THE IMPACT OF SEMICONDUCTOR ON REAL ESTATE DEVELOPMENT IN THE UNITED STATES

WITH FOCUS ON HISTORIC SEMICONDUCTOR ACTS AND CURRENT CHIP ACTS

LANDZILLE

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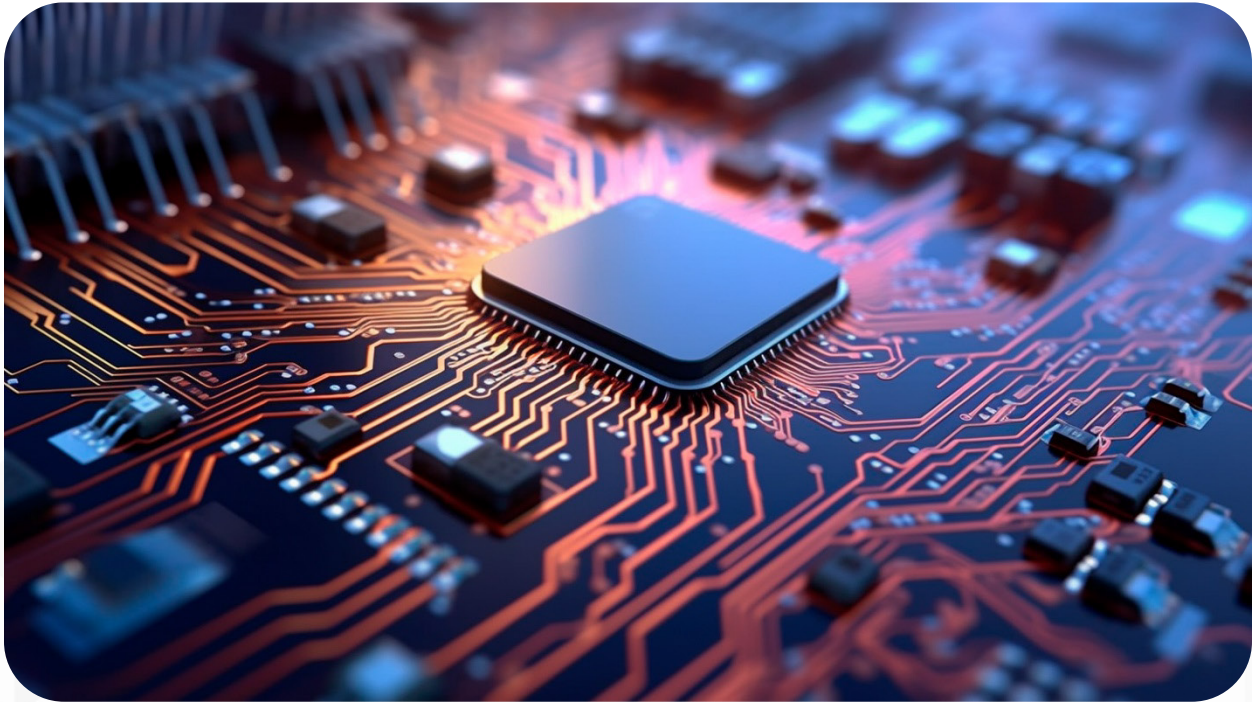
The **semiconductor industry** has been one of the most transformative forces in the global economy since the mid-20th century. Semiconductors are the foundational technology behind almost every modern electronic device, powering everything from smartphones and computers to medical devices and cars. The exponential growth in semiconductor technology has not only reshaped industries but also triggered **geometric progression** in economic development, urban expansion, and infrastructure in key cities and surrounding areas across the U.S.

1. THE BIRTH OF THE SEMICONDUCTOR INDUSTRY

The **semiconductor revolution** began in the **1950s** when researchers at **Bell Labs** invented the **transistor**, which replaced bulky vacuum tubes in electronics. This was followed by the invention of the **integrated circuit** in the 1960s, which paved the way for the modern semiconductor industry. The transformation began in **Silicon Valley**, named after the silicon used in semiconductors. Companies like **Fairchild Semiconductor**, **Intel**, and **Texas Instruments** emerged as pioneers.

2. THE GEOMETRIC PROGRESSION TRIGGERED BY SEMICONDUCTOR GROWTH

A. MOORE'S LAW AND EXPONENTIAL GROWTH

One of the most important principles driving the semiconductor industry is **Moore's Law**, coined by **Gordon Moore** (co-founder of Intel) in 1965. It predicted that the number of transistors on a chip would double approximately every two years, leading to exponential increases in computing power. This rapid pace of technological advancement has spurred geometric growth in productivity, innovation, and infrastructure needs, profoundly impacting cities where semiconductor companies operate.

B. URBAN EXPANSION AND ECONOMIC BOOMS

As the semiconductor industry evolved, cities that hosted chip manufacturers and tech companies experienced exponential growth in both population and economic output. This can be characterized as **geometric progression**, where the initial growth catalyzed a self-reinforcing loop of increased investment, workforce expansion, and technological innovation.

KEY U.S. CITIES AND REGIONS IMPACTED BY SEMICONDUCTOR GROWTH

1. SILICON VALLEY, CALIFORNIA: THE ORIGINAL SEMICONDUCTOR HUB

» **Semiconductor Revolution Catalyst:** Companies like **Intel**, **Fairchild**, and **AMD** triggered the creation of Silicon Valley in the 1960s and 1970s.

» **Economic and Real Estate Growth:** Silicon Valley's tech boom led to an exponential rise in real estate prices and population growth. By the 2000s, cities like **San Jose**, **Palo Alto**, and **Santa Clara** saw real estate prices skyrocket due to high demand for both residential and commercial properties.

» **Geometric Progression:** The continuous cycle of tech innovation led to **multiplier effects** in neighboring cities, with a **20% annual increase in population** in the 1990s and early 2000s. Neighboring cities like **Mountain View** and **Sunnyvale** also became major tech hubs.

2. AUSTIN, TEXAS: THE NEW SILICON HILLS

» **Semiconductor Boom:** The arrival of **AMD** and **IBM** in the 1980s, followed by **Samsung's semiconductor operations** in the 1990s, transformed Austin from a university town to a global tech hub.

» **Population and Real Estate Surge:** By the 2000s, Austin's population grew exponentially, with **50% population growth** between 2000 and 2020. The semiconductor industry's expansion led to rising demand for both residential and industrial real estate.

» **Geometric Growth in Neighboring Cities:** The growth in Austin has radiated to surrounding cities like **Round Rock**, **Cedar Park**, and **Georgetown**, which saw **30-40% increases in housing prices** and **20% annual population growth**.

3. PHOENIX, ARIZONA: THE RISING SEMICONDUCTOR POWERHOUSE

» **Semiconductor Catalyst:** With the arrival of **Intel** in **Chandler, Arizona**, in the late 1970s, followed by **TSMC's $12 billion** investment in Phoenix in 2020, the region has become one of the fastest-growing semiconductor hubs in the U.S.

» **Real Estate and Economic Growth:** Phoenix experienced a **25% increase in tech jobs** over the past decade, driving **housing prices up by 20%** in suburbs like **Mesa** and **Chandler**. Demand for industrial real estate, particularly for chip manufacturing plants, has surged.

» **Neighboring City Impact:** Surrounding cities such as **Scottsdale** and **Tempe** have seen exponential growth in both residential and commercial real estate, as tech workers and new businesses flock to the area. **Housing demand** has consistently outpaced supply, creating a geometric increase in property values.

4. COLUMBUS, OHIO: EMERGING AS A SEMICONDUCTOR GIANT

» **Intel's $20 Billion Investment:** In 2022, **Intel** announced a $20 billion investment in a semiconductor fab near **Columbus, Ohio**. This is projected to create **3,000 direct jobs** and over **7,000 construction jobs**, with long-term implications for the local economy.

» **Geometric Economic Growth:** The Columbus metro area is expected to experience a **30% population growth** over the next decade as new tech workers settle in the region. Real estate values in surrounding areas like **New Albany** and **Johnstown** have already increased by **15-20%**.

» **Ripple Effect in Neighboring Cities:** Neighboring cities are seeing rapid real estate development, with commercial properties and housing projects expanding at a rate unseen in previous decades. The demand for housing is expected to rise by **25%**, reflecting the significant workforce influx.

GEOMETRIC PROGRESSION IN CHOSEN CITIES: A RIPPLE EFFECT IN NEIGHBORING AREAS

Semiconductor manufacturing has the unique ability to create **multiplier effects** on local economies, leading to geometric progression in both primary and secondary cities. This occurs through the following channels:

1. JOB CREATION AND POPULATION GROWTH:

» Semiconductor plants, once established, create a **geometric increase in job creation**. For every direct job in a semiconductor plant, **5 to 10 indirect jobs** are created, leading to exponential growth in demand for housing, education, and services.

» Cities like **Taylor, Texas**, which is home to Samsung's $17 billion plant, are expected to experience population increases of **50-60%** over the next decade, leading to higher demand for real estate and infrastructure.

2. REAL ESTATE EXPANSION:

» **Industrial Real Estate Boom:** Cities that host semiconductor fabs need vast amounts of industrial space. For example, Intel's Columbus plant is expected to require over **1,000 acres** of land, pushing land prices up in neighboring cities. This often leads to a geometric increase in land values as secondary cities cater to overspill development.

» **Housing Market Surge:** The influx of high-paid semiconductor workers often leads to **rapid increases in property values**. In Phoenix, for example, TSMC's investment pushed neighboring city housing prices up by **30%** within a few years.

3. INFRASTRUCTURE AND COMMERCIAL DEVELOPMENT:

» Neighboring cities benefit from **spillover growth**, as secondary cities become hubs for retail, healthcare, and educational institutions to serve the new workforce.

» Infrastructure improvements, such as roads and utilities, follow the geometric pattern of growth as primary and secondary cities expand to accommodate new populations and businesses.

CONCLUSION: THE SEMICONDUCTOR-DRIVEN URBAN REVOLUTION IN THE U.S.

The **semiconductor revolution** has been a key driver of geometric growth in many U.S. cities over the past half-century. From **Silicon Valley** to **Phoenix**, **Austin**, and **Columbus**, the development of semiconductor manufacturing hubs has triggered exponential increases in jobs, housing demand, real estate prices, and infrastructure development.

The **CHIPS Act** is the latest vehicle for this progression, with cities like Taylor, Sherman, and Columbus poised to experience explosive growth. As chip manufacturing scales, the ripple effects will extend to **neighboring cities**, ensuring that the impact of the semiconductor industry continues to multiply geometrically, reshaping the U.S. urban and economic landscape for decades to come.

HISTORIC PERSPECTIVE TO SIMILAR ACTS

Historic Past similar acts **similar to the CHIPS Act**, focusing on large-scale government investments in technology and infrastructure, the cities impacted, neighboring cities, and the resulting economic and growth impacts.

1. SEMICONDUCTOR INDUSTRY REVITALIZATION ACT OF 1987 (USA)

CITIES IMPACTED:

» **Austin, Texas**: Attracted investments from tech companies like **IBM** and **Motorola** due to semiconductor R&D incentives.

» **San Jose, California**: Silicon Valley saw a significant boost with companies like **Intel** and **AMD** expanding their operations.

NEIGHBORING CITIES IMPACTED:

» **Round Rock, Texas** (near Austin): Dell's headquarters saw rapid expansion, spurring housing and commercial real estate growth.

» **Santa Clara, California** (near San Jose): Tech firms' expansions drove demand for high-tech workers and housing, leading to a real estate boom.

ECONOMIC & GROWTH IMPACTS:

» **Austin** experienced a **25% increase in tech job creation** over a decade, along with a surge in real estate prices.

» **San Jose** saw tech sector employment rise by **40%**, creating strong demand for skilled labor and infrastructure development.

» **Neighboring cities** benefitted from spillover effects, with Round Rock's population growing by **50%** within two decades, and Santa Clara becoming a tech hub.

2. THE TELECOMMUNICATIONS ACT OF 1996 (USA)

CITIES IMPACTED:

» **Dallas, Texas**: The deregulation of telecommunications led to major telecom firms such as **AT&T** and **Verizon** expanding their headquarters in Dallas.

» **Seattle, Washington**: Tech companies like **Microsoft** and **Amazon** leveraged the improved telecom infrastructure to expand operations.

NEIGHBORING CITIES IMPACTED:

» **Fort Worth, Texas** (near Dallas): As Dallas' telecom sector grew, Fort Worth saw increased demand for commercial and residential real estate.

» **Bellevue, Washington** (near Seattle): The growth of Microsoft and Amazon created a tech-driven real estate boom in Bellevue.

ECONOMIC & GROWTH IMPACTS:

» **Dallas** became a telecom hub, with job growth in the sector increasing by **30%**, driving up housing prices and creating a need for infrastructure upgrades.

» **Seattle** saw a **25% increase in tech employment**, making it one of the fastest-growing cities in the U.S. at the time.

» **Neighboring cities** like Fort Worth and Bellevue saw residential real estate prices rise by **20-30%** due to increased demand from tech workers.

3. THE ENERGY POLICY ACT OF 2005 (USA)

CITIES IMPACTED:

» **Houston, Texas**: Investments in renewable energy R&D created opportunities for companies in solar and wind technology.

» **Palo Alto, California**: The energy sector attracted tech companies to focus on energy efficiency and green technology.

NEIGHBORING CITIES IMPACTED:

» **Sugar Land, Texas** (near Houston): Benefitted from energy-related investments and housing demand from new energy tech workers.

» **Mountain View, California** (near Palo Alto): Google's foray into energy-efficient data centers contributed to the region's economic boom.

ECONOMIC & GROWTH IMPACTS:

» **Houston** saw a **15% rise in green tech jobs** related to solar, wind, and other renewable energy sources.

» **Palo Alto** attracted tech companies innovating in energy efficiency, with commercial real estate development growing by **20%**.

» **Neighboring cities** like Sugar Land and Mountain View saw increased housing demand and rising property values as a result of high-income jobs.

4. THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (USA)

CITIES IMPACTED:

» **Raleigh, North Carolina**: Federal investments spurred growth in biotech and green energy sectors, positioning Raleigh as a research hub.

» **Denver, Colorado**: Investments in clean energy and infrastructure upgrades attracted energy and tech companies.

NEIGHBORING CITIES IMPACTED:

» **Durham, North Carolina** (near Raleigh): The expansion of the biotech sector led to a real estate and commercial boom.

» **Boulder, Colorado** (near Denver): Clean energy startups fueled growth, leading to increased housing demand and tech investment.

ECONOMIC & GROWTH IMPACTS:

» **Raleigh** saw a **20% increase in biotech jobs**, driving population growth and increased demand for infrastructure.

» **Denver** became a hub for clean energy companies, with **green job growth** at **15%** annually.

» **Neighboring cities** like Durham and Boulder experienced housing price increases of **25%** as tech workers moved in.

5. THE FEDERAL-AID HIGHWAY ACT OF 1956 (USA)

CITIES IMPACTED:

» **Los Angeles, California**: The interstate highway system allowed L.A. to expand its suburbs and become a major economic hub.

» **Chicago, Illinois**: The new highways made Chicago a transportation and logistics hub, attracting manufacturing and industrial firms.

NEIGHBORING CITIES IMPACTED:

» **Long Beach, California** (near L.A.): Saw rapid suburban growth as transportation became more accessible.

» **Gary, Indiana** (near Chicago): Industrial firms flocked to the area, leveraging Chicago's growing transportation network.

ECONOMIC & GROWTH IMPACTS:

» **L.A.** experienced rapid suburbanization, with population growth increasing by **50%** in areas connected by the new highways.

» **Chicago** became a central node for manufacturing, increasing industrial employment by **40%**.

» **Neighboring cities** like Long Beach and Gary saw economic booms, with housing and commercial real estate growing by **35%**.

KEY TAKEAWAYS:

» **Job Creation**: Major acts like the CHIPS Act and its predecessors have led to significant **job growth** in impacted cities (15% to 40% in various sectors).

» **Real Estate Demand**: Cities and neighboring areas saw real estate prices increase by **20-50%** due to new infrastructure, tech, and industrial developments.

» **Population Growth**: Acts such as the Semiconductor Revitalization Act and the Federal-Aid Highway Act led to **30-50% population growth** in key regions due to industrial and tech expansion.

» **Spillover Effect**: Neighboring cities often experienced the **spillover** of economic benefits, with growing demand for housing, commercial real estate, and infrastructure.

The **CHIPS Act** is expected to follow a similar pattern, driving tech and semiconductor job growth, attracting companies, and boosting real estate in both primary and neighboring cities.

INTRODUCTION TO THE CHIPS ACT
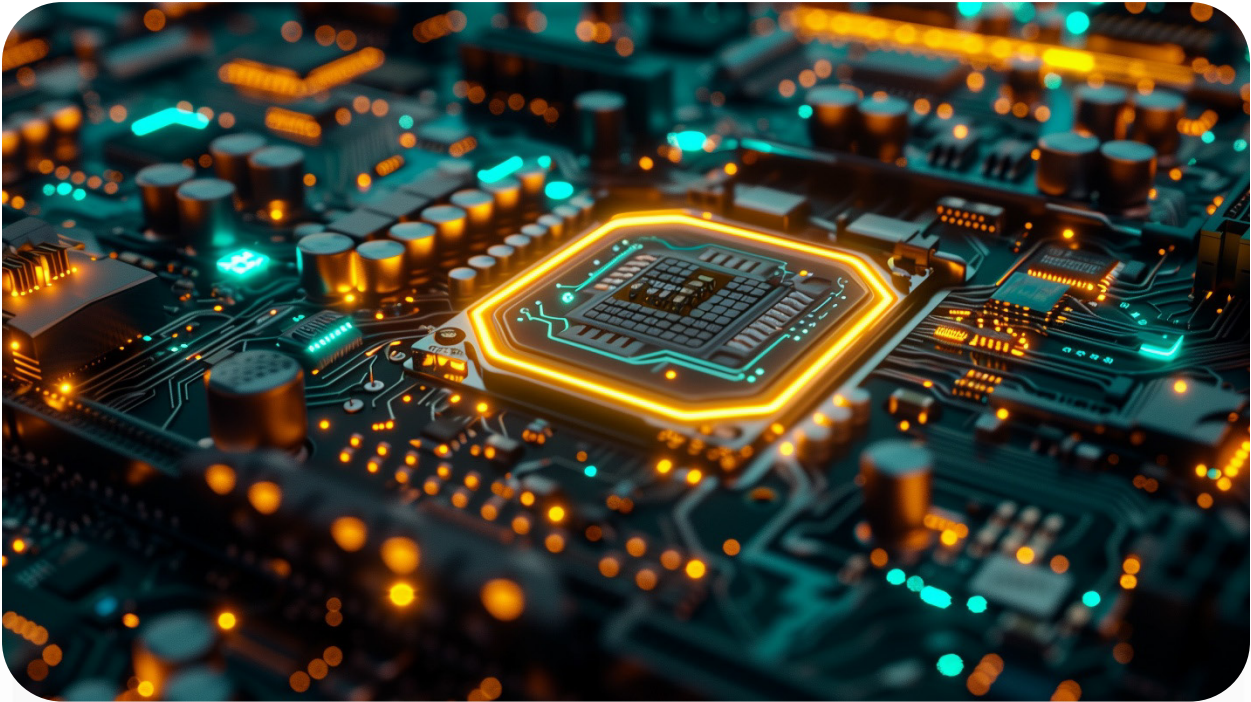
The **CHIPS and Science Act**, passed in **August 2022**, is a landmark piece of U.S. legislation designed to bolster domestic semiconductor manufacturing, research, and development. The act allocates **$52.7 billion** for semiconductor manufacturing incentives, research, and workforce development. Its primary goal is to reduce U.S. dependency on foreign semiconductor production, improve supply chain security, and spur innovation in advanced technologies like AI, quantum computing, and 5G.

The CHIPS Act is seen as a strategic response to global semiconductor shortages and geopolitical concerns about reliance on foreign chipmakers. As the semiconductor industry is foundational to virtually every sector—from healthcare and defense to consumer electronics—this act is expected to have far-reaching impacts on the U.S. economy, particularly in **technology** and **manufacturing** hubs.

IMPACT ON REAL ESTATE GROWTH IN THE U.S.

1. INCREASED DEMAND FOR INDUSTRIAL REAL ESTATE:

» The semiconductor manufacturing process requires **large-scale facilities** equipped with cutting-edge technology. The CHIPS Act has prompted companies like **Intel**, **Texas Instruments**, and **Samsung** to invest billions in new semiconductor fabrication plants (commonly called **fabs**), resulting in a surge in demand for **industrial real estate**.

» **Example:** Intel's $20 billion investment in **Columbus, Ohio** for new fabs will require vast industrial spaces and supporting infrastructure, pushing up prices for industrial land in and around the region.

2. GROWTH IN RESIDENTIAL REAL ESTATE:

» As semiconductor companies build new facilities, they are expected to create **tens of thousands of direct and indirect jobs**. These jobs will drive population growth in areas near new fabs, leading to increased demand for housing.

» **Example: Taylor, Texas**, home to a new $17 billion Samsung plant, is expected to see significant population growth. This surge will lead to higher demand for housing, causing property values to rise in both Taylor and nearby cities like **Hutto** and **Round Rock**.

3. EXPANSION OF COMMERCIAL REAL ESTATE:

» Supporting the influx of skilled workers and their families, cities impacted by the CHIPS Act will also see increased demand for **commercial real estate**, such as retail spaces, offices, and recreational facilities.

» As tech and semiconductor hubs attract more people, businesses such as shopping centers, restaurants, and entertainment venues will also expand to meet the needs of the growing population.

4. RISING LAND AND PROPERTY VALUES IN NEIGHBORING CITIES:

» Neighboring cities to the direct beneficiaries of the CHIPS Act will experience a **spillover effect**. As real estate prices soar in primary cities like Columbus and Taylor, residents and businesses may move to nearby, more affordable areas, driving up property values in those cities as well.

» **Example:** Land and home prices in **Georgetown, Texas** and **Pflugerville, Texas** are already rising due to their proximity to Taylor, where Samsung is investing billions in semiconductor manufacturing.

5. INVESTMENT IN INFRASTRUCTURE AND SMART CITIES:

» Cities benefiting from the CHIPS Act will likely receive significant **infrastructure investments** to support the needs of these new fabs. This includes roads, transportation, utilities, and high-tech smart city solutions like 5G and IoT.

» Improved infrastructure generally leads to **higher real estate prices** as areas become more accessible, efficient, and attractive to businesses and residents.

6. INCREASED REAL ESTATE DEMAND IN WORKFORCE DEVELOPMENT CENTERS:

» The CHIPS Act also includes significant investments in **workforce development** programs to train future semiconductor engineers and technicians. Educational and research institutions are expected to expand, leading to a **boom in housing and commercial real estate** in cities that house these facilities.

7. GREENFIELD DEVELOPMENT OPPORTUNITIES:

» The need for **large plots of land** to build semiconductor fabs is driving demand for **greenfield development** in suburban and rural areas, where available land is more abundant. These areas are likely to see both industrial and residential expansion as companies build new fabs and workers settle nearby.

NOTABLE EXAMPLES OF CHIPS ACT-DRIVEN REAL ESTATE GROWTH

1. COLUMBUS, OHIO

» **Intel's $20 billion investment** in semiconductor fabs is expected to create **7,000 construction jobs** and **3,000 permanent jobs**.

» **Real Estate Impact:** Property prices in **New Albany** and **Johnstown** (near Columbus) are expected to rise by **10-15%** due to increased demand for housing, driven by job creation and an influx of workers.

2. TAYLOR, TEXAS

» **Samsung's $17 billion chip plant** will bring thousands of jobs to Taylor, a small town outside Austin.

» **Real Estate Impact:** Taylor's real estate market is experiencing a significant boom, with land prices increasing by **30-40%** since the announcement of Samsung's investment. Neighboring towns like **Hutto** and **Georgetown** are also experiencing a rise in home and land values.

3. Phoenix, Arizona

» **TSMC (Taiwan Semiconductor Manufacturing Company)** is investing **$12 billion** in a semiconductor plant in Phoenix.

» **Real Estate Impact:** Phoenix's housing market is expected to see a **25% increase in demand**, particularly in suburban areas like **Chandler** and **Mesa**, which are attractive to tech workers due to their proximity to Phoenix.

CONCLUSION

The CHIPS Act represents a **transformational investment** in the U.S. semiconductor industry, with far-reaching impacts on the economy and the real estate market. The act is driving increased demand for **industrial, residential, and commercial real estate** in cities hosting new semiconductor fabs and surrounding areas. As job creation leads to population growth, cities across the country are experiencing significant **property value increases**, making the CHIPS Act a major catalyst for real estate investment in the U.S.

The growth spurred by the CHIPS Act is reminiscent of past large-scale federal initiatives like the **Semiconductor Industry Revitalization Act of 1987** and the **Federal-Aid Highway Act of 1956**, both of which had long-lasting impacts on urban development and real estate markets. With semiconductor production critical to national security and technological advancement, the CHIPS Act will likely reshape the U.S. real estate landscape for decades to come.

APPENDIX 1

Top 10 cities that are benefiting from the U.S. CHIPS Act, along with the top five nearby cities for each and their approximate distances in miles.

City Benefiting from CHIPS Act	Nearby City	Distance (miles)
Phoenix, Arizona	Scottsdale, AZ	12
	Tempe, AZ	10
	Mesa, AZ	20
	Glendale, AZ	9
	Chandler, AZ	22
Taylor, Texas	Hutto, TX	6
	Round Rock, TX	12
	Georgetown, TX	14
	Pflugerville, TX	18
	Austin, TX	29
Columbus, Ohio	Gahanna, OH	9
	Dublin, OH	16
	Westerville, OH	13
	Grove City, OH	9
	Reynoldsburg, OH	12
Syracuse, New York	East Syracuse, NY	4
	Liverpool, NY	7
	Baldwinsville, NY	13
	Manlius, NY	11
	Fayetteville, NY	7
Sherman, Texas	Denison, TX	10
	Gainesville, TX	31
	Bonham, TX	26
	Durant, OK	25
	McKinney, TX	33
Boise, Idaho	Meridian, ID	11
	Nampa, ID	20
	Caldwell, ID	26
	Eagle, ID	10
	Kuna, ID	18
Hillsboro, Oregon	Beaverton, OR	7
	Aloha, OR	5
	Tigard, OR	12
	Forest Grove, OR	10
	Portland, OR	17

City Benefiting from CHIPS Act	Nearby City	Distance (miles)
Manassas, Virginia	Centreville, VA	10
	Gainesville, VA	9
	Woodbridge, VA	17
	Fairfax, VA	15
	Dale City, VA	19
Austin, Texas	Round Rock, TX	19
	Cedar Park, TX	17
	Pflugerville, TX	15
	Georgetown, TX	27
	San Marcos, TX	31
Albuquerque, New Mexico	Rio Rancho, NM	11
	South Valley, NM	6
	North Valley, NM	5
	Los Lunas, NM	24
	Bernalillo, NM	17

EXPLANATION:

- **Distances:** The distances are approximate and represent the mileage between the main city and each nearby city.

- **Nearby Cities Selection:** The nearby cities are selected based on their proximity and relevance to the main city, which could influence economic growth and workforce availability.

These cities are key locations where major semiconductor companies are investing, leading to economic growth and job creation in the surrounding areas.

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APPENDIX 2

THE POPULATION AND MEDIAN INCOME

Note: The population and median income figures are approximate and may have changed since my last update in September 2021.

PHOENIX, ARIZONA

Nearby City	Population	Median Household Income
Scottsdale, AZ	~258,000	~$88,000
Tempe, AZ	~195,000	~$57,000
Mesa, AZ	~518,000	~$58,000
Glendale, AZ	~255,000	~$54,000
Chandler, AZ	~261,000	~$82,000

TAYLOR, TEXAS

Nearby City	Population	Median Household Income
Hutto, TX	~27,000	~$76,000
Round Rock, TX	~133,000	~$80,000
Georgetown, TX	~79,000	~$73,000
Pflugerville, TX	~65,000	~$85,000
Austin, TX	~995,000	~$71,000

COLUMBUS, OHIO

Nearby City	Population	Median Household Income
Gahanna, OH	~35,000	~$84,000
Dublin, OH	~49,000	~$137,000
Westerville, OH	~41,000	~$89,000
Grove City, OH	~42,000	~$71,000
Reynoldsburg, OH	~39,000	~$60,000

SYRACUSE, NEW YORK

Nearby City	Population	Median Household Income
East Syracuse, NY	~3,000	~$45,000
Liverpool, NY	~2,200	~$60,000
Baldwinsville, NY	~7,500	~$66,000
Manlius, NY	~4,700	~$79,000
Fayetteville, NY	~4,000	~$74,000

SHERMAN, TEXAS

Nearby City	Population	Median Household Income
Denison, TX	~25,000	~$43,000
Gainesville, TX	~16,000	~$46,000
Bonham, TX	~10,000	~$37,000
Durant, OK	~19,000	~$40,000
McKinney, TX	~199,000	~$93,000

BOISE, IDAHO

Nearby City	Population	Median Household Income
Meridian, ID	~117,000	~$71,000
Nampa, ID	~100,000	~$55,000
Caldwell, ID	~59,000	~$50,000
Eagle, ID	~30,000	~$92,000
Kuna, ID	~25,000	~$68,000

HILLSBORO, OREGON

Nearby City	Population	Median Household Income
Beaverton, OR	~99,000	~$66,000
Aloha, OR	~55,000	~$72,000
Tigard, OR	~55,000	~$75,000
Forest Grove, OR	~25,000	~$58,000
Portland, OR	~654,000	~$71,000

MANASSAS, VIRGINIA

Nearby City	Population	Median Household Income
Centreville, VA	~74,000	~$111,000
Gainesville, VA	~15,000	~$110,000
Woodbridge, VA	~4,500	~$72,000
Fairfax, VA	~24,000	~$110,000
Dale City, VA	~73,000	~$86,000

AUSTIN, TEXAS

Nearby City	Population	Median Household Income
Round Rock, TX	~133,000	~$80,000
Cedar Park, TX	~79,000	~$101,000
Pflugerville, TX	~65,000	~$85,000
Georgetown, TX	~79,000	~$73,000
San Marcos, TX	~64,000	~$37,000

ALBUQUERQUE, NEW MEXICO

Nearby City	Population	Median Household Income
Rio Rancho, NM	~100,000	~$63,000
South Valley, NM	~41,000	~$38,000
North Valley, NM	~11,000	~$49,000
Los Lunas, NM	~16,000	~$50,000
Bernalillo, NM	~10,000	~$40,000

EXPLANATION:

» **Population**: This represents the estimated number of residents in each nearby city.

» **Median Household Income**: This indicates the middle income value where half of the households earn more and half earn less.

These figures provide insight into the size and economic status of the communities surrounding the key cities benefiting from the CHIPS Act investments. Understanding the population and income levels can be important for companies considering workforce availability, cost of living, and economic impact.

PLEASE NOTE:

» The population and income data are approximate and may have changed since 2021.

» Median incomes can vary based on sources and methods of calculation.

» For the most current data, consider checking the latest census data or local government resources.

ADDITIONAL CONTEXT:

» **Economic Impact**: The influx of investment due to the CHIPS Act is likely to influence these figures over time, potentially increasing both population and median incomes as job opportunities attract more residents.

» **Workforce Considerations**: Cities with higher median incomes may indicate a more skilled workforce, which can be beneficial for high-tech industries like semiconductor manufacturing.

City Benefiting from CHIPS Act	Nearby City	Distance (miles)	Population	Median Household Income
Phoenix, Arizona	Scottsdale, AZ	12	~258,000	~$88,000
	Tempe, AZ	10	~195,000	~$57,000
	Mesa, AZ	20	~518,000	~$58,000
	Glendale, AZ	9	~255,000	~$54,000
	Chandler, AZ	22	~261,000	~$82,000
Taylor, Texas	Hutto, TX	6	~27,000	~$76,000
	Round Rock, TX	12	~133,000	~$80,000
	Georgetown, TX	14	~79,000	~$73,000
	Pflugerville, TX	18	~65,000	~$85,000
	Austin, TX	29	~995,000	~$71,000
Columbus, Ohio	Gahanna, OH	9	~35,000	~$84,000
	Dublin, OH	16	~49,000	~$137,000
	Westerville, OH	13	~41,000	~$89,000
	Grove City, OH	9	~42,000	~$71,000
	Reynoldsburg, OH	12	~39,000	~$60,000
Syracuse, New York	East Syracuse, NY	4	~3,000	~$45,000
	Liverpool, NY	7	~2,200	~$60,000

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City Benefiting from CHIPS Act	Nearby City	Distance (miles)	Population	Median Household Income
	Baldwinsville, NY	13	~7,500	~$66,000
	Manlius, NY	11	~4,700	~$79,000
	Fayetteville, NY	7	~4,000	~$74,000
Sherman, Texas	Denison, TX	10	~25,000	~$43,000
	Gainesville, TX	31	~16,000	~$46,000
	Bonham, TX	26	~10,000	~$37,000
	Durant, OK	25	~19,000	~$40,000
	McKinney, TX	33	~199,000	~$93,000
Boise, Idaho	Meridian, ID	11	~117,000	~$71,000
	Nampa, ID	20	~100,000	~$55,000
	Caldwell, ID	26	~59,000	~$50,000
	Eagle, ID	10	~30,000	~$92,000
	Kuna, ID	18	~25,000	~$68,000
Hillsboro, Oregon	Beaverton, OR	7	~99,000	~$66,000
	Aloha, OR	5	~55,000	~$72,000
	Tigard, OR	12	~55,000	~$75,000
	Forest Grove, OR	10	~25,000	~$58,000
	Portland, OR	17	~654,000	~$71,000
Manassas, Virginia	Centreville, VA	10	~74,000	~$111,000
	Gainesville, VA	9	~15,000	~$110,000
	Woodbridge, VA	17	~4,500	~$72,000
	Fairfax, VA	15	~24,000	~$110,000
	Dale City, VA	19	~73,000	~$86,000
Austin, Texas	Round Rock, TX	19	~133,000	~$80,000
	Cedar Park, TX	17	~79,000	~$101,000
	Pflugerville, TX	15	~65,000	~$85,000
	Georgetown, TX	27	~79,000	~$73,000
	San Marcos, TX	31	~64,000	~$37,000
Albuquerque, New Mexico	Rio Rancho, NM	11	~100,000	~$63,000
	South Valley, NM	6	~41,000	~$38,000
	North Valley, NM	5	~11,000	~$49,000
	Los Lunas, NM	24	~16,000	~$50,000
	Bernalillo, NM	17	~10,000	~$40,000

EXPLANATION:

» **City Benefiting from CHIPS Act**: These are the main cities receiving significant investments due to the U.S. CHIPS Act.

» **Nearby City**: Cities close to the main city that may experience economic growth as a result.

» **Distance (miles)**: Approximate distance between the main city and the nearby city.

» **Population**: Estimated number of residents in the nearby city.

» **Median Household Income**: Approximate median income of households in the nearby city.

PLEASE NOTE:

» The population and income figures are approximate and may have changed since 2021.

» For the most current data, refer to official census records or local government sources.

ADDITIONAL CONTEXT:

» The CHIPS Act is leading to significant investments in semiconductor manufacturing across the United States.

» Economic impacts extend to surrounding areas, affecting population growth, job opportunities, and median incomes.

» Understanding these factors helps in planning for infrastructure, housing, education, and other community needs.

TOP INVESTMENT SPOTS AND REASONS

1. PHOENIX, ARIZONA

Reasons for Investment:

1. **Tech Hub Growth:** Phoenix is seeing significant investment from semiconductor companies like TSMC, which is building a multi-billion-dollar chip manufacturing facility.

2. **Population Growth:** The city is experiencing rapid population growth, increasing demand for housing, services, and infrastructure.

3. **Diverse Economy:** Besides semiconductor manufacturing, Phoenix has a thriving economy in healthcare, finance, and education, making it a well-rounded investment opportunity.

4. **Low Cost of Living:** Compared to other tech hubs like Silicon Valley, Phoenix offers a lower cost of living, which attracts talent and businesses.

5. **Proximity to Key Markets:** Its location provides easy access to major markets in California, Mexico, and across the southwestern U.S., benefiting both logistics and export businesses.

2. AUSTIN, TEXAS

Reasons for Investment:

1. **Major Tech Presence:** Austin is home to a significant presence of tech giants like Samsung, which is expanding semiconductor manufacturing in the region.

2. **Booming Population:** Austin has one of the fastest-growing populations in the U.S., which leads to high demand for housing, retail, and commercial properties.

3. **Strong Job Market:** The tech sector continues to thrive, attracting high-skilled workers, which in turn fuels demand for residential and commercial real estate.

4. **Business-Friendly Environment:** Texas is known for its low taxes and pro-business policies, making it a highly attractive location for businesses and investors.

5. **Cultural Appeal:** Austin's vibrant culture, music scene, and outdoor activities make it a highly desirable city for young professionals, which increases long-term investment potential.

3. BOISE, IDAHO

Reasons for Investment:

1. **Micron's Expansion:** Boise is home to Micron Technology, a leading memory chip manufacturer. The company's plans for expansion in the semiconductor sector boost the local economy.

2. **Affordable Real Estate:** Compared to other tech hubs, Boise offers relatively affordable real estate, making it attractive for property investors.

3. **Rapid Population Growth:** Boise has been one of the fastest-growing cities in the U.S., attracting people looking for affordable living combined with good job opportunities.

4. **Quality of Life:** Boise offers a high quality of life with access to outdoor activities, a low crime rate, and good schools, making it attractive for families and professionals.

5. **Increasing Tech Presence:** Boise is seeing increasing interest from tech companies beyond Micron, making it a rising tech hub with significant investment potential.

4. COLUMBUS, OHIO

Reasons for Investment:

1. **Intel Investment:** Intel's multi-billion-dollar investment in chip manufacturing facilities in the Columbus area is a game-changer for the local economy, driving up demand for infrastructure, housing, and services.

2. **Affordable Housing:** Columbus offers affordable housing compared to many other large cities, attracting a workforce that prefers more cost-effective living.

3. **Central Location:** Columbus is centrally located, making it a prime area for logistics and distribution, benefiting businesses and real estate investors.

4. **Education and Talent Pool:** Home to Ohio State University, Columbus has a large pool of educated workers, particularly in tech, healthcare, and engineering sectors.

5. **Government Support:** The state of Ohio has been actively incentivizing companies to invest in the area, making it a highly attractive destination for new businesses and investors.

5. HILLSBORO, OREGON

Reasons for Investment:

1. **Intel's Long-Term Commitment:** Intel has long been one of the biggest employers in Hillsboro, and its semiconductor operations continue to expand, driving economic growth.

2. **Strong Workforce:** Hillsboro has a highly educated workforce, with many professionals in engineering and technology, thanks to its proximity to Portland and nearby universities.

3. **Thriving Tech Sector:** Besides Intel, Hillsboro is attracting more tech companies, further diversifying the local economy and creating long-term investment opportunities.

4. **Proximity to Portland:** Hillsboro benefits from being close to Portland, giving it access to a larger urban market while maintaining a relatively affordable cost of living.

5. **Sustainable Growth:** The city has invested in sustainable infrastructure, transportation, and green energy, making it a forward-thinking, environmentally conscious place for investment.

SUMMARY:

- **Phoenix** is a rising tech hub with diverse industries and a growing population.

- **Austin** remains a top tech city with strong population growth, a business-friendly environment, and a vibrant culture.

- **Boise** offers affordable real estate and quality of life, benefiting from Micron's semiconductor expansion.

- **Columbus** is seeing a transformation with Intel's investment, affordable housing, and a growing talent pool.

- **Hillsboro** has long-term tech presence, proximity to Portland, and a sustainable growth strategy.

Each of these cities has strong economic drivers related to the CHIPS Act, making them highly attractive for real estate, commercial, and business investments.

TOP TEN NEARBY CITIES WORTH EXPLORING FOR INVESTMENT BASED ON THE CHIP ACT CITY LOCATIONS

1. ROUND ROCK, TEXAS (NEAR TAYLOR, TX AND AUSTIN, TX)

» **Population:** ~133,000

» **Median Household Income:** ~$80,000

» **Reasons to Explore:**

  o Strong tech presence as a suburb of Austin with companies like Dell.

  o Growing population and real estate demand due to proximity to Austin's tech sector.

  o Affordable living compared to Austin while maintaining access to major amenities and jobs.

2. CHANDLER, ARIZONA (NEAR PHOENIX, AZ)

» **Population:** ~261,000

» **Median Household Income:** ~$82,000

» **Reasons to Explore:**

- o Major semiconductor hub, with companies like Intel having large facilities.

- o Strong job market in tech, attracting high-income professionals.

- o Suburb of Phoenix with high quality of life, good schools, and strong infrastructure.

3. GEORGETOWN, TEXAS (NEAR TAYLOR, TX AND AUSTIN, TX)

» **Population:** ~79,000

» **Median Household Income:** ~$73,000

» **Reasons to Explore:**

- o Rapidly growing city due to spillover from Austin's booming tech scene.

- o Affordable housing and land compared to nearby Austin, attracting investors.

- o Known for good schools and being a desirable place for families.

4. MERIDIAN, IDAHO (NEAR BOISE, ID)

» **Population:** ~117,000

» **Median Household Income:** ~$71,000

» **Reasons to Explore:**

   o Proximity to Boise, benefiting from Micron's expansion in semiconductor manufacturing.

   o Affordable real estate with strong demand for housing due to Boise's tech sector growth.

   o High quality of life with a growing population and low crime rates.

5. DUBLIN, OHIO (NEAR COLUMBUS, OH)

» **Population:** ~49,000

» **Median Household Income:** ~$137,000

» **Reasons to Explore:**

   o Affluent suburb of Columbus with a highly educated population.

   o Strong demand for real estate as Columbus grows with Intel's investment.

   o Excellent schools and infrastructure, making it a desirable location for families and professionals.

6. MCKINNEY, TEXAS (NEAR SHERMAN, TX)

» **Population:** ~199,000

» **Median Household Income:** ~$93,000

» **Reasons to Explore:**

  o High-growth area near Dallas with affordable real estate compared to central Dallas.

  o Proximity to Sherman's semiconductor investments by Texas Instruments.

  o Well-developed infrastructure, strong schools, and desirable suburban living.

7. BEAVERTON, OREGON (NEAR HILLSBORO, OR)

» **Population:** ~99,000

» **Median Household Income:** ~$66,000

» **Reasons to Explore:**

  o Close to Hillsboro's Intel facilities and benefiting from the tech sector growth.

  o Affordable living compared to Portland with proximity to urban amenities.

  o Well-connected through public transit, making it attractive for young professionals and families.

8. RIO RANCHO, NEW MEXICO (NEAR ALBUQUERQUE, NM)

» **Population:** ~100,000

» **Median Household Income:** ~$63,000

» **Reasons to Explore:**

- o Proximity to Intel's chip manufacturing plant in Rio Rancho, bringing jobs and infrastructure investment.

- o Growing population with relatively affordable housing options.

- o Strong demand for housing due to Albuquerque's economic growth and Rio Rancho's family-friendly environment.

9. GAHANNA, OHIO (NEAR COLUMBUS, OH)

» **Population:** ~35,000

» **Median Household Income:** ~$84,000

» **Reasons to Explore:**

- o Close to Columbus, benefiting from Intel's investment and overall economic growth.

- o Affluent community with good schools and family-friendly amenities.

- o Increasing demand for real estate as Columbus grows, especially in nearby suburbs like Gahanna.

10. EAGLE, IDAHO (NEAR BOISE, ID)

» **Population:** ~30,000

» **Median Household Income:** ~$92,000

» **Reasons to Explore:**

  o Affluent and desirable suburb of Boise with high demand for housing due to proximity to tech jobs.

  o Growing interest in real estate from both local and out-of-state investors.

  o High quality of life, outdoor activities, and proximity to Boise's booming tech scene.

KEY HIGHLIGHTS FOR NEARBY CITY EXPLORATION:

» **Proximity to Major Cities:** These nearby cities benefit from being close to major hubs like Austin, Phoenix, Columbus, and Boise, allowing them to absorb the economic spillover.

» **Affordability:** Many of these nearby cities offer more affordable housing and living costs compared to the central cities they surround, making them attractive to families and professionals.

» **Population Growth:** All these cities are experiencing growth in population due to their proximity to major tech investments and semiconductor manufacturing projects.

» **Strong Job Markets:** With companies like Intel, TSMC, Samsung, and Micron investing heavily, these cities are seeing strong job growth, driving real estate demand.

» **High Quality of Life:** Many of these nearby cities are known for their family-friendly environments, good schools, and access to outdoor and cultural amenities, making them ideal for long-term investment.

TOP 20 NEARBY CITIES WORTH EXPLORING FOR INVESTMENT BASED ON THE CHIP ACT BENEFICIARY CITIES LOCATION
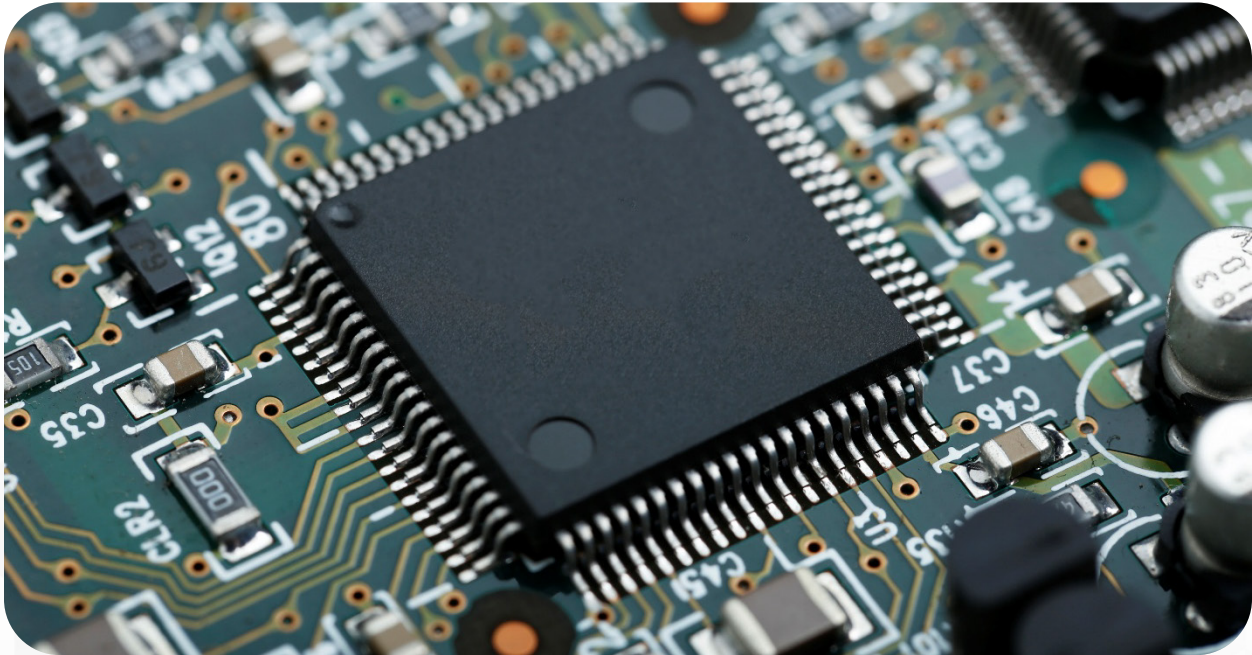
1. ROUND ROCK, TEXAS (NEAR TAYLOR, TX AND AUSTIN, TX)

» **Population:** ~133,000

» **Median Household Income:** ~$80,000

» **Reasons to Explore:**

  o Proximity to Austin's tech sector.

  o Growing population with increasing demand for housing.

  o Tech presence including Dell's headquarters.

  o Affordable living compared to Austin.

  o Well-developed infrastructure and amenities.

2. CHANDLER, ARIZONA (NEAR PHOENIX, AZ)

» **Population:** ~261,000

» **Median Household Income:** ~$82,000

» **Reasons to Explore:**

  o Major semiconductor hub (Intel presence).

  o High median household income.

  o Rapid growth in the tech sector.

  o Affordable housing compared to nearby cities like Scottsdale.

  o Strong quality of life and infrastructure.

3. GEORGETOWN, TEXAS (NEAR TAYLOR, TX AND AUSTIN, TX)

» **Population:** ~79,000

» **Median Household Income:** ~$73,000

» **Reasons to Explore:**

  o Proximity to Austin's tech growth.

  o Affordable housing and land.

  o Increasing real estate demand.

  o Family-friendly environment.

  o Rapid infrastructure development.

## 4. MERIDIAN, IDAHO (NEAR BOISE, ID)

» **Population:** ~117,000

» **Median Household Income:** ~$71,000

» **Reasons to Explore:**

- o Proximity to Boise's booming tech scene.

- o Affordable real estate with strong growth potential.

- o Increasing population and demand for housing.

- o Strong local economy due to Micron's semiconductor expansion.

- o High quality of life with low crime and good schools.

5. DUBLIN, OHIO (NEAR COLUMBUS, OH)

- **Population:** ~49,000

- **Median Household Income:** ~$137,000

- **Reasons to Explore:**

  - o Affluent suburb with strong real estate potential.

  - o Proximity to Intel's new chip manufacturing plant.

  - o Strong job market and educated population.

  - o High quality of life and good schools.

  - o Ideal for high-income professionals seeking suburban living.

6. MCKINNEY, TEXAS (NEAR SHERMAN, TX)

» **Population:** ~199,000

» **Median Household Income:** ~$93,000

» **Reasons to Explore:**

  o High-growth area near Dallas.

  o Close to semiconductor investments in Sherman.

  o Strong infrastructure and schools.

  o Affordable real estate compared to central Dallas.

  o Desirable suburban environment with good amenities.

7. BEAVERTON, OREGON (NEAR HILLSBORO, OR)

» **Population:** ~99,000

» **Median Household Income:** ~$66,000

» **Reasons to Explore:**

  o Proximity to Intel's tech operations in Hillsboro.

  o Growing tech sector, with lower costs than Portland.

  o Well-developed public transit and amenities.

  o High demand for housing due to tech growth.

  o Desirable suburban location with easy access to urban amenities.

8. RIO RANCHO, NEW MEXICO (NEAR ALBUQUERQUE, NM)

» **Population:** ~100,000

» **Median Household Income:** ~$63,000

» **Reasons to Explore:**

   o   Home to Intel's semiconductor manufacturing plant.

   o   Growing population and demand for real estate.

   o   Affordable housing compared to Albuquerque.

   o   Strong job growth due to tech investments.

   o   Family-friendly environment with good schools.

9. GAHANNA, OHIO (NEAR COLUMBUS, OH)

» **Population:** ~35,000

» **Median Household Income:** ~$84,000

» **Reasons to Explore:**

   o   Proximity to Columbus and Intel's new investments.

   o   Increasing real estate demand.

   o   Strong schools and family-friendly environment.

   o   Affluent community with growing population.

   o   Stable real estate market and high quality of life.

10. EAGLE, IDAHO (NEAR BOISE, ID)

» **Population:** ~30,000

» **Median Household Income:** ~$92,000

» **Reasons to Explore:**

- o   Affluent suburb of Boise, benefiting from tech sector growth.

- o   Increasing demand for high-end real estate.

- o   Strong job market driven by Micron's investments.

- o   High quality of life and desirable amenities.

- o   Family-friendly with excellent schools.

11. SCOTTSDALE, ARIZONA (NEAR PHOENIX, AZ)

» **Population:** ~258,000

» **Median Household Income:** ~$88,000

» **Reasons to Explore:**

- o   Major tech hub with growing semiconductor investments.

- o   Affluent area with a high demand for luxury real estate.

- o   Proximity to Phoenix's expanding economy.

- o   Strong job market in tech and healthcare.

- o   Desirable lifestyle, good schools, and thriving tourism.

12. HUTTO, TEXAS (NEAR TAYLOR, TX)

- » **Population:** ~27,000

- » **Median Household Income:** ~$76,000

- » **Reasons to Explore:**

  - o Growing suburb near Austin's tech investments.

  - o Affordable housing and land, attracting investors.

  - o Rapid population growth and increasing real estate demand.

  - o Proximity to major tech projects in Taylor and Austin.

  - o Well-positioned for future growth.

13. CEDAR PARK, TEXAS (NEAR AUSTIN, TX)

- » **Population:** ~79,000

- » **Median Household Income:** ~$101,000

- » **Reasons to Explore:**

  - o Thriving suburb benefiting from Austin's tech boom.

  - o High demand for housing and commercial investments.

  - o Family-friendly with excellent schools and parks.

  - o Growing infrastructure and services.

  - o Strong job market with increasing investment.

14. LIVERPOOL, NEW YORK (NEAR SYRACUSE, NY)

» **Population:** ~2,200

» **Median Household Income:** ~$60,000

» **Reasons to Explore:**

  o Proximity to Micron's semiconductor expansion in Syracuse.

  o Small but growing community, offering affordable housing.

  o Increasing demand for real estate due to tech investments.

  o Strong local economy bolstered by new infrastructure.

  o Desirable suburban location with easy access to Syracuse.

15. NAMPA, IDAHO (NEAR BOISE, ID)

» **Population:** ~100,000

» **Median Household Income:** ~$55,000

» **Reasons to Explore:**

  o Affordable housing with proximity to Boise's tech boom.

  o Rapid population growth and increasing real estate demand.

  o Micron's semiconductor expansion driving job growth.

  o Family-friendly with access to good schools and amenities.

  o High quality of life with outdoor recreation opportunities.

16. PFLUGERVILLE, TEXAS (NEAR AUSTIN, TX)

» **Population:** ~65,000

» **Median Household Income:** ~$85,000

» **Reasons to Explore:**

  o   Fast-growing suburb near Austin with affordable housing.

  o   Proximity to Samsung's semiconductor manufacturing in Taylor.

  o   Increasing demand for residential and commercial real estate.

  o   Strong job growth in tech and healthcare.

  o   Well-positioned for long-term growth.

17. GLENDALE, ARIZONA (NEAR PHOENIX, AZ)

» **Population:** ~255,000

» **Median Household Income:** ~$54,000

» **Reasons to Explore:**

  o   Part of the Phoenix metro area benefiting from tech sector growth.

  o   Growing demand for housing and infrastructure.

  o   Proximity to major semiconductor manufacturing projects.

  o   Affordable real estate compared to Scottsdale and Phoenix.

  o   High quality of life with good schools and family-friendly amenities.

18. DENISON, TEXAS (NEAR SHERMAN, TX)

» **Population:** ~25,000

» **Median Household Income:** ~$43,000

» **Reasons to Explore:**

- o Proximity to Texas Instruments' semiconductor investments in Sherman.

- o Affordable housing with growing demand due to tech sector growth.

- o Small but rapidly developing community.

- o Strong infrastructure investments.

- o Family-friendly environment with access to good schools.

19. ALOHA, OREGON (NEAR HILLSBORO, OR)

» **Population:** ~55,000

» **Median Household Income:** ~$72,000

» **Reasons to Explore:**

- o Close to Intel's semiconductor operations in Hillsboro.

- o Affordable living compared to nearby Beaverton and Portland.

- o Increasing demand for housing as Hillsboro's tech sector expands.

- o Strong infrastructure and transportation options.

- o Well-positioned for future growth and development.

20. EAST SYRACUSE, NEW YORK (NEAR SYRACUSE, NY)

» **Population:** ~3,000

» **Median Household Income:** ~$45,000

» **Reasons to Explore:**

- o Proximity to Micron's major semiconductor investments in Syracuse.

- o Small but affordable community with increasing real estate demand.

- o Infrastructure improvements due to tech sector expansion.

- o Good access to Syracuse's job market.

TOP 10 POTENTIAL OUTLIERS
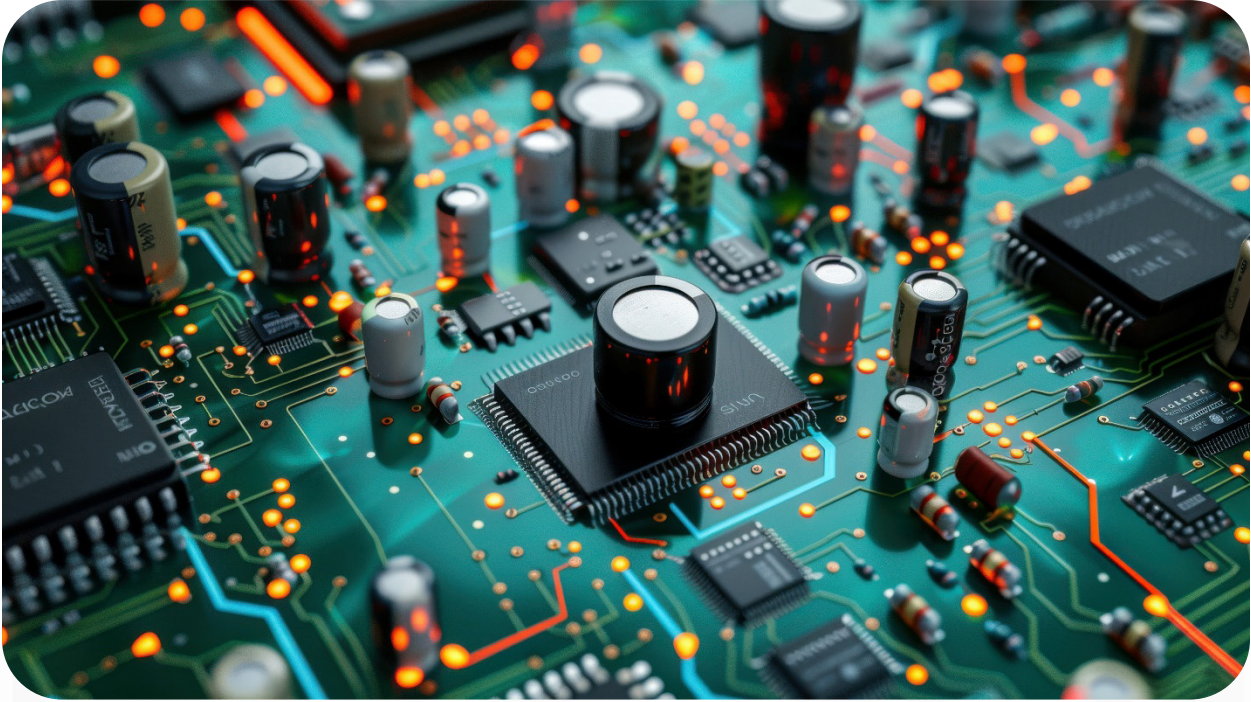
Here are the top 10 nearby cities that could potentially be **outliers** and experience significant growth based on their current size, proximity to major investments, and other growth factors:

1. HUTTO, TEXAS (NEAR TAYLOR, TX)

» **Population:** ~27,000

» **Median Household Income:** ~$76,000

» **Reasons for Potential Growth:**

  o Proximity to Taylor's Samsung semiconductor plant.

  o Rapid development in the tech corridor between Austin and Taylor.

  o Increasing demand for affordable housing and commercial spaces.

  o Strong infrastructure development in anticipation of tech investments.

  o Positioned to attract both businesses and residential growth due to its strategic location.

2. MERIDIAN, IDAHO (NEAR BOISE, ID)

» **Population:** ~117,000

» **Median Household Income:** ~$71,000

» **Reasons for Potential Growth:**

  o Close proximity to Boise's booming tech scene, especially Micron's semiconductor manufacturing.

  o Rapidly growing population, with housing demand increasing significantly.

  o Comparatively affordable real estate attracting tech workers and families.

  o Growing infrastructure to support incoming industries and new residents.

  o A desirable quality of life attracting talent from higher-cost areas.

3. GAHANNA, OHIO (NEAR COLUMBUS, OH)

» **Population:** ~35,000

» **Median Household Income:** ~$84,000

» **Reasons for Potential Growth:**

  o Close to Intel's multi-billion-dollar chip manufacturing facility in Columbus.

  o Small but affluent community likely to experience rapid housing demand.

  o Strategic location with easy access to Columbus' expanding tech sector.

  o Increasing investments in infrastructure to support the expected influx of professionals.

  o Could see significant commercial and residential real estate growth.

4. EAGLE, IDAHO (NEAR BOISE, ID)

» **Population:** ~30,000

» **Median Household Income:** ~$92,000

» **Reasons for Potential Growth:**

  o Growing suburb benefiting from Boise's tech expansion.

  o High quality of life with rising demand for residential and commercial developments.

  o Comparatively small population with room for significant growth.

  o Increasing attraction for high-income professionals due to its proximity to Micron and other tech companies.

  o Potential for upscale residential and commercial development.

5. PFLUGERVILLE, TEXAS (NEAR AUSTIN, TX)

» **Population:** ~65,000

» **Median Household Income:** ~$85,000

» **Reasons for Potential Growth:**

  o Proximity to both Austin and Taylor, making it a hub for tech workers.

  o Rapidly expanding residential areas due to the spillover from Austin's tech boom.

  o Increasing infrastructure to support incoming industries and families.

  o Attractive for businesses looking for a more affordable location near Austin.

  o Well-positioned to benefit from Samsung's semiconductor expansion in Taylor.

6. RIO RANCHO, NEW MEXICO (NEAR ALBUQUERQUE, NM)

» **Population:** ~100,000

» **Median Household Income:** ~$63,000

» **Reasons for Potential Growth:**

  o   Home to Intel's semiconductor manufacturing plant.

  o   Potential for rapid population and housing growth due to Intel's expansion and job creation.

  o   Affordable cost of living could attract a significant influx of workers and businesses.

  o   Infrastructure is already growing to accommodate the expected economic boom.

  o   Positioned to become a tech hub in the region, with new investments driving growth.

7. DENISON, TEXAS (NEAR SHERMAN, TX)

» **Population:** ~25,000

» **Median Household Income:** ~$43,000

» **Reasons for Potential Growth:**

  o   Proximity to Sherman's Texas Instruments semiconductor plant expansion.

  o   Small community with affordable real estate, which could see a surge in demand.

  o   Increasing interest from investors due to Sherman's industrial growth.

  o   Infrastructure developments are likely to follow as the population grows.

  o   Potential for both residential and commercial real estate booms.

8. ALOHA, OREGON (NEAR HILLSBORO, OR)

» **Population:** ~55,000

» **Median Household Income:** ~$72,000

» **Reasons for Potential Growth:**

- o Close to Hillsboro's Intel operations, with the potential to attract tech workers.

- o Growing demand for housing due to the tech sector expansion in nearby cities.

- o Small but well-located, offering affordable housing for professionals.

- o Could experience a population surge as Hillsboro continues to grow.

- o Opportunity for real estate and commercial developments as the area becomes more popular.

9. HUTTO, TEXAS (NEAR TAYLOR, TX)

» **Population:** ~27,000

» **Median Household Income:** ~$76,000

» **Reasons for Potential Growth:**

- o Strategic location between Austin and Taylor, making it a prime spot for growth.

- o Proximity to Samsung's massive semiconductor plant under development.

- o Increasing population driven by demand for more affordable housing outside Austin.

- o Infrastructure is expanding in preparation for the tech-driven boom.

- o Potential to attract both residential developments and commercial investments.

10. LIVERPOOL, NEW YORK (NEAR SYRACUSE, NY)

» **Population:** ~2,200

» **Median Household Income:** ~$60,000

» **Reasons for Potential Growth:**

- o Proximity to Micron's major semiconductor expansion in Syracuse.

- o Small population with significant room for real estate and commercial growth.

- o Infrastructure investments in nearby Syracuse likely to benefit Liverpool.

- o Potential for new housing developments to accommodate workers from Micron's expansion.

- o Could see increased business development to support the growing workforce.

WHY THESE CITIES COULD BE OUTLIERS:

1. **Proximity to Major Investments:** These cities are located near major semiconductor and tech investments, including facilities by Intel, Samsung, Micron, and Texas Instruments. As a result, they are positioned to grow rapidly in terms of job creation, housing demand, and infrastructure development.

2. **Smaller Populations:** Many of these cities are relatively small in population, giving them more room for significant growth compared to larger, more developed cities.

3. **Affordable Real Estate:** Most of these cities offer affordable real estate, which makes them attractive to both residential and commercial investors. This affordability, combined with proximity to growing industries, creates a ripe environment for rapid expansion.

4. **High-Quality Infrastructure Development:** Cities like **Rio Rancho**, **Pflugerville**, and **Hutto** are expanding their infrastructure, making them more attractive for businesses and residents alike.

5. **Potential to Become Regional Hubs:** Cities like **Denison** and **Liverpool** may become significant regional hubs due to their location and proximity to massive tech investments. Their small sizes mean that even moderate investment could result in large-scale growth.

TOP TEXAS CITIES

Top Texas cities that could be **outliers** and experience significant growth based on their current size, proximity to major tech investments, and other growth factors:

1. HUTTO, TEXAS (NEAR TAYLOR, TX)

» **Population:** ~27,000

» **Median Household Income:** ~$76,000

» **Average Land Cost per Acre:** ~$80,000 - $120,000

» **Reasons for Potential Growth:**

    o   Proximity to Samsung's multi-billion-dollar semiconductor plant.

    o   Strategic location between Austin and Taylor, driving demand for land and housing.

    o   Affordable land prices compared to Austin, attracting investors.

    o   Rapid infrastructure development to accommodate growth.

2. PFLUGERVILLE, TEXAS (NEAR AUSTIN, TX)

» **Population:** ~65,000

» **Median Household Income:** ~$85,000

» **Average Land Cost per Acre:** ~$100,000 - $150,000

» **Reasons for Potential Growth:**

   o Positioned between Austin and Taylor, benefiting from nearby tech investments.

   o Increasing demand for land for residential and commercial developments.

   o Affordable land prices compared to central Austin.

   o Strong infrastructure and rapidly growing population.

3. ROUND ROCK, TEXAS (NEAR AUSTIN, TX AND TAYLOR, TX)

» **Population:** ~133,000

» **Median Household Income:** ~$80,000

» **Average Land Cost per Acre:** ~$150,000 - $250,000

» **Reasons for Potential Growth:**

   o Close to Austin's tech industry and home to Dell's headquarters.

   o Higher land prices but increasing demand for residential and commercial developments.

   o Strong job growth and infrastructure improvements.

   o Proximity to Samsung's semiconductor plant in Taylor.

4. GEORGETOWN, TEXAS (NEAR AUSTIN, TX AND TAYLOR, TX)

» **Population:** ~79,000

» **Median Household Income:** ~$73,000

» **Average Land Cost per Acre:** ~$100,000 - $180,000

» **Reasons for Potential Growth:**

- o Strong population growth and proximity to Austin's tech sector.

- o Increasing land demand due to tech-driven population influx.

- o Affordable land compared to Austin, attracting new housing and commercial projects.

- o Family-friendly and desirable for long-term investment.

5. CEDAR PARK, TEXAS (NEAR AUSTIN, TX)

» **Population:** ~79,000

» **Median Household Income:** ~$101,000

» **Average Land Cost per Acre:** ~$150,000 - $250,000

» **Reasons for Potential Growth:**

- o Proximity to Austin's tech industry and growing demand for housing.

- o High median household income, attracting upscale developments.

- o Strong job market and infrastructure development.

- o Increasing demand for land due to Austin's housing boom.

6. MCKINNEY, TEXAS (NEAR SHERMAN, TX)

» **Population:** ~199,000

» **Median Household Income:** ~$93,000

» **Average Land Cost per Acre:** ~$100,000 - $200,000

» **Reasons for Potential Growth:**

- o Proximity to Texas Instruments' semiconductor plant expansion in Sherman.

- o Affordable land compared to Dallas, attracting investors.

- o Strong infrastructure and growing population.

- o Room for both residential and commercial expansion as demand rises.

7. HUTTO, TEXAS (NEAR AUSTIN, TX AND TAYLOR, TX) [REITERATED]

- **Population:** ~27,000

- **Median Household Income:** ~$76,000

- **Average Land Cost per Acre:** ~$80,000 - $120,000

- **Reasons for Potential Growth:**

- o Proximity to Samsung's plant and Austin's tech sector.

- o Increasing demand for residential and commercial land.

- o Infrastructure improvements in anticipation of population growth.

- o Low land prices compared to Austin, attracting developers and investors.

8. DENISON, TEXAS (NEAR SHERMAN, TX)

» **Population:** ~25,000

» **Median Household Income:** ~$43,000

» **Average Land Cost per Acre:** ~$15,000 - $50,000

» **Reasons for Potential Growth:**

- o Close to Sherman's Texas Instruments semiconductor plant.

- o Low land prices with significant room for development.

- o Attracting investors due to its proximity to tech investments.

- o Increasing demand for housing and commercial development as Sherman grows.

9. TAYLOR, TEXAS (HOME TO SAMSUNG'S SEMICONDUCTOR FACILITY)

» **Population:** ~17,000

» **Median Household Income:** ~$65,000

» **Average Land Cost per Acre:** ~$90,000 - $140,000

» **Reasons for Potential Growth:**

- o Major semiconductor investment by Samsung driving job creation.

- o Increasing land demand for residential and industrial development.

- o Affordable land compared to Austin, making it a prime spot for investment.

- o Strong population growth expected due to job creation.

10. SHERMAN, TEXAS (HOME TO TEXAS INSTRUMENTS SEMICONDUCTOR EXPANSION)

» **Population:** ~44,000

» **Median Household Income:** ~$48,000

» **Average Land Cost per Acre:** ~$30,000 - $70,000

» **Reasons for Potential Growth:**

  o Significant investment from Texas Instruments creating thousands of jobs.

  o Increasing land demand for residential, commercial, and industrial developments.

  o Affordable land prices, attracting developers and real estate investors.

  o Growing infrastructure and services to accommodate the increasing population.

KEY TAKEAWAYS ON LAND COSTS AND GROWTH POTENTIAL:

1. **Proximity to Semiconductor Investments:** Cities like **Taylor**, **Sherman**, and **Hutto** are seeing a direct impact from Samsung and Texas Instruments, creating a surge in demand for land for both residential and commercial projects.

2. **Affordable Land in Growing Markets:** Cities such as **Denison** and **Hutto** offer relatively affordable land compared to Austin and Dallas, making them attractive for real estate investors looking to capitalize on the growing tech industry.

3. **Increasing Land Costs in Prime Locations:** Cities closer to Austin, like **Round Rock**, **Cedar Park**, and **Georgetown**, have higher land prices, but the strong demand due to Austin's tech boom ensures continued growth.

4. **Infrastructure Development:** Many of these cities are investing in infrastructure improvements to accommodate the expected population and industrial growth, making them ripe for real estate and business investments.

These Texas cities are experiencing a tech-driven boom, making land investments a promising opportunity for growth over the coming years.

APPENDIX 3

TEXAS CITIES FOR TAYLOR, SHERMAN, AND AUSTIN TAYLOR, TEXAS (HOME TO SAMSUNG'S SEMICONDUCTOR FACILITY)

Nearby Cities:

1. **Hutto, Texas**

   o **Population:** ~27,000

   o **Median Household Income:** ~$76,000

   o **Average Land Cost per Acre:** ~$80,000 - $120,000

   o **Reasons for Potential Growth:**

     ▪ Proximity to Taylor's Samsung plant.

     ▪ Affordable land and infrastructure development.

     ▪ Increasing population due to proximity to Austin and Taylor's tech growth.

2. **Round Rock, Texas**

   o **Population:** ~133,000

   o **Median Household Income:** ~$80,000

   o **Average Land Cost per Acre:** ~$150,000 - $250,000

   o **Reasons for Potential Growth:**

     ▪ Close to Austin and Samsung's facility in Taylor.

     ▪ High demand for real estate due to Dell and other tech firms.

     ▪ Growing infrastructure and commercial development.

3. **Georgetown, Texas**

   o **Population:** ~79,000

   o **Median Household Income:** ~$73,000

   o **Average Land Cost per Acre:** ~$100,000 - $180,000

- o **Reasons for Potential Growth:**
  - ▪ Affordable land compared to Austin, attracting new developments.
  - ▪ Increasing demand for residential and commercial real estate.
  - ▪ Strong population growth due to proximity to Austin's tech corridor.

4. **Pflugerville, Texas**

- o **Population:** ~65,000
- o **Median Household Income:** ~$85,000
- o **Average Land Cost per Acre:** ~$100,000 - $150,000
- o **Reasons for Potential Growth:**
  - ▪ Positioned between Austin and Taylor, benefiting from both.
  - ▪ Increasing residential and commercial real estate development.
  - ▪ Strong demand for land as the tech sector grows.

5. **Austin, Texas**

- o **Population:** ~995,000
- o **Median Household Income:** ~$71,000
- o **Average Land Cost per Acre:** ~$250,000 - $400,000
- o **Reasons for Potential Growth:**
  - ▪ Major tech hub attracting talent and companies like Tesla and Apple.
  - ▪ Significant job creation leading to housing and infrastructure demand.
  - ▪ High real estate prices but still a prime location for investment.

SHERMAN, TEXAS (HOME TO TEXAS INSTRUMENTS SEMICONDUCTOR EXPANSION)

Nearby Cities:

1. **Denison, Texas**

   o **Population:** ~25,000

   o **Median Household Income:** ~$43,000

   o **Average Land Cost per Acre:** ~$20,000 - $50,000

   o **Reasons for Potential Growth:**

      - Proximity to Texas Instruments' Sherman facility.

      - Affordable land prices and room for significant development.

      - Growing infrastructure and population due to industrial expansion.

2. **Gainesville, Texas**

   o **Population:** ~16,000

   o **Median Household Income:** ~$46,000

   o **Average Land Cost per Acre:** ~$25,000 - $60,000

   o **Reasons for Potential Growth:**

      - Affordable land prices.

      - Proximity to Sherman's tech-driven growth.

      - Small community but poised for growth as nearby industries expand.

3. **Bonham, Texas**

   o **Population:** ~10,000

   o **Median Household Income:** ~$37,000

   o **Average Land Cost per Acre:** ~$25,000 - $40,000

- o **Reasons for Potential Growth:**
  - Affordable land attracting real estate investors.
  - Proximity to Sherman's expanding semiconductor operations.
  - Room for both residential and commercial development.

4. **Durant, Oklahoma** (cross-border)

   - o **Population:** ~19,000
   - o **Median Household Income:** ~$40,000
   - o **Average Land Cost per Acre:** ~$20,000 - $45,000
   - o **Reasons for Potential Growth:**
     - Close proximity to Sherman and Texas Instruments expansion.
     - Cross-border growth opportunities benefiting from Texas investment.
     - Affordable land, ideal for industrial and residential developments.

5. **McKinney, Texas**

   - o **Population:** ~199,000
   - o **Median Household Income:** ~$93,000
   - o **Average Land Cost per Acre:** ~$100,000 - $200,000
   - o **Reasons for Potential Growth:**
     - Proximity to Dallas and Sherman, with strong tech industry ties.
     - Higher land prices but significant real estate demand.
     - Growing infrastructure and desirable location for families and businesses.

AUSTIN, TEXAS (TECH HUB)

Nearby Cities:

1. **Round Rock, Texas**

   o **Population:** ~133,000

   o **Median Household Income:** ~$80,000

   o **Average Land Cost per Acre:** ~$150,000 - $250,000

   o **Reasons for Potential Growth:**

     ▪ Major tech presence with companies like Dell headquartered here.

     ▪ Proximity to Austin's tech industry and Samsung's plant in Taylor.

     ▪ Strong infrastructure supporting population growth and real estate demand.

2. **Cedar Park, Texas**

   o **Population:** ~79,000

   o **Median Household Income:** ~$101,000

   o **Average Land Cost per Acre:** ~$150,000 - $250,000

   o **Reasons for Potential Growth:**

     ▪ Strong job market due to proximity to Austin.

     ▪ Increasing demand for residential and commercial developments.

     ▪ Attractive for families and professionals due to good schools and quality of life.

3. **Pflugerville, Texas**

   o **Population:** ~65,000

   o **Median Household Income:** ~$85,000

   o **Average Land Cost per Acre:** ~$100,000 - $150,000

- o **Reasons for Potential Growth:**
    - ▪ Proximity to both Austin and Samsung's Taylor facility.
    - ▪ Strong infrastructure growth to support incoming residents and businesses.
    - ▪ Increasing demand for land and housing due to tech-driven population growth.

4. **Georgetown, Texas**

    - o **Population:** ~79,000
    - o **Median Household Income:** ~$73,000
    - o **Average Land Cost per Acre:** ~$100,000 - $180,000
    - o **Reasons for Potential Growth:**
        - ▪ Strong population growth driven by Austin's tech expansion.
        - ▪ Increasing demand for affordable land and housing.
        - ▪ Room for commercial real estate development as the population grows.

5. **Hutto, Texas**

    - o **Population:** ~27,000
    - o **Median Household Income:** ~$76,000
    - o **Average Land Cost per Acre:** ~$80,000 - $120,000
    - o **Reasons for Potential Growth:**
        - ▪ Strategic location between Austin and Taylor, benefiting from Samsung's expansion.
        - ▪ Rapidly growing population and infrastructure development.
        - ▪ Affordable land prices attracting investors and developers.

SUMMARY OF TEXAS CITIES WITH GROWTH POTENTIAL:

Taylor Area:

» **Nearby Cities:** Hutto, Round Rock, Georgetown, Pflugerville, Austin.

» **Key Growth Drivers:** Proximity to Samsung's semiconductor facility, strong infrastructure development, increasing population and real estate demand.

Sherman Area:

» **Nearby Cities:** Denison, Gainesville, Bonham, Durant (OK), McKinney.

» **Key Growth Drivers:** Texas Instruments' semiconductor expansion, affordable land prices, increasing residential and commercial developments.

Austin Area:

» **Nearby Cities:** Round Rock, Cedar Park, Pflugerville, Georgetown, Hutto.

» **Key Growth Drivers:** Proximity to Austin's tech sector, strong population growth, high demand for land and housing, major companies like Dell and Samsung driving job creation.

These cities represent prime opportunities for land investment due to their strategic locations near growing tech industries and their relatively affordable land costs compared to central hubs like Austin and Dallas.

KEY STATISTICS

Ten compelling statistics that could be used to promote investment projects in the Texas cities benefiting from the semiconductor and tech industry growth:

1. JOB CREATION SURGE:

Samsung's $17 billion semiconductor plant in **Taylor, TX** is expected to create **2,000 high-paying jobs** directly and an estimated **6,500 additional jobs** through indirect and induced impacts on the local economy.

2. POPULATION GROWTH:

Austin, TX has seen a **33% increase in population** over the last decade, making it one of the fastest-growing metro areas in the U.S. This surge in population drives demand for housing and commercial real estate.

3. REAL ESTATE DEMAND:

Land prices in **Round Rock, TX** have increased by over **25%** in the past five years due to the city's proximity to Austin's tech hub and major developments like **Dell's headquarters**.

4. AFFORDABLE LAND PRICES:

Despite rapid growth, land in **Hutto, TX** remains relatively affordable, with an average price of **$80,000 to $120,000 per acre**, compared to **$250,000 to $400,000** per acre in Austin, making it a prime investment opportunity.

5. INFRASTRUCTURE DEVELOPMENT:

Georgetown, TX has invested **$200 million** in infrastructure improvements over the past five years to support its growing population and demand for services, positioning it as a strategic location for businesses and real estate projects.

6. TEXAS INSTRUMENTS INVESTMENT:

Texas Instruments' **$30 billion** investment in a new semiconductor plant in **Sherman, TX** is expected to generate **3,000 high-tech jobs**, driving up demand for housing, retail, and commercial developments in nearby cities like **Denison** and **McKinney**.

7. TOP JOB MARKET:

Austin, TX consistently ranks in the **Top 10 U.S. cities for tech job growth**, with over **15,000 new tech jobs** created annually, driving up housing demand in neighboring areas like **Pflugerville** and **Cedar Park**.

8. MAJOR WORKFORCE GROWTH:

The **Austin metro area** workforce has grown by **20%** over the past decade, driven by the arrival of tech giants like **Tesla, Oracle, and Apple**, making it an ideal time to invest in nearby residential and commercial developments.

9. EDUCATION AND TALENT HUB:

Round Rock, TX is home to a highly educated population, with over **40% of residents holding a bachelor's degree or higher**, which fuels demand for high-quality housing and commercial services in the area.

10. RAPID COMMERCIAL DEVELOPMENT:

Pflugerville, TX has seen a **30% increase** in commercial real estate projects in the last five years, thanks to its strategic location between **Austin and Taylor**, making it a hotbed for retail, office spaces, and housing developments.

These statistics highlight the rapid job creation, population growth, and real estate demand in these Texas cities, driven by major investments in semiconductor plants and tech industry expansions. They provide compelling reasons for investors to consider entering these rapidly growing markets.

BONHAM, AND HONEY GROVE, TEXAS

Here are 15 compelling statistics to promote investment opportunities in **Sherman, Bonham, and Honey Grove, Texas**, driven by semiconductor and industrial expansion:

SHERMAN, TX

1. **Texas Instruments Investment:**

    o   **Texas Instruments' $30 billion** semiconductor facility will be one of the largest in the U.S., expected to create **3,000 direct jobs** and **15,000 indirect jobs** over the next decade, boosting the local economy significantly.

2. **Housing Demand Surge:**

    o   Sherman's population is projected to grow by **40%** in the next 10 years due to job creation from Texas Instruments, creating significant demand for residential housing.

3. **Commercial Real Estate Growth:**

    o   Commercial real estate development in Sherman has increased by **25%** over the last three years, driven by industrial expansion and the influx of new businesses.

4. **Affordable Land Prices:**

    o   Land in Sherman is still relatively affordable compared to nearby metro areas, with prices ranging from **$30,000 to $70,000 per acre**, providing opportunities for investors to acquire land before prices soar.

5. **Proximity to Dallas-Fort Worth Metroplex:**

    o   Sherman is located just **65 miles north of Dallas**, providing easy access to one of the largest economic hubs in the U.S., while maintaining affordable real estate prices.

BONHAM, TX

6. **Close to Sherman's Growth:**

   o Bonham, located just **26 miles** from Sherman, is experiencing spillover growth from Sherman's Texas Instruments expansion, making it a prime location for residential and commercial real estate development.

7. **Affordable Real Estate:**

   o Bonham offers highly affordable land, with prices as low as **$25,000 to $40,000 per acre**, significantly lower than land prices in larger Texas cities, offering a high return on investment as demand grows.

8. **Infrastructure Investment:**

   o The city has invested **$10 million** in infrastructure improvements over the past five years to accommodate its growing population and industrial development, making it well-positioned for further growth.

9. **Population Growth:**

   o Bonham's population is expected to grow by **15%** over the next decade, driven by the expansion of nearby industries and an increase in housing demand.

10. **Rural Appeal, Urban Proximity:**

   o Bonham provides a rural lifestyle with proximity to Sherman and Dallas-Fort Worth, making it attractive for both residential and commercial real estate investors seeking affordable opportunities.

HONEY GROVE, TX

11. **Strategic Location:**

    o Honey Grove is strategically located **30 miles east of Sherman** and is expected to benefit from the industrial and population spillover from both Sherman and Bonham.

12. **Low Land Prices:**

    o Honey Grove offers some of the lowest land prices in the region, with costs ranging from **$15,000 to $20,000 per acre**, providing exceptional opportunities for early investors.

13. **Rural Development Opportunity:**

    o With its small population and low development density, Honey Grove offers significant potential for residential and industrial expansion, especially as nearby Sherman's industries grow.

14. **Agriculture Meets Industry:**

    o Honey Grove has a rich agricultural history, and with industrial expansion happening nearby, it presents an opportunity for mixed-use developments catering to both agriculture and industry.

15. **Proximity to Major Growth Areas:**

    o Honey Grove's location near **Bonham and Sherman** positions it to benefit from regional growth, with projections showing a **20% increase** in property values over the next decade as industrial developments attract new residents.

SUMMARY OF KEY INVESTMENT OPPORTUNITIES:

- **Sherman, TX** is positioned for explosive growth due to Texas Instruments' massive investment, leading to high demand for housing, retail, and commercial spaces.

- **Bonham, TX** offers highly affordable land and is close enough to Sherman to benefit from the regional boom, with growing infrastructure and population.

- **Honey Grove, TX** presents a unique opportunity for investors to get in early with extremely low land prices, set to increase as the surrounding region develops.

These compelling statistics highlight the growth potential and investment opportunities in Sherman, Bonham, and Honey Grove, driven by industrial expansion and regional development.

SUMMARY POINTS SHERMAN, BONHAM, AND HONEY GROVE, TEXAS:

SHERMAN, TX

1. **$30 billion Texas Instruments Investment** creating **3,000 direct jobs** and **15,000 indirect jobs**, driving local economic growth.

2. Population expected to grow by **40%** in the next 10 years, significantly increasing housing demand.

3. **25% increase** in commercial real estate development in the last 3 years.

4. Affordable land at **$30,000 to $70,000 per acre**, with rising demand.

5. Close proximity to **Dallas-Fort Worth Metroplex** (65 miles), offering strategic business advantages.

BONHAM, TX

6. Located **26 miles** from Sherman, benefiting from Texas Instruments' growth.

7. Affordable land prices from **$25,000 to $40,000 per acre**, offering high investment returns.

8. **$10 million** in infrastructure investments in recent years.

9. Population expected to grow by **15%** in the next decade.

10. Combines rural appeal with proximity to urban growth centers like Sherman and Dallas.

HONEY GROVE, TX

11. Located **30 miles** east of Sherman, poised to benefit from regional growth.

12. Extremely low land prices at **$15,000 to $20,000 per acre**, offering high-value investment opportunities.

13. Ideal for residential and industrial development as nearby regions expand.

14. Strong potential for mixed-use development, combining agriculture and industry.

15. Property values projected to increase by **20%** over the next decade as demand grows.

Disclaimer : While this research incorporates data from multiple credible sources, we were unable to independently verify some of the referenced information. This draft serves as a valuable guide for internal decision-making purposes, but we strongly recommend conducting your own due diligence before making final conclusions.