



39.94+/- ACRE INVESTMENT TRACT

Plainview Road | Sherman, Texas 75092

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified investors and developers the opportunity to purchase 39.94+/- acres (the "Site") located along Plainview Road in Sherman, Texas. Located in the Sherman ETJ, the Site lends itself to a variety of uses such as single family, manufactured housing, self-storage, RV park, and more. Located less than two miles north of Highway 82, the Site is well positioned for future development. At \$43,815 per acre, this is a great opportunity to invest in land in close proximity to the future Grayson County Tollway expansion.

A ** co-broker fee is available to a Broker that sources a Principal that VREA has not previously contacted in any format or sent information to regarding this opportunity.

INVESTMENT OVERVIEW ⁽¹⁾

Property	39.94+/- Acres
Location	Plainview Road, Sherman, TX 75092 (33.69803, -96.71577)
Access	Via Plainview Road
Utilities	There is a water line approximately 1.36 miles south east of the Site along Naylor Road
Zoning	Sherman ETJ
School District	Southmayd/Sadler School District

(1) Purchaser to confirm all information during due diligence.

PRICING

Asking Price	\$1,750,000
Asking Price per Acre	\$43,815

TAX INFORMATION

Taxing Entity	Tax Rate
Grayson County	0.3051000
Grayson County College	0.1459900
Southmayd/Sadler School District	1.3433000
Total Tax Rate	1.621180



DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 42
3-MILE | 581
5-MILE | 4,334

MEDIAN HOUSEHOLD INCOME



1-MILE | \$75,000
3-MILE | \$69,521
5-MILE | \$71,951

MEDIAN HOME VALUE



1-MILE | \$100,000
3-MILE | \$183,333
5-MILE | \$306,863

39.94 +/- ACRES
SHERMAN ETJ



39.94+/- ACRES
SHERMAN ETJ



39.94+/-
Acres

Plainview Road

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located along Plainview Road less than two miles north of Highway 82 and less than two miles west of Hwy 289, two major thoroughfares in the city of Sherman.
- The Site is less than 2 miles southwest of North Texas Regional Airport, which has recently been approved for a \$1.4 million taxiway expansion.
- The Site is approximately 5 miles south of Lake Texoma which attracts about 6 million visitors each year to enjoy a variety of activities including boating, fishing, camping, and more.
- The Site is approximately 10 miles south of the recently announced Preston Harbor master planned community and a Margaritaville resort. Spanning 3,114 acres, Preston Harbor is set to feature approximately 7,500 homes. Meanwhile, the Margaritaville, resort will offer 250 to 280 hotel rooms, and its expected to create around 300 jobs.



Zoning

- The Site is in Grayson County within the Sherman extraterritorial jurisdiction (ETJ).
- Located outside of the Sherman city limits, the Site lends itself to a variety of uses as there is no zoning in place.
- Potential uses include single family, manufactured housing, self-storage, RV park, and more.
- Purchaser to confirm zoning, utility capacity, and uses allowed on the Site.



Population and Demographics

- According to the 2022 U.S. Census Bureau, the City of Sherman has a population of approximately 45,264, which was in increase of 17.5 percent in the last 10 years.
- Sherman will be home to both the Texas Instruments and GlobiTech semiconductor chip facilities which total \$35 billion in anticipated investments and will create up to approximately 4,500 new jobs in the area.
- The Sherman-Denison MSA is the 23rd largest MSA in Texas with an estimated population of over 143,000 in 2022 per the Federal Reserve Economic Data.



SHERMAN MSA HIGHLIGHTS

- The Sherman MSA is experiencing significant economic growth due to its strategic location and diverse industries. In 2023, the area's GDP reached approximately \$7.5 billion, reflecting steady economic expansion. Sherman is part of the Texoma region, benefiting from proximity to the Dallas-Fort Worth metroplex while maintaining its distinct regional identity. (Source: U.S. Bureau of Economic Analysis)
- Sherman has seen a notable increase in employment, with approximately 3,000 new jobs added in 2023, driven by manufacturing, healthcare, and retail sectors. The unemployment rate in 2023 declined to 3.2%, demonstrating strong economic health. (Source: Texas Workforce Commission)
- The population of the Sherman-Denison MSA in 2024 was estimated at 145,000, reflecting a 1.5% year-over-year increase. Sherman's strategic position along major transportation corridors has contributed to its growth as a hub for commerce and logistics. (Source: U.S. Census Bureau)
- Sherman has received recognition for its business-friendly environment, ranking among the top small cities for job creation and industrial development in Texas. (Source: Greater Texoma Economic Development)



**GROSS METROPOLITAN
PRODUCT**

\$7.5 Billion



**SHERMAN MSA
POPULATION GROWTH**

1.5% (2023-2024)



**SHERMAN MSA
ESTIMATED POPULATION**

145,000



Downtown Sherman



Lake Texoma

ECONOMIC OVERVIEW

Sherman has become a center for industrial and manufacturing development in North Texas. The city has attracted major corporations such as Texas Instruments, GlobiTech, and Kaiser Aluminum, which have significantly boosted job creation and economic activity. Texas Instruments' recent semiconductor fabrication facility represents a \$30 billion investment, solidifying Sherman as a leader in advanced manufacturing. Sherman is also home to Austin College, a top-tier liberal arts institution with approximately 1,300 students and a significant contributor to the local economy and culture. Austin College fosters innovation and partnerships with local businesses, nonprofits, and government organizations, enhancing regional growth. *(Source: Greater Sherman Economic Development Corporation, Austin College)*

AREA OVERVIEW

Sherman is located along US-75, the main north-south thoroughfare in Grayson County. Sherman sits just 20 miles south of the Texas-Oklahoma border and an hour drive north of Dallas, the ninth largest city in the nation. Sherman is the largest city in the Texoma region and the primary city for business, retail, government, and professional services. The Sherman area has experienced exponential growth in recent years due to a strong economy and employment base that continues to grow from substantial investments from Texas Instrument and GlobiTech, as well as higher education institutions in Austin College and Grayson College. According to the most recent U.S. Census estimates the population of Sherman is approximately 48,643. The median home price in Grayson County as of December 2024, was \$334,490 reflecting a 9.7 percent year-over-year increase.



Austin College

SHERMAN MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texoma Medical Center	3,500
Texas Instruments	3,000
Globitech	1,500
Kaiser Aluminum	1,200
Sherman ISD	1,137
Wilson N. Jones Regional Medical Center	750
Austin College	600

Source: Greater Sherman Economic Development Corporation



TRANSPORTATION



Air: North Texas Regional Airport is a full-service airport situated between Sherman and Denison near State Highway 289 is located only 2.8 miles northeast of the Site. Sherman Municipal Airport (KSWI) provides a friendly general aviation airport located on the southeast edge of Sherman approximately 8.95 miles southeast of the Site. Commercial flights, both international and commercial, are available via DFW International Airport located 58 miles southwest of the Site.



Highway: The Site is situated on the northwest side of Sherman along Plainview Road connecting to State Highway 289, a major roadway in Grayson County. Approximately 1.7 miles south of the Site is Highway 82, the primary east-west route in the Sherman-Denison MSA, extending across Texas. Additional key thoroughfares providing convenient access throughout Sherman include US-75 and the Texoma Parkway.



Public Transit: Public transportation is provided within the Sherman-Denison MSA by Texoma Area Paratransit System (TAPS). TAPS offers curb-to-curb service to residents for in-town, out-of-town, and out-of-county trips. Surrounding counties including Cooke, Grayson, Fannin, Montague, Clay and Wise are also supported by TAPS.



DFW International Airport



TAPS Public Transit

Market Selector

Local Association
Greater Texoma Association of ..

Property Type
All Residential (SF, Condo, Town..

Market Type
County

Market Name
Grayson County

Frequency
Monthly

Date
December 31, 2024

Construction Type
All (Existing & New)

December 2024 Market Statistics - Grayson County

Median Price
\$334,490
▲ 9.7% YoY

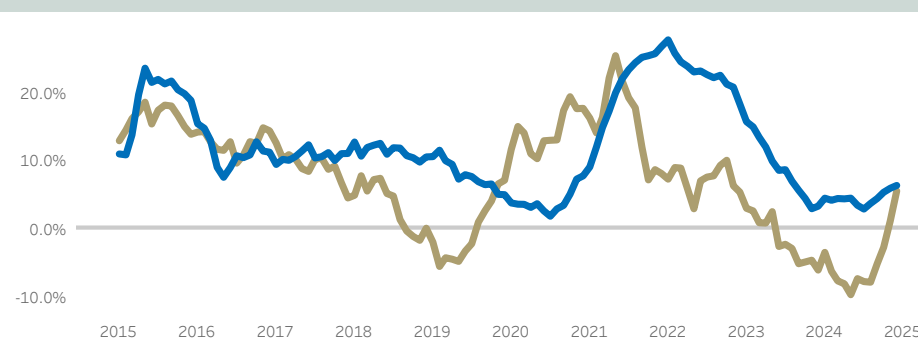
Closed Sales
211
▲ 32.7% YoY

Active Listings
1,080
▲ 41.4% YoY

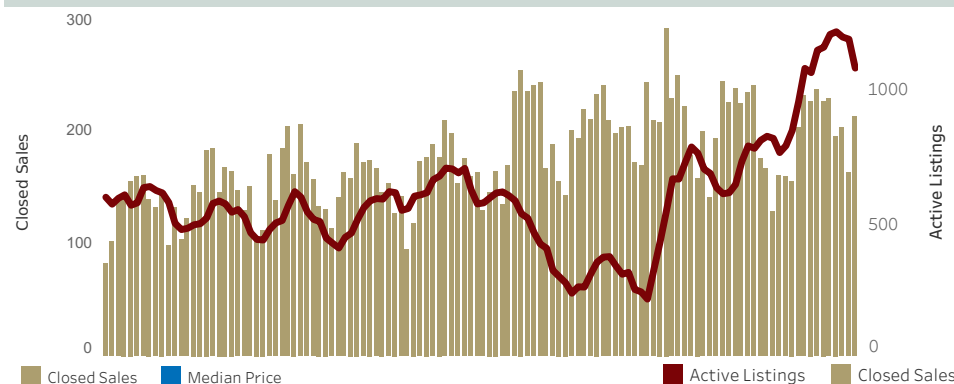
Months Inventory
5.3
▲ 1.4 YoY



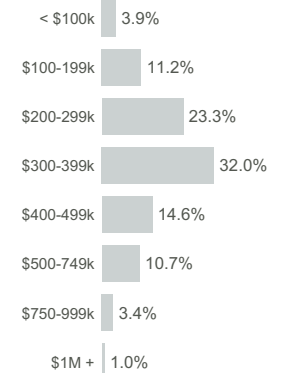
GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION



VALUATION STATS

Median Price/Sq Ft
\$177.38
▲ 1.7% YoY

Median Home Size
1,845 sq ft

Median Year Built
2021

Close/Original List
90.8%

TRANSACTION TIME STATS

Days on Market
95

23 days more than December 2023

Days to Close
37

8 days more than December 2023

Total Days
132

31 days more than December 2023

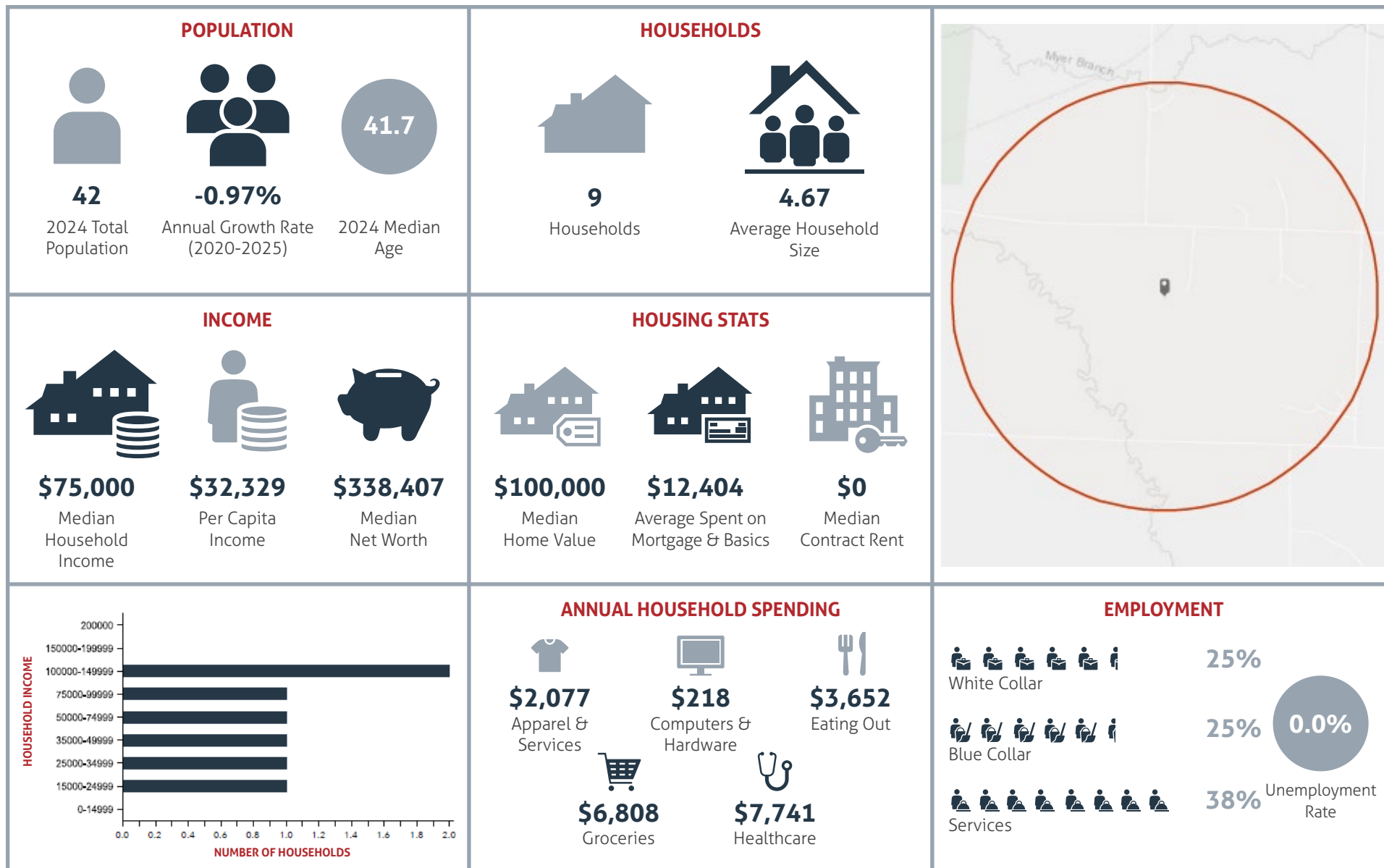
[Click for Infographic](#)



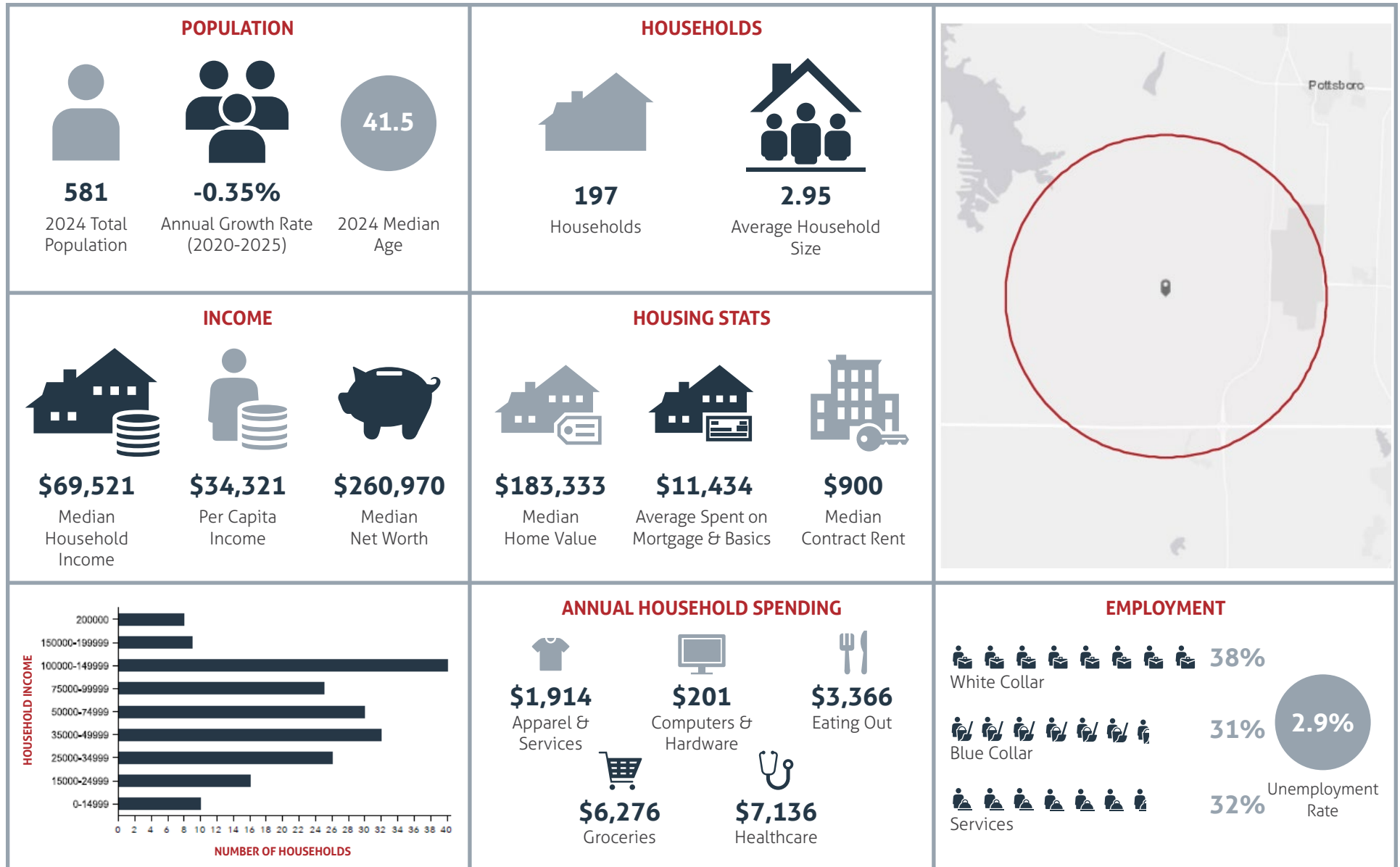
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

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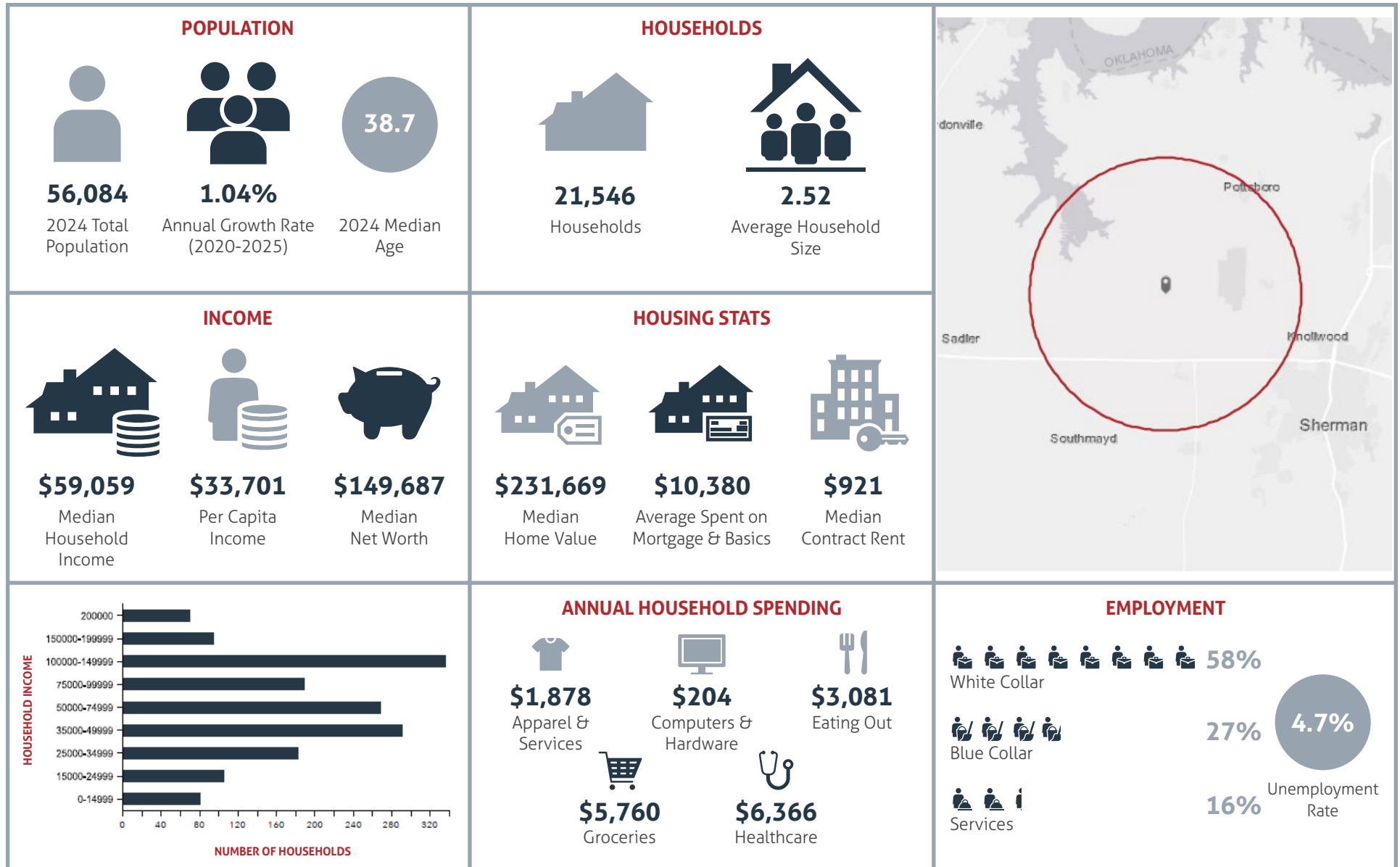
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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 sponsored by a broker 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 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. 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:

- Must treat all parties to the transaction impartially and fairly;
- 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
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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