

LOCATION

SWC US 75 & SHEPHERD RD
GRAYSON COUNTY, TEXAS

73 ACRES (DIVISIBLE)

TRACT 1: 42.02 AC TRACT 6: 17.49 AC
TRACT 2: 21.49 AC TRACT 10: 14.85 AC
TRACT 4: 10.15 AC TRACT 12: 9.67 AC
TRACT 5: 9.47 AC

TRAFFIC COUNTS

US 75 SHEPHERD RD
49,444 VPD 2022 4 LANE DIVIDED.
 CONSTRUCTION COMPLETION
 ESTIMATED FOR 4TH Q 2024.

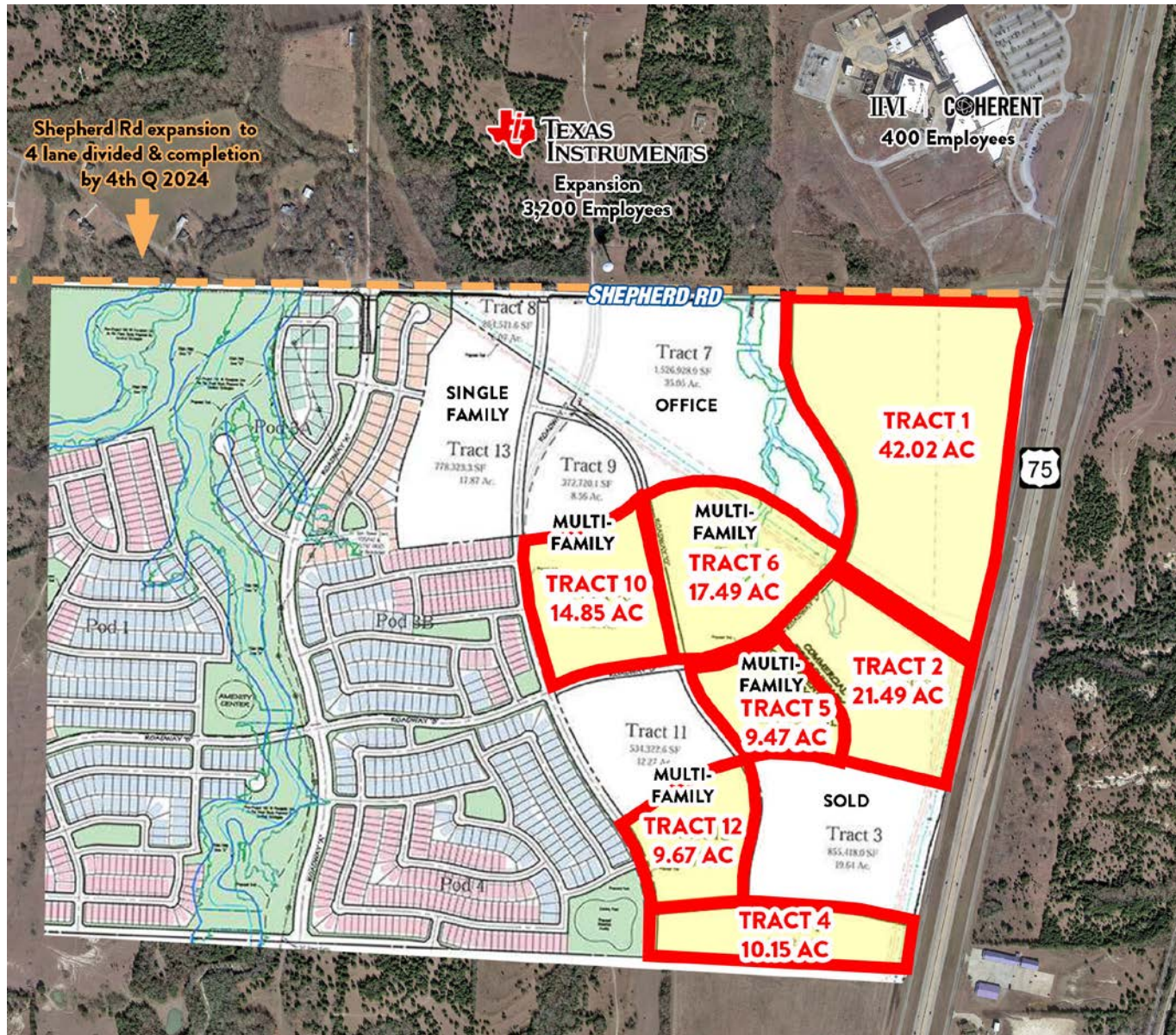
PROPERTY HIGHLIGHTS

- ★ 530 ACRE MIXED USE DEVELOPMENT THAT INCLUDES COMMERCIAL, SINGLE FAMILY, SENIOR LIVING AND MULTI-FAMILY
- ★ ANCHORED BY THE LARGE DAYTIME EMPLOYER TEXAS INSTRUMENTS (TI) WHO IS EXPANDING THEIR EXISTING FACILITY AND WILL ADD 3,200 JOBS AVERAGING \$70,000 ANNUAL SALARY. PHASE I WILL CREATE 1,500 JOBS AND SHOULD BE OPERATING BY 2025.
- ★ SHERMAN’S RETAIL TRADE AREA DRAWS CUSTOMERS 25 MILES NORTH TO DURANT, OKLAHOMA AND 15 MILES SOUTH TO ANNA, TEXAS ACCORDING TO THE CITY’S STUDY BY ESRI BUSINESS ANALYST
- ★ THERE ARE OVER 55 NEW RESIDENTIAL PROJECTS UNDERWAY IN SHERMAN TOTALING 11,386 NEW SINGLE FAMILY LOTS AND 16,529 MULTI FAMILY UNITS.
- ★ COMMERCIAL LAND HIGHLY VISIBLE ON INTERSTATE HWY 75 WHICH IS A MAJOR NORTH-SOUTH INTERSTATE HIGHWAY THAT EXTENDS OVER 1,700 MILES



2025 DEMOGRAPHIC SUMMARY

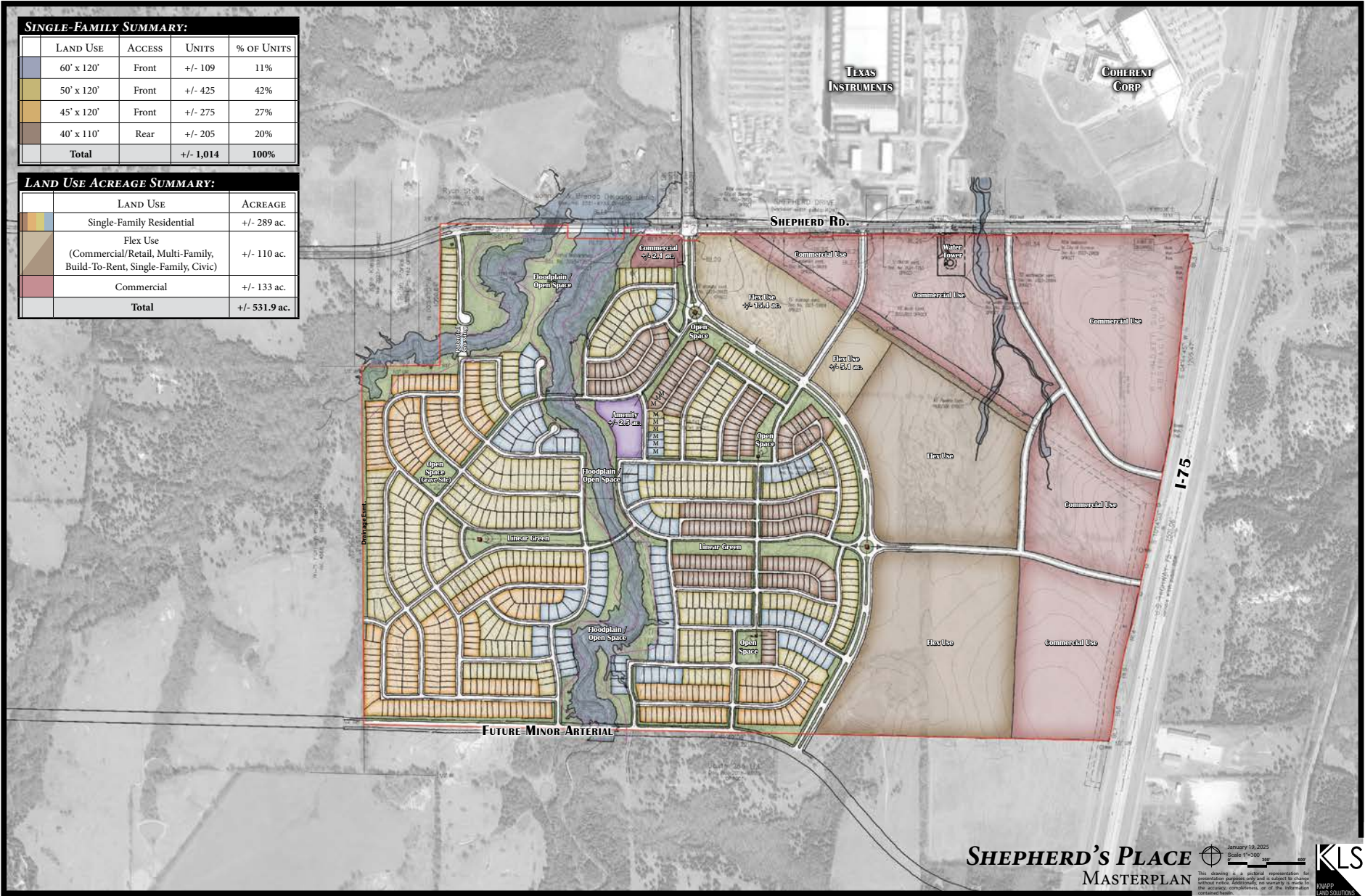
	3 MILES	5 MILES	7 MILES	10 MILES
EST. POPULATION	3,236	16,211	44,328	73,532
EST. AVG. HH INCOME	\$105,283	\$97,419	\$92,044	\$99,418

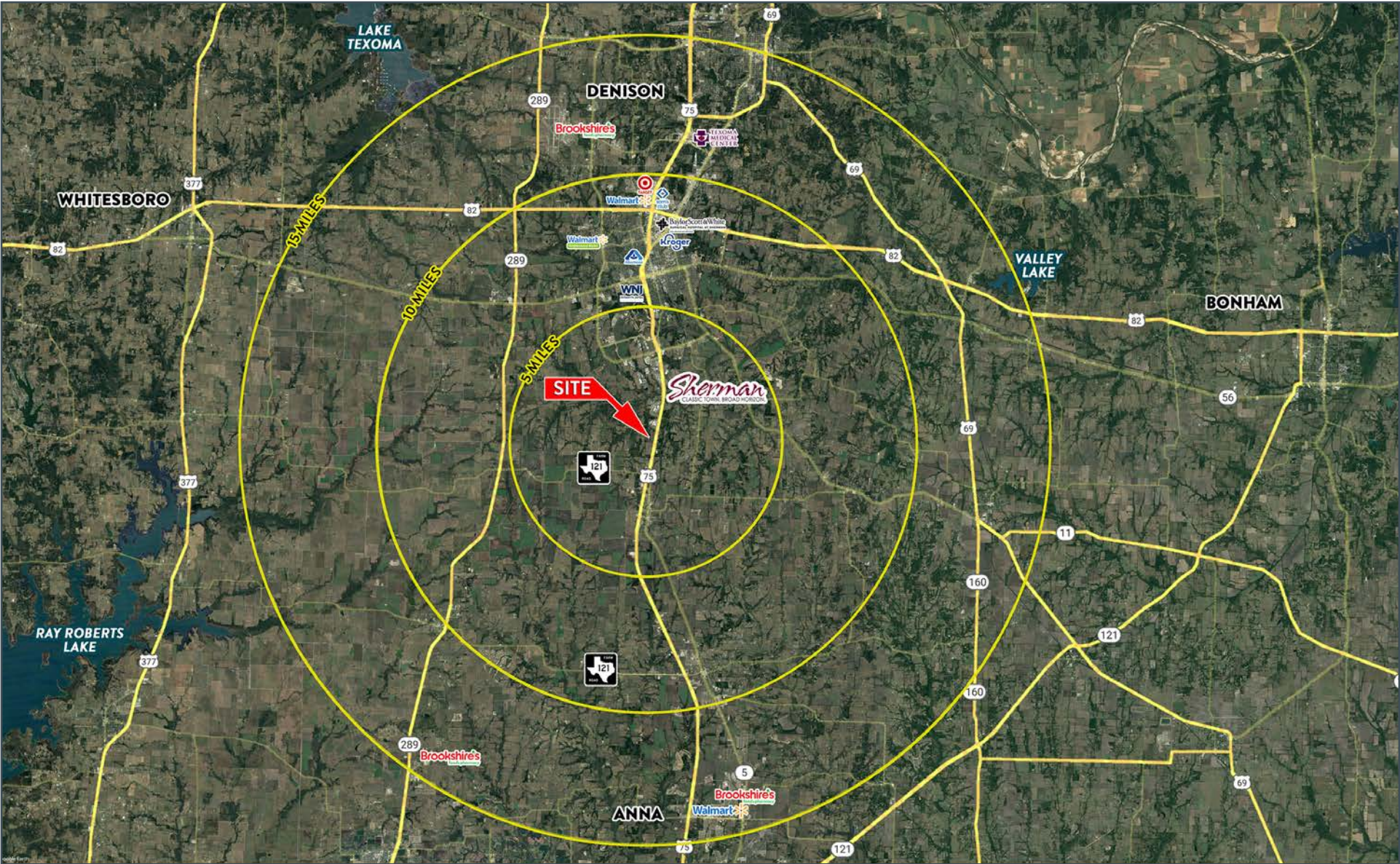


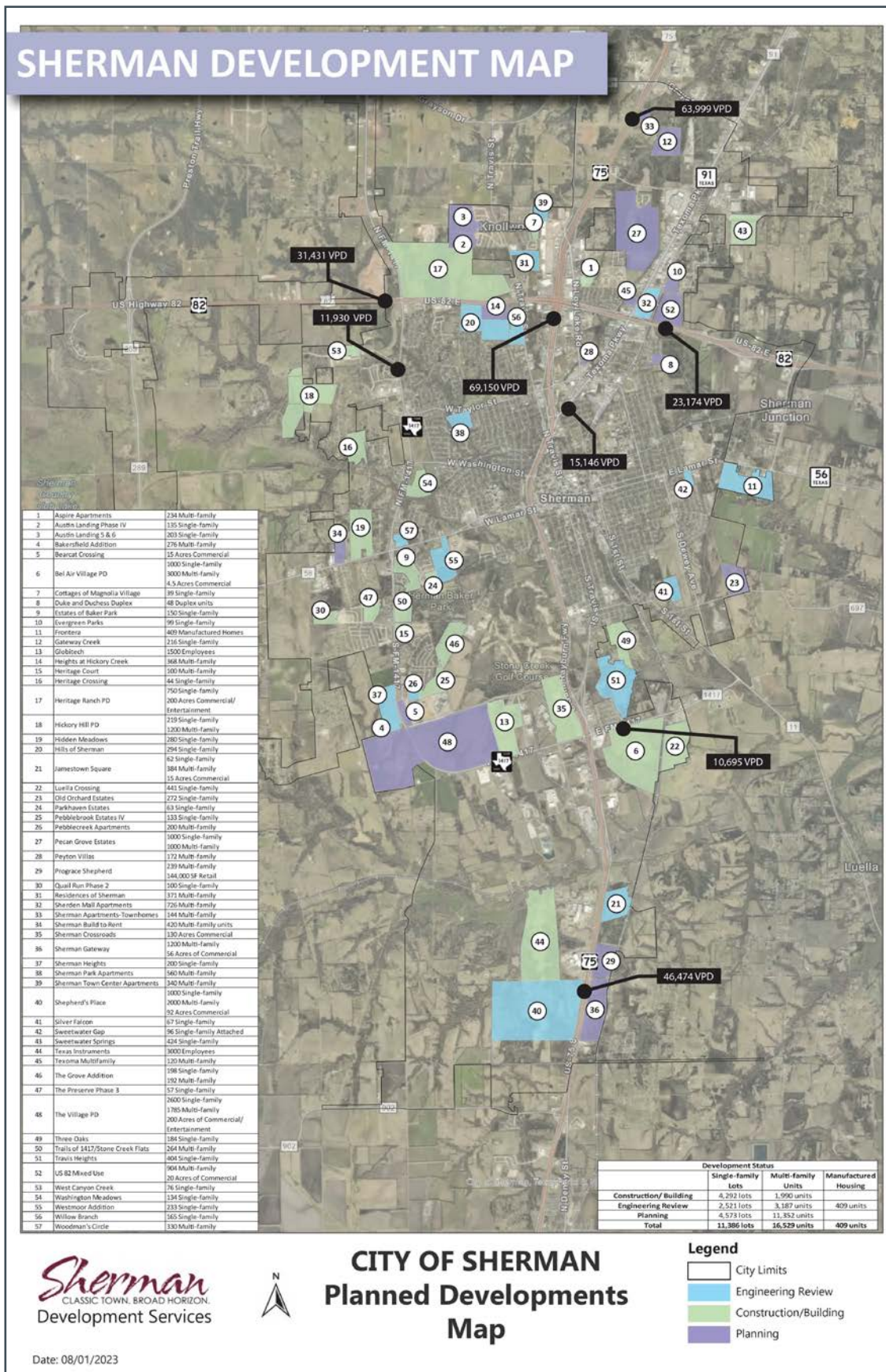
COMMERCIAL DEVELOPMENT OPPORTUNITIES

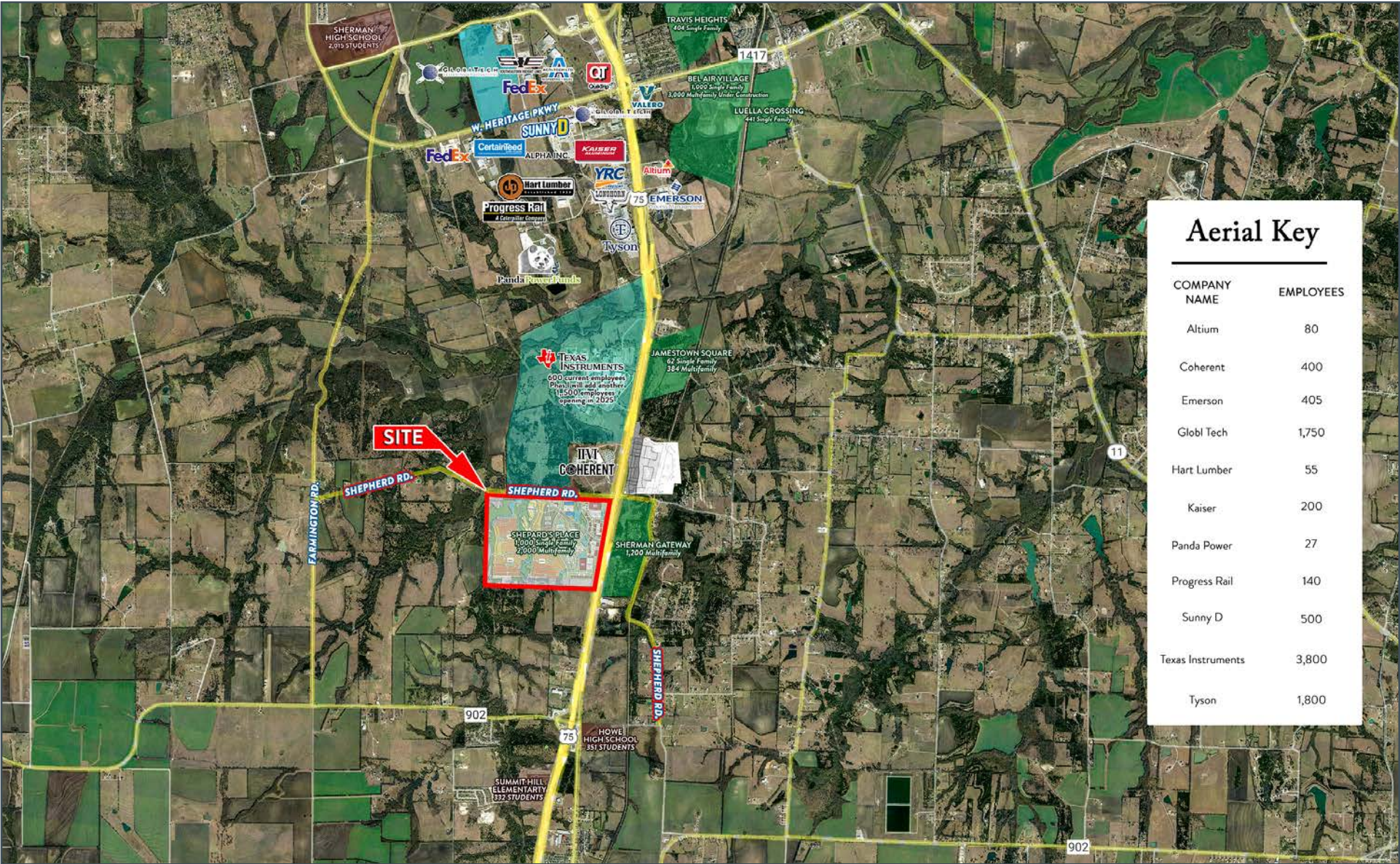
- ★ GROCER
- ★ FUEL/CONVENIENCE
- ★ FAST FOOD
- ★ SIT DOWN RESTAURANT
- ★ HOTEL
- ★ DAYCARE
- ★ FITNESS
- ★ MEDICAL
- ★ ENTERTAINMENT
- ★ AUTOMOTIVE
- ★ BIG BOX
- ★ AUTO DEALERSHIPS













More than 750 homes are planned near future Texas Instruments plant in Sherman



June 13, 2022 by Mitchell Parton

Sherman wins GlobiTech expansion, bringing 1,500 new jobs and \$5 billion investment



June 27, 2022 by Matthew Griffin



Huge property near Sherman's semiconductor hub will become new home development

"Centurion American Development is planning thousands of homes and apartments on nearly 1,500 acres just off U.S. 75 in Grayson County."



February 28, 2023 by Steve Brown

'Boomtown': Sherman's housing needs soar with semiconductor fabs on the way, Mayor David Plyler says

"About 4,000 new jobs are set to be created with the TI expansion."



February 24, 2023 by Bill Hethcock (Dallas Business Journal)



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
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- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
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Agent's Supervisor's Name	License No.	Email	Phone
Mia Ureña	748118	murena@venturedfw.com	214-378-1212
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