreciation** as demand increases. The city issued more housing permits recently and local schools (Wolfe City ISD) are adapting to modest enrollment gains – signs that investing in housing or rental properties now could yield solid returns as the city expands.

## STRATEGIC LOCATION & ROAD ACCESS:

Wolfe City sits at the junction of **State Highways 34 and 11**, giving it direct routes to multiple economic centers. It's only **17 miles north of Greenville** (the county seat with major employers and a regional hospital) and **13 miles from Commerce** (home to Texas A&M–Commerce University)[en.wikipedia.org](https://en.wikipedia.org). This means residents can easily commute to **jobs in Greenville's industrial parks or to the university**, while enjoying lower property costs. The highway links also connect Wolfe City to US 69 and I-30, putting the Dallas metro about 1–1.5 hours away. Planned improvements in the Hunt County Thoroughfare Plan will further improve safety and capacity on these roads, benefiting future development.

## IMPROVING CONNECTIVITY TO DFW:

Looking ahead, broader regional projects promise to make Wolfe City even more accessible. The **Collin County Outer Loop**, a proposed beltway north of Dallas, will extend eastward toward Hunt County's border[landsearch.com](https://landsearch.com). As this multi-year project comes to fruition, Wolfe City could gain faster highway connections to booming Collin County (McKinney/Frisco). Additionally, the **Sulphur River Regional Mobility Authority** (of which Hunt and Fannin are members) advocates for extending the 4-lane expansion of Hwy 121 further east[ntxe-news.com](https://ntxe-news.com), which could eventually link into Wolfe City's vicinity. Such infrastructure expansions would greatly cut travel times and **drive up land values** by virtue of improved regional access.

## AFFORDABLE LAND WITH UPSIDE:

Wolfe City offers plentiful **affordable land** – from small residential lots to large acreage – at prices far below those in Dallas or even Greenville. This affordability, combined with the aforementioned Opportunity Zone, means investors can **acquire property at low cost basis** and potentially see strong appreciation. As Hunt County grows (notably in the south near Royce City and Josephine), development is gradually moving northward. Wolfe City land today could become much more valuable in a few years as the Dallas commuter belt expands. The city's low tax rates and minimal red tape for new construction (relative to big cities) further sweeten the deal for investors looking to build or hold land.

## ACCESS TO LABOR AND EDUCATION:

Despite its rural feel, Wolfe City is near key institutions – notably **A&M Commerce (15 min)**, which not only educates thousands but also employs many (providing a steady rental market for housing). Greenville's large corporations, like aerospace manufacturer L3Harris, are 20 minutes away and draw skilled workers to the area. Wolfe City could attract a **spillover workforce** who prefer to live outside larger towns. Additionally, being in Hunt County, Wolfe City can tap into workforce programs and grants (via Workforce Solutions Texoma, etc.) that support training and business development in smaller communities, creating a conducive environment for entrepreneurs and new employers.

## SMALL-TOWN CHARM AND SAFETY:

For individuals, Wolfe City promises a high quality of life: a **quiet, safe community** where neighbors know each other, local schools boast small class sizes, and the crime rate is very low. The city has basic amenities – a grocery market, cafes, and parks – with more shopping and medical facilities just a short drive away. The local government is community-oriented, organizing events like festivals and parades that bolster civic pride. This **wholesome atmosphere** is increasingly appealing to families fed up with urban congestion. From an investment standpoint, land in Wolfe City offers not just a financial asset but also a chance to be part of a budding community renaissance as new lakes and growth renew this historic Texas town.

# CELESTE, TX – FAST-GROWING AND FAMILY-FRIENDLY



## RAPID POPULATION & INCOME GROWTH:

Tiny Celeste (population ~1,000) is experiencing **one of the fastest growth spurts in North Texas**. Between 2022 and 2023 alone, Celeste's population jumped **11.3%** (from 974 to 1,084)[datausa.io](https://datausa.io). Young families are moving in, drawn by affordable new homes and a safe environment – the median age here is just 27, indicating a youthful community[texas-demographics.com](https://texas-demographics.com). Notably, the influx has driven the **median household income up 24% in one year** (to ~\$56,458)[datausa.io](https://datausa.io), reflecting new prosperity, and median property values soared **37% year-over-year** to \$160,000 [datausa.io](https://datausa.io). This meteoric rise in home values signals strong investor demand and the opportunity for landowners to ride the appreciation wave as Celeste grows.

## BOOMING REAL ESTATE MARKET:

Celeste's housing market is on the upswing, with multiple new residential projects and custom homes on multi-acre tracts in development. The city's 75423 ZIP code has become attractive to builders as nearby Greenville and Collin County prices climb. Many existing homes have been renovated or expanded, increasing overall values. The high homeownership rate (75%+) [datausa.io](https://datausa.io) shows people settling in for the long term. For investors, there's potential in **subdividing land** for new houses or developing rental properties to serve new residents (Celeste's employed population rose 25% in one year [datausa.io](https://datausa.io), indicating workers moving in need housing). With demand outpacing supply, real estate in Celeste offers excellent upside.

## CONNECTIVITY TO JOB CENTERS:

Situated in northern Hunt County, Celeste offers a **prime location between big opportunity hubs**. It's about 17 miles north of Greenville (a major employment center) and 29 miles east of McKinney in Collin County [landsearch.com](https://landsearch.com). U.S. Highway 69 runs through Celeste, providing a straight route south to I-30 and the metroplex. Many Celeste residents **commute ~30–40 minutes** to work in places like McKinney, Greenville, or Sherman. This will get even easier with planned infrastructure – **the proposed Collin County Outer Loop** (a new freeway loop) will pass just west of Celeste, vastly improving DFW access [landsearch.com](https://landsearch.com). As one land listing touts, Celeste offers "**peaceful country living while staying connected – just 29 miles from McKinney...** Plus, the newly proposed Outer Loop will provide even easier access to the entire DFW area" [landsearch.com](https://landsearch.com). This connectivity makes Celeste land a convenient base for future growth.

## CLOSE TO MULTIPLE LAKES:

Celeste is ideally placed for recreation seekers, with **several lakes within an hour's drive**. It's roughly 20 miles from the future Lake Ralph Hall and about 40 miles from Bois d'Arc Lake – both new reservoirs bringing parks, campgrounds, and development. Additionally, **Lake Lavon** and **Lake Tawakoni** (existing large lakes) are each about a 45-minute drive, offering boating, fishing, and weekend fun. For a small town, Celeste's residents have an abundance of outdoor options.

This proximity to lakes not only enriches the lifestyle but can also support property value – lake enthusiasts may choose Celeste as a home base rather than pricier towns closer to Dallas. Land investors might consider Celeste for building vacation rentals or storage for boats/RVs to cater to the lake tourism market.

## **FAMILY-ORIENTED QUALITY OF LIFE:**

Celeste boasts a **family-friendly atmosphere** that's attracting new residents. Celeste ISD's schools are smaller and known for personal attention. The community frequently comes together for school sports, holiday parades, and local church events, reinforcing a welcoming small-town feel. The low crime rate and open spaces for kids to play are big draws. Recent newcomers have even opened boutique businesses (a cafe, a feed store upgrade, etc.) to serve the growing populace. As population rises, expect to see more retail or dining options pop up, further enhancing convenience. This **high quality of life coupled with low cost** (property taxes and prices remain lower than the Texas average) makes Celeste a solid bet for both families and investors who value stability.

## **STRATEGIC GROWTH INITIATIVES:**

Celeste's city leadership is preparing for expansion. The city has applied for grants (e.g., Texas Community Development Block Grants) to improve roads, water, and sewer systems in anticipation of more residents [cityofhoneygrove.org](http://cityofhoneygrove.org). Hunt County's updated thoroughfare plan includes upgrades to FM roads around Celeste to handle increased traffic [landsearch.com](http://landsearch.com). There is land set aside for future commercial use along Hwy 69, meaning potential for shopping or business services as population warrants. For investors, this forward-looking planning means **infrastructure will support development**, reducing risk. Moreover, Hunt County has **eight Opportunity Zones** encouraging investment [opportunityzones.com](http://opportunityzones.com) – while Celeste's tract isn't explicitly confirmed as one, the general push for development in the county creates a business-friendly climate with possible incentives or abatements at the county level for projects that bring jobs.

## PROXIMITY TO HIGHER EDUCATION AND TRAINING:

Being 13 miles from Commerce, TX [en.wikipedia.org](https://en.wikipedia.org), Celeste is near Texas A&M–Commerce and its resources. This proximity offers advantages: residents can pursue higher education or technical training nearby, the town can attract faculty/staff who want to live in a quieter spot, and partnerships can form (for instance, A&M's outreach or small business centers could assist Celeste entrepreneurs). Additionally, the new Bois d'Arc Lake Operations Center planned in neighboring Fannin County and other regional projects could provide employment pipelines for Celeste residents. Investors could see opportunities in Celeste for things like student or staff housing, or services catering to those commuting to the university.

## HEALTHY FINANCIAL TRENDS:

The recent growth spurt has bolstered Celeste's finances – rising property values and new construction expand the tax base, enabling the city to maintain and improve services without heavy tax hikes. The median property value jump (to \$160K in 2023) [datausa.io](https://datausa.io) is evidence of wealth building in the community, which can spur local spending and business growth. From an individual buyer's perspective, investing in Celeste land now could mean getting in on the ground floor of a community whose trajectory is sharply upward. Should Celeste continue even a modest version of its recent growth rate, land purchased today may appreciate significantly as both owner-occupiers and developers compete for a piece of this rising town.

## COUNTRY SERENITY WITH URBAN ACCESS:

Perhaps Celeste's greatest asset is that it offers **peaceful rural living with no sacrifice in access**. The town is surrounded by picturesque farms and ranches – a drive through the area features grazing cattle and open skies. Yet, Celeste is only about **an hour's drive to Dallas's northeastern suburbs** and even less to rapidly expanding cities like Princeton or Melissa. This unique position means one can own **multi-acre homesteads or ranch land** in Celeste (something increasingly rare in Collin County) and still commute to corporate jobs or enjoy big-city amenities on demand. Such balance is increasingly sought-after, and Celeste's land market reflects that desirability. For anyone looking to invest in land that appeals to both **lifestyle seekers and savvy investors**, Celeste checks all the boxes.

# KAUFMAN, TX – GATEWAY TO DALLAS METRO GROWTH



## EXPLOSIVE REGIONAL GROWTH:

Kaufman is at the heart of **Texas' fastest-growing county**. Kaufman County's population surged **6% from 2023 to 2024 – the #1 growth rate in Texas and #2 in the entire U.S.**[texastribune.org](https://texastribune.org). Over 50,000 people have been added since 2020, a rise of more than one-third[texastribune.org](https://texastribune.org). This explosive growth (part of the Dallas metro expansion) is fueling **soaring demand for housing and land** in and around the City of Kaufman. Investing now means joining a trajectory that is expected to continue, as thousands more families and businesses spread into the area each year. The city's own population is climbing steadily as new subdivisions break ground on former pastureland to accommodate the influx.

## PROXIMITY TO DALLAS – COMMUTER APPEAL:

Located just **35 miles southeast of Dallas**[dallasnews.com](https://dallasnews.com), Kaufman offers an easy commute into the metroplex via US Highway 175. Downtown Dallas can be reached in roughly 40–50 minutes, and the city's position also provides straightforward routes to **Dallas Love Field (~45 mi)** and **DFW Airport (~55 mi)** for air travel. This proximity makes Kaufman a prime **bedroom community** – a quieter, affordable place to live while working in Dallas or its eastern suburbs. As remote and hybrid work become common, more professionals are comfortable living farther out, which has contributed to Kaufman County's boom. Land in Kaufman stands to appreciate as the Dallas–Fort Worth commuter belt continues to expand outward.

## MAJOR TRANSPORTATION UPGRADES:

To support rapid growth, **significant transportation projects** are underway. The **Kaufman County Outer Loop (KCOL)** is a planned 9-mile new roadway skirting the city, connecting SH 205 to I-20[txdot.gov](https://txdot.gov). This loop (environmental work finishing in 2025) will improve east-west mobility, alleviate traffic on local roads, and open up new development corridors[kaufmanouterloop.com](https://kaufmanouterloop.com)[kaufmanouterloop.com](https://kaufmanouterloop.com). Additionally, **US 175** through Kaufman has seen upgrades (widening and interchange improvements) to handle higher traffic volumes, with more enhancements scheduled to improve safety and flow (such as grade separations and intersection improvements in 2024–25)[tdlr.texas.govtxdot.gov](https://tdlr.texas.govtxdot.gov). These investments will make land on the city's outskirts more accessible and attractive for commercial and residential projects. Improved infrastructure is already cited as a benefit – for example, the new Outer Loop is expected to have a “positive impact on congested urban areas” and “improve access across the eastern DFW Metroplex”[kaufmanouterloop.com](https://kaufmanouterloop.com), directly benefiting Kaufman.

## HOUSING DEVELOPMENTS AND APPRECIATION:

Kaufman is experiencing a housing boom. Major homebuilders are targeting the area; notably, **Lennar plans to build 3,700 homes in nearby Crandall over the next 7–8 years**[dallasnews.com](https://dallasnews.com), a project that underscores confidence in the region's growth. Smaller developments are springing up around Kaufman as well – new single-family subdivisions and rural ranchettes are in progress, attracted by available land and rising demand. As a result, property values are climbing. Kaufman's median home prices have been trending up year-over-year, following the broader county trend. Investors buying land now could develop housing or simply hold as values rise. The presence of large-scale projects (like Lennar's) suggests **future retail and schools** will follow, further boosting land utility and prices.

## EMERGING INDUSTRIAL AND COMMERCIAL HUB:

The Kaufman Economic Development Corporation (KEDC) is actively expanding the city's industrial base. In late 2023, Kaufman announced a **new 145-acre business park** along US 175 aimed at attracting manufacturers and distributors [dallasnews.com](https://dallasnews.com)[dallasnews.com](https://dallasnews.com). With this expansion (100+ acres added to an existing 40-acre park), the site can host **1.2 million sq. ft. of industrial space** and potentially \$340 million in private investment[dallasnews.com](https://dallasnews.com). Target industries include manufacturing, food processing, data centers, and logistics. This initiative will spur **job creation** locally and increase demand for housing and services. Land nearby designated for commercial use could house suppliers, trucking firms, or service businesses that support the new industries. Essentially, Kaufman is positioning itself as the next growth frontier for Dallas's industrial spillover – excellent news for land investors, as commercial land values typically jump when new employers move in.

## BUSINESS-FRIENDLY ENVIRONMENT & INCENTIVES:

Kaufman's local government is focused on growth and offers incentives for businesses. KEDC leverages a 4B sales tax to fund economic development projects, including infrastructure for new businesses [kaufmantx.org](http://kaufmantx.org). The city has a track record of offering **matching grants for site improvements** to local businesses and pursuing state grants for community development. Kaufman County as a whole often participates in the Texas Enterprise Zone Program and offers tax abatements to significant employers. For example, if a company builds a facility in the new business park, they may receive property tax abatements or infrastructure assistance. This pro-development stance makes Kaufman attractive for **commercial real estate investment** – the support structure is there to help bring projects to fruition, reducing investor risk.

## AMENITIES AND URBAN CONVENIENCES:

Unlike some rural towns, Kaufman already has a robust set of amenities. Within the city or nearby, residents have access to **major retailers (Walmart, Lowe's)**, grocery stores, restaurants, and healthcare (the Texas Health Presbyterian Hospital Kaufman serves the area). A new Baylor Scott & White medical facility is also under construction in adjacent Forney, which is a short drive. Kaufman has its own community college campus (Trinity Valley CC Kaufman) providing workforce training and education. For families, there's a recently built high school campus and plans for new schools as neighborhoods grow. All these amenities enhance quality of life and make Kaufman land more desirable for residential development. Essentially, the city can offer **small-town life without sacrificing convenience**, a key selling point to prospective homebuyers (and thus a boon for those investing in land to develop or resell).

## RECREATION AND OPEN SPACES:

Kaufman is surrounded by the natural beauty of East Texas prairies and has recreational assets that attract people to the area. **Cedar Creek Lake** – a large fishing and boating lake – is just 30 minutes to the south, and **Lake Ray Hubbard** is a similar distance to the north, offering weekends on the water. The city maintains parks, athletic fields, and recently expanded hike-and-bike trails for residents' enjoyment. Kaufman County is also seeing investment in green energy (e.g., the Ables Springs solar farm project bringing renewable energy infrastructure)[enelnorthamerica.com](http://enelnorthamerica.com), underlining the attractive open land in the region. For a land buyer, this means larger tracts suitable for ranching, outdoor recreation, or **future subdivision retain their intrinsic appeal**. Owning land here gives not just financial value but also personal enjoyment – whether it's maintaining a horse property or leasing to hunters, the land is useable even as it appreciates.

## STRONG MARKET FOR RENTALS AND SERVICES:

With population booming, Kaufman has a growing need for rental housing and businesses. Already, **demand for apartments and rental homes outstrips supply**, presenting an opportunity for investors to develop multi-family units or mobile home communities on the outskirts of town. The expanding Trinity Valley Community College campus in Kaufman brings students and staff who seek nearby housing. Similarly, as new employers set up in the business park, temporary workers or new hires will need interim housing. On the commercial side, more residents equates to opportunities in retail, dining, and professional services (e.g., urgent care clinics, daycare centers). Land along major roads like SH 34 and US 175 in Kaufman is ripe for commercial development to serve the swelling population. For an investor, securing a parcel in these corridors could pay off as national retailers and local entrepreneurs look for sites in the next few years.

## RURAL CHARM WITH UPGRADES:

Despite the rapid growth, Kaufman still retains a **quaint rural charm** that is part of its draw. The historic town square, with its 19th-century courthouse and classic storefronts, is undergoing a revival with boutique shops and eateries. The community hosts events like the Kaufman County Fair and Scarecrow Festival that celebrate its rural heritage. At the same time, improvements continue – for instance, the city has upgraded utilities and expanded its sewage treatment capacity to support new development (the 2025 city budget notes a nearly 4% increase in taxable property values fueling infrastructure spending [kaufmantx.org](http://kaufmantx.org)). This blend of preserving heritage while modernizing services creates a unique environment where **quality of life is high**. Buying land in Kaufman is not just a bet on growth, but also on a community that people genuinely enjoy living in, which ultimately sustains property values long-term.

## BONHAM, TX – HISTORIC HUB ON THE RISE



### NEW LAKE DRIVING DEVELOPMENT:

Bonham, the county seat of Fannin County, is directly benefiting from **Bois d'Arc Lake's debut**. The lake's southern shores are roughly 12 miles from Bonham, making the city a natural beneficiary of lake-related growth. The reservoir is projected to **create about 2,400 jobs in Fannin County** as it spurs businesses in recreation, construction, and maintenance [loopnet.com](https://loopnet.com). Indeed, Bonham is already seeing a boom – for example, a **920-lot master-planned subdivision, “The Fields at Bonham,” is in the works**, slated to accommodate new residents drawn by the lake and regional expansion [loopnet.com](https://loopnet.com). Waterfront property excitement is raising land values all around Bonham. Investors in Bonham land can capitalize on this momentum, whether by developing housing for incoming workers/retirees or establishing retail and lodging to cater to the influx of lake visitors.

## TRANSPORTATION & ACCESSIBILITY UPGRADES:

Bonham enjoys robust transportation links that are getting even better. **Highway 82** (a four-lane divided highway) runs through Bonham, providing quick east-west access to Sherman (and US 75) and Paris. **State Hwy 121**, which connects Bonham southward to McKinney and Dallas's suburbs, is being expanded/improved – state and regional officials recognize the need to extend 121's four-lane section all the way into Bonham to handle growth [ntxe-news.com](https://ntxe-news.com). As this expansion completes, Bonham will effectively be **within an hour's smooth drive of McKinney**. This improved connectivity is huge for land value: it positions Bonham as the next frontier for Dallas-area commuters and businesses. Already, Bonham is about **70 miles from Dallas proper**, and these road upgrades will make commuting or weekend travel even more feasible [loopnet.com](https://loopnet.com). Enhanced logistics also make Bonham attractive for distribution centers or light industry, meaning commercial land is poised for appreciation too.

## OPPORTUNITY ZONE AND ECONOMIC INCENTIVES:

Downtown Bonham and surrounding areas are designated as a **Qualified Opportunity Zone**, the only one in Fannin County [opportunityzones.com](https://opportunityzones.com). This designation (Census Tract 9504.02) offers **capital gains tax incentives** to investors who deploy funds into Bonham's businesses or real estate and hold for set periods. For example, an investor could roll gains into developing an apartment complex or renovating a historic building in Bonham and reap tax reductions on those gains. Coupled with aggressive local efforts – Bonham's Economic Development Corporation (BEDCO) and the county often provide grants or abatements – this creates a fertile ground for investment. The city recently used grants to assist downtown building owners (up to \$25,000 each) in renovations [cityofbonham.org](https://cityofbonham.org) [cityofbonham.org](https://cityofbonham.org), showing its commitment to growth. Investors in Bonham land can leverage these programs to improve properties at lower effective cost and benefit from a supportive economic climate.

## GROWING HIGH-TECH AND INDUSTRIAL REACH:

While Bonham is rural, it's close to significant industrial expansions. **Sherman (35 miles west)** is seeing a high-tech manufacturing boom with **\$35 billion in semiconductor facilities by Texas Instruments and GlobalWafers** under construction [loopnet.com](https://loopnet.com). These projects will generate thousands of well-paying jobs and contractors, some of whom are already eyeing Bonham for more affordable housing and land. Additionally, Bonham's own industrial park and employers (like Clayton Homes manufacturing and the FEDEX distribution center on Hwy 82) are expanding. The city has rail access and ample utility capacity, making it a potential site for suppliers or spin-off industries linked to the North Texas tech corridor. For land investors, this means **increased demand for both residential and industrial sites**. A 60-acre tract at Bonham's "gateway" on Hwy 82/121 is currently marketed for mixed-use development, highlighting Bonham as a key growth node where commercial and high-density residential projects are encouraged [loopnet.com](https://loopnet.com).

## REVITALIZED DOWNTOWN & TOURISM APPEAL:

Bonham's historic downtown square is undergoing a renaissance that both improves quality of life and drives tourism dollars. Through BEDCO's Downtown Renovation Grant program, multiple downtown buildings – from wineries and eateries to boutiques – have been **refurbished and beautified in 2023** [cityofbonham.org](https://cityofbonham.org). The restored 1888 Fannin County Courthouse (reopened in 2021) serves as a gorgeous centerpiece and a draw for heritage tourism. Bonham also boasts the **Sam Rayburn House Museum** and **Bonham State Park**; combined with the new lake, the area is positioning itself as a weekend destination. An investor might consider Bonham for a bed-and-breakfast, hotel, or entertainment venue to serve tourists. With the city instituting a hotel occupancy tax and county adding one for unincorporated areas [ntxe-news.com](https://ntxe-news.com), there's recognition of the growing visitor market. Owning property in downtown Bonham or near the highway could yield rental income as the city's profile rises.

## COMPREHENSIVE AMENITIES (HEALTHCARE & EDUCATION):

Unlike many small towns, Bonham is self-sufficient in amenities, which attracts newcomers and keeps demand for property steady. It has **TMC Bonham Hospital**, a 25-bed hospital providing emergency and inpatient care for the region, and the **Sam Rayburn VA Medical Center**, a major veterans' healthcare facility. These not only provide jobs (healthcare is a big local employer) but also ensure residents don't have to leave town for medical needs – a plus for retirees moving in. Bonham ISD has modernized schools, and a new high school opened recently with expanded facilities anticipating enrollment growth. There's also a Grayson College extension campus in Bonham offering higher education courses. All of this means land in Bonham is in demand for **family housing**, professional housing, and even future senior living projects, as people of all ages can comfortably live in Bonham with access to services.

## MULTIPLE RECREATION OPTIONS:

Bonham offers an enviable mix of recreational opportunities that enhance property desirability. Beyond Bois d'Arc Lake, the city manages **Lake Bonham (a 1,020-acre lake)** just 5 miles north of town, complete with a beach, camping, and fishing docks – a great perk for locals. **Bonham State Park**, just to the southeast, provides hiking trails, a small fishing lake, and campgrounds in a beautiful wooded setting. There are also local golf courses and plenty of hunting leases in Fannin County for outdoor enthusiasts. This abundance of recreation improves the **quality of life** and is a selling point for anyone looking to relocate. For investors, it means projects like RV parks, marinas, or vacation rentals (lake cabins) near Bonham have a ready market. It also generally ensures the area remains attractive and vibrant, supporting land values across the board.

## STEADY APPRECIATION AND MARKET POTENTIAL:

Bonham's real estate market has traditionally been steady, but recent developments have kicked it into higher gear. Median home values have been on the rise with the influx of new residents. According to local realtors, prices per square foot for homes have climbed year-over-year, and land that a few years ago had few takers is now frequently subject to bidding wars if it's near the lake or along Hwy 121. Yet, Bonham's prices are still lower than McKinney or Sherman, indicating **room for further appreciation** as parity is approached. Rental demand is also rising; the city's occupancy rates for rentals are high, partly due to the VA center's staff and the new workers arriving for construction projects. This creates opportunities for investors to develop duplexes, apartments, or even mobile home communities on Bonham land. With large employers and the lake ensuring a consistent influx of people, Bonham's real estate looks poised for long-term growth with relatively low volatility.

## COMMUNITY AND GOVERNMENT SUPPORT:

Bonham's leadership is pro-development but also **pro-community**. They balance growth with maintaining the friendly, small-town atmosphere that makes Bonham special. The city has streamlined permitting for new construction and often works in tandem with developers on needed infrastructure extensions. Fannin County and Bonham have collaborated on projects like improving the main downtown roads and planning a new justice center to serve the county's growing needs. There is a sense of optimism in Bonham – evidenced by new businesses opening on the square and events like Bonham Trade Days drawing crowds. For an investor or future resident, this means you're investing in a community with a positive trajectory and active efforts to **increase property values and livability**. The combination of a forward-looking local government, engaged citizens, and a wave of incoming economic drivers makes Bonham an ideal location to consider for land investment in 2025 and beyond.

