



712+/- SINGLE-FAMILY PAPER LOT MASTER-PLANNED COMMUNITY

192.6+/- Acres | Pecan Grove Estates | Sherman, Texas

JORDAN CORTEZ
Managing Principal
214-556-1951
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1955
Justin.Tidwell@VanguardREA.com

MASON JOHN
Managing Director
214-556-1953
Mason.John@VanguardREA.com

HALEY BIRMINGHAM
Senior Associate
214-556-1956
Haley@VanguardREA.com

WILL DROESE
Senior Associate
214-556-1952
Will@VanguardREA.com

REID PIERCE
Senior Associate
214-556-1954
Reid@VanguardREA.com

JIM MCNULTY
Associate
214-556-1949
Jim@VanguardREA.com

ALEX JOHNSON
Associate
214-556-1948
Alex@VanguardREA.com

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to present qualified builders and developers with the opportunity to purchase 712 +/- single-family paper lots (192.6 +/- acres) within the Pecan Grove Estates master-planned community in Sherman, TX ("the Site"). The Site's zoning consists of a variety of lot sizes, including 40', 50', 60', and 80' configurations. Additionally, the Seller has indicated that the City has previously been open to a PID for this Property, which would create significant reimbursements for the development. The Site is located centrally within the Sherman-Denison MSA less than half a mile east of US Highway 75, less than a 10-minute drive to downtown Sherman, and approximately 10 miles to the new GlobiTech and Texas Instruments facilities. This represents a great opportunity to acquire an entitled single-family zoned land within a master-planned community at a **price of only \$22,993 per paper lot**.

Any third-party co-broker will need to be compensated by their client as there is no co-broker fee available on this offering.

INVESTMENT OVERVIEW ⁽¹⁾

Property	192.6 +/- Acres
Location	Pecan Grove Road and Texoma Parkway, Sherman, TX 75090 (33.68768, -96.59554)
Access	Available via Pecan Grove Road and Texoma Parkway
Utilities	Water to the Site, Sewer will require off-site extension
Zoning	PD Through Ordinance 6600
Appraisal District Property ID's	115984, 118528, 154843, 154542 (Grayson County)
School District	The South Parcels: Sherman ISD & The North Parcel: Denison ISD

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

PRICING

Asking Price	\$16,371,000
Asking Price per Acre	\$85,000
Asking Price per Paper Lot	\$22,993

LOT SUMMARY

Size	Count
80'x125'	22
60'x120'	163
50'x120'	335
40'x120'	192
Total	712

** This lot summary is based on a concept plan as the preliminary plat has not been finalized.*

TAX INFORMATION: SOUTH PARCEL (163.89 +/- ACRES)

Taxing Entity	Tax Rate
Grayson County	0.3051000
Grayson County College	0.1459900
City of Sherman	0.5080000
Sherman ISD	1.2365000
Total Tax Rate	2.1955910

TAX INFORMATION: NORTH PARCEL (35.11 +/- ACRES)

Taxing Entity	Tax Rate
Grayson County	0.3051000
Grayson County College	0.1459900
City of Sherman	0.5080000
Denison ISD	1.1602000
Total Tax Rate	2.1192900

DEMOGRAPHICS

ANNUAL GROWTH RATE (2020-2025)

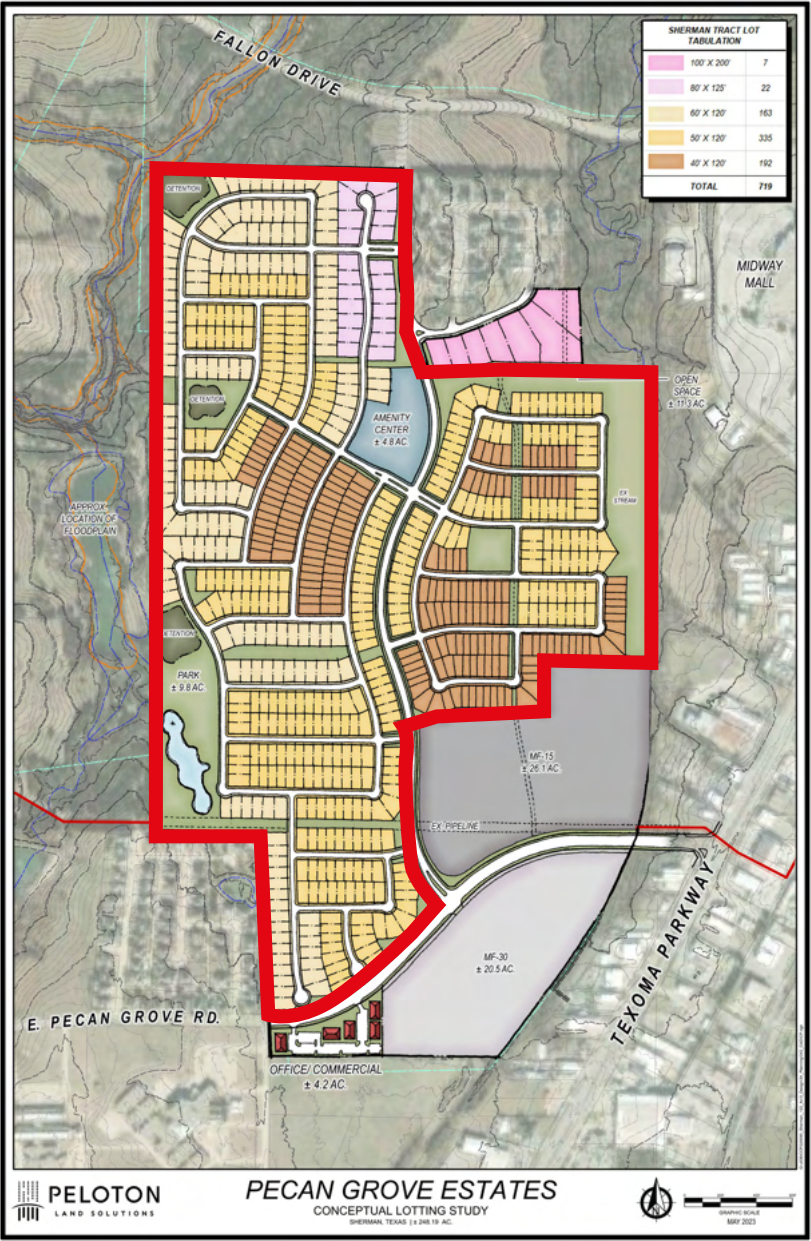


1-MILE | 11.68%
3-MILE | 6.35%
5-MILE | 2.44%

MEDIAN HOME VALUE



1-MILE | \$500,000
3-MILE | \$313,699
5-MILE | \$254,582



INVESTMENT HIGHLIGHTS

Strategic Location

- The Site is ideally situated a block west of Texoma Parkway, less than a mile east of US 75, and less than a mile north of Highway 82 making the Site ideal in regard to connectivity and ease of travel throughout the Sherman-Denison MSA.
- In proximity to national retailers and restaurants such as Walmart, Sam's Club, Target, Home Depot, Best Buy, Chick-fil-a, Sears, Burlington Coat Factory, and JCPenney.
- The Site is approximately a mile and a half east of Heritage Ranch, a master-planned community with homes by K. Hovnanian Homes and Highland Homes reaching up to \$499,000. Additionally, the Site is two miles south of Gateway Village, a community by Highland Homes with homes selling up to \$574,000.

Zoning

- The Site is zoned in a Planned Development allowing for verifying lot sizes including: R-12, R-6, R-5, R-4 or R-TH.
- Ownership has indicated the City has previously been open to a PID for this Property with anticipated reimbursables of approximately \$23.5M.
- The PD for the overall Pecan Groves Estates also includes two multifamily sites, an office/commercial site, and seven estate lots which are being retained by Ownership.
- Currently there is a concept plan in the due diligence vault that ownership has provided which contains 712 +/- lots of various sizes, see table below for exact counts:

SIZE COUNT	
80'x125'	22
60'x120'	163
50'x120'	335
40'x120'	192
TOTAL	712

- According to the Seller, water is to the Site and wastewater will require an off-site line extended approximately 1,500 linear feet.
- Purchaser to verify zoning, existing uses allowed, and utilities.*

Population and Demographics

- According to the US Census Bureau, the population of Grayson County grew by 8.4% between 2020 and 2023, signaling continued growth going forward.
- Major multi-billion dollar developments in Grayson County are encouraging new residents and business to locate to Sherman. These include the new Texas Instruments and GlobiTech facilities as well as the planned Margaritaville Resort.
- Per Texas Realtors, the median home price for new construction homes in Grayson County is \$325,000 as of October 2024, an 8% increase year-over-year.



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MASTER-PLANNED COMMUNITY
SHERMAN, TEXAS



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SHERMAN, TEXAS



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SHERMAN-DENISON 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 is 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-DENISON
POPULATION GROWTH**

1.5% (2023-2024)



**SHERMAN-DENISON
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 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)



Austin College

SHERMAN-DENISON MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texoma Medical Center	3,500
Texas Instruments	3,000*
Tyson	1,700
Globitech	1,500*
Sherman ISD	1,137
Ruiz Foods	1,000

Source: Denison Development Alliance and Sherman EDC.
*Anticipated job counts.



AREA OVERVIEW

Sherman, located in Grayson County about 70 miles north of Dallas, is a rapidly growing city known for its welcoming community, excellent schools, and robust local economy. Sherman blends small-town charm with modern amenities and has a vibrant downtown area featuring local shops, restaurants, and cultural attractions. The city is served primarily by Sherman ISD, which enrolls approximately 7,300 students and has a B rating on Niche.com. Housing in Sherman offers affordability and variety, with a 9.2% year-over-year increase. The area features historic homes, family-friendly subdivisions, and new developments catering to a range of lifestyles. (Source: Niche.com, Realtor.com)

SINGLE-FAMILY HOUSING OVERVIEW

The northern area of Sherman boasts several neighborhoods offering a variety of housing options tailored to upscale budgets and lifestyles. Communities like Gateway Village community located 1.7 miles northwest of the Site is selling homes up to \$574,000. Also, the Pebblebrook community offers homes up to \$501,670, and is located approximately 5 miles south of the Site. 1.5 miles east is Heritage Ranch where homes by K. Hovnanian Homes and Highland Homes are selling up to \$499,000.



TRANSPORTATION



Air: North Texas Regional Airport, located 7 miles southwest of Sherman, supports regional air travel and private flights, while Dallas-Fort Worth International Airport, approximately 70 miles south, provides access to national and international destinations.



Highway: The site is strategically located near key highways that enhance its accessibility and connectivity. U.S. Highway 75 serves as a major north-south corridor, linking Sherman to the Dallas-Fort Worth metroplex and Oklahoma. U.S. Highway 82 provides an east-west route, offering access to Texarkana and Wichita Falls. Additionally, FM-1417 acts as a local thoroughfare, connecting residential and industrial areas within Sherman.



Public Transit: Sherman residents benefit from the TAPS (Texoma Area Paratransit System), which provides affordable transportation options for seniors, individuals with disabilities, and those needing access to employment or medical services. TAPS operates Monday through Friday with services available by appointment.



DFW International Airport



TAPS Public Transit

November 2024 Market Statistics - Sherman

Median Price
\$288,500
▲ 9.2% YoY

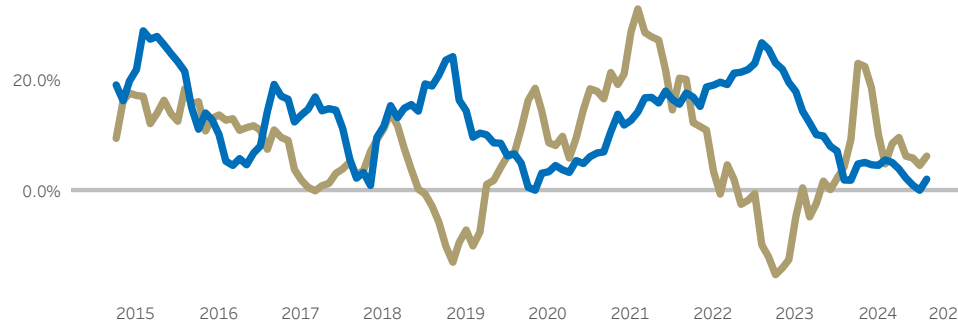
Closed Sales
28
▲ 0.0% YoY

Active Listings
266
▲ 39.3% YoY

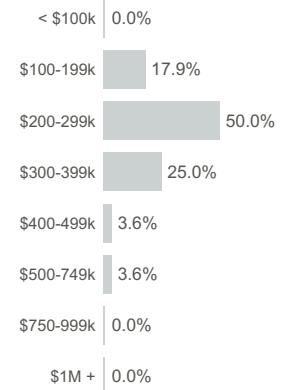
Months Inventory
5.4
▲ 1.6 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



PRICE DISTRIBUTION



TRANSACTION TIME STATS

Days on Market
81

54 days more than November 2023

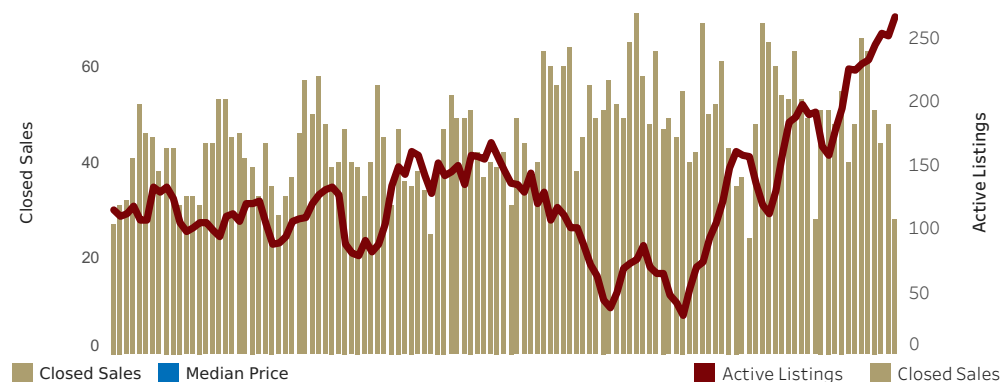
Days to Close
29

5 days more than November 2023

Total Days
110

59 days more than November 2023

CLOSED SALES AND ACTIVE LISTINGS



VALUATION STATS

Median Price/Sq Ft
\$168.02
▲ 11.9% YoY

Median Home Size
1,615 sq ft

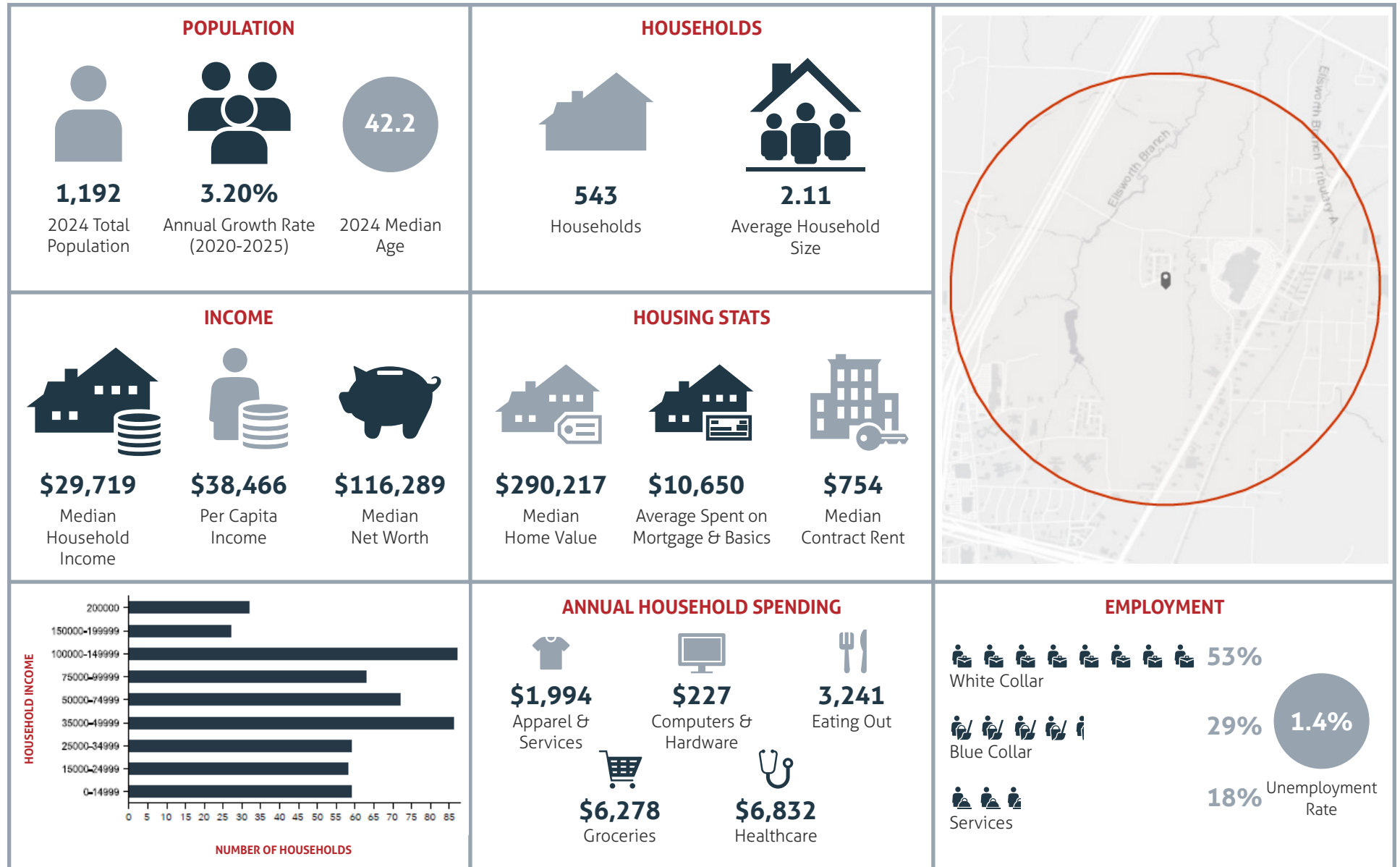
Median Year Built
2015

Close/Original List
91.9%

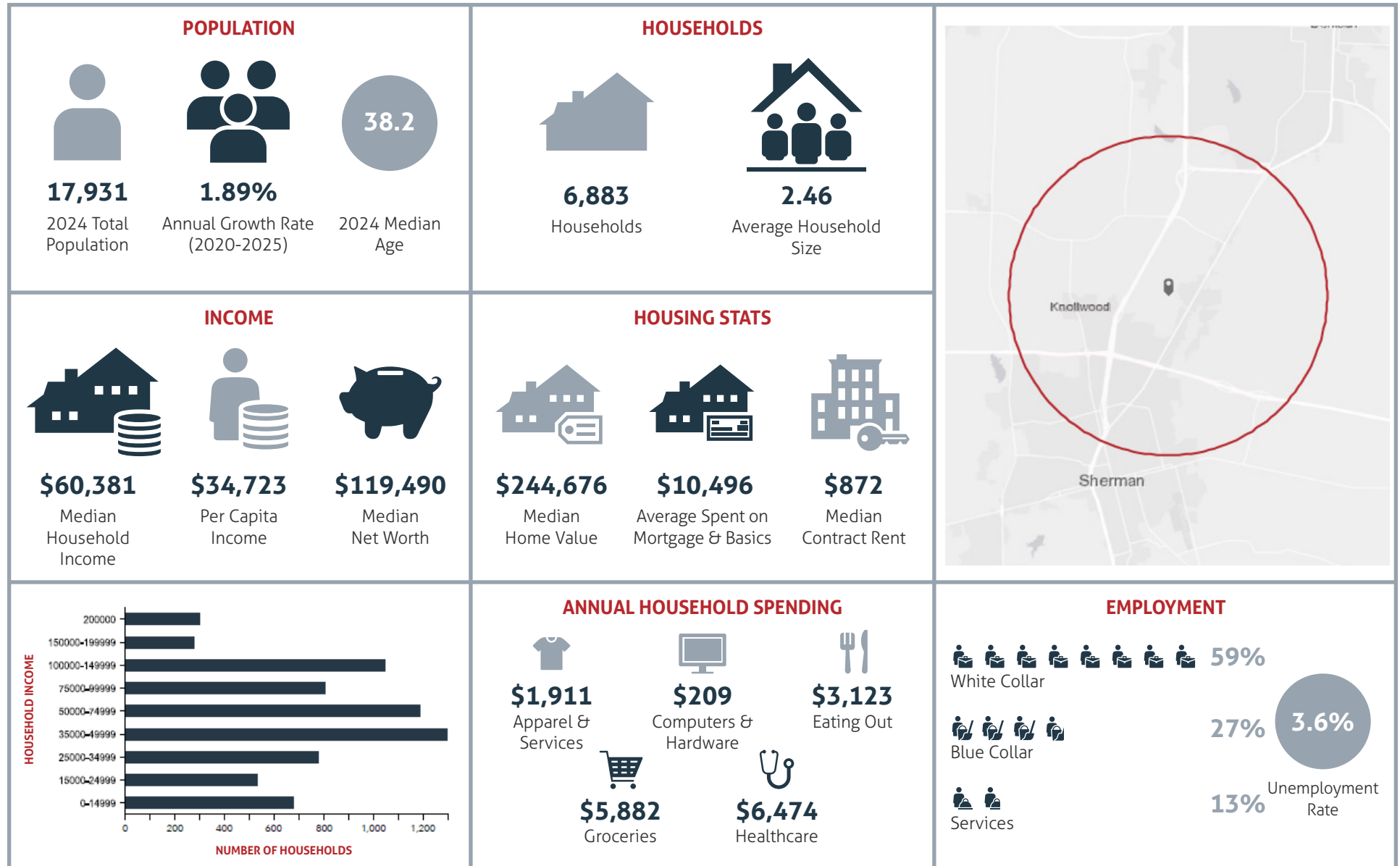


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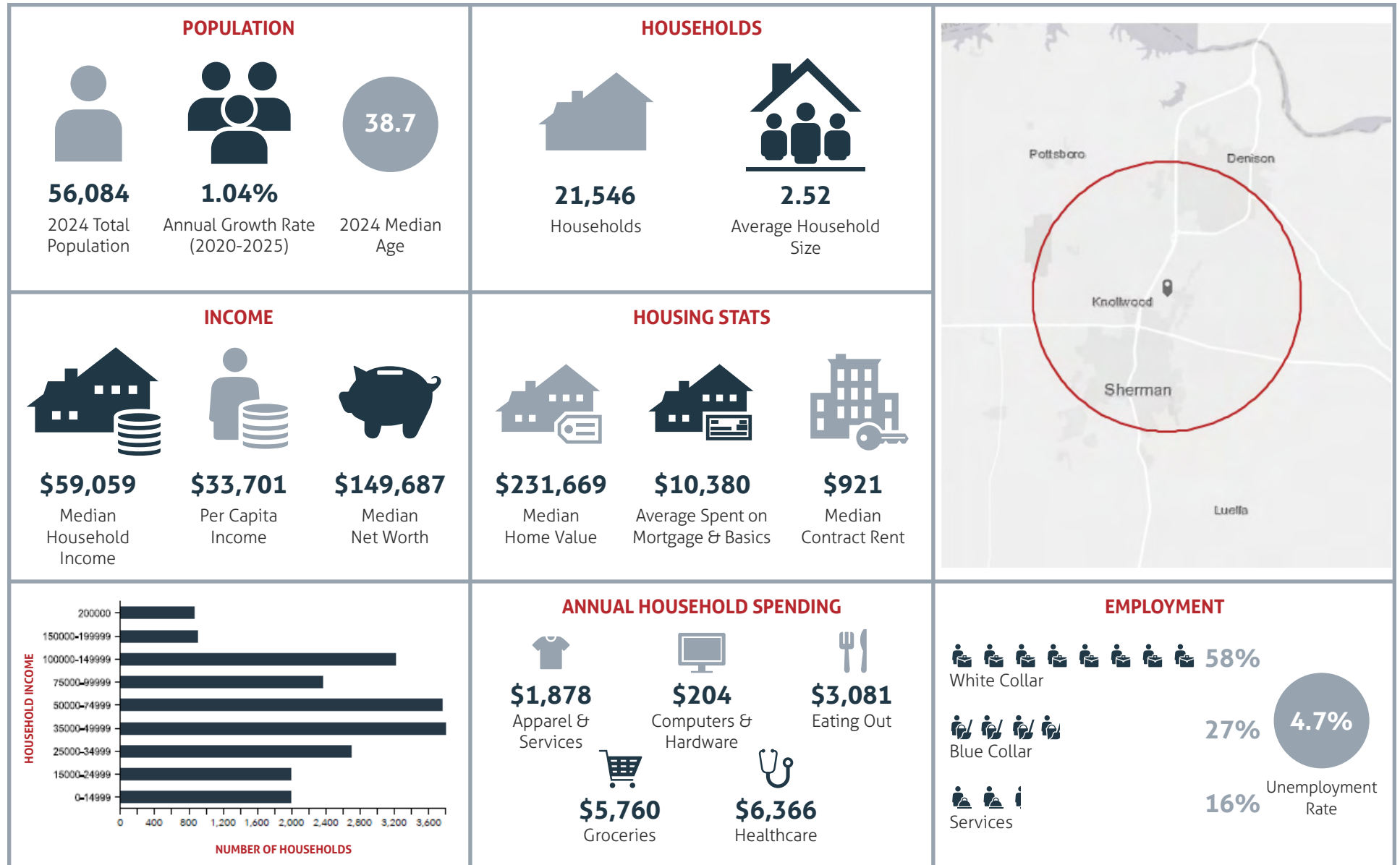
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948



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