



**INVESTMENT TRACT IN STRATEGIC LOCATION**  
27.74+/- Acres | Sherman, Texas 75090

**JORDAN CORTEZ**  
Managing Principal  
214-556-1951

**JUSTIN TIDWELL**  
Managing Director  
214-556-1955

**MASON JOHN**  
Managing Director  
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**HALEY BIRMINGHAM**  
Senior Associate  
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**Vanguard Real Estate Advisors** ("VREA") has been exclusively retained by Ownership to offer qualified investors the opportunity to purchase 27.74+/- acres (the "Site") located along FM 697 in the Sherman ETJ. Located less than a mile east of State Highway 11 and approximately 2.5 miles east of U.S. Highway 75, the Site is in a great location to capitalize on the residential and commercial growth taking place in Grayson County. The Site is located within the Sherman ETJ and is not currently zoned, which allows for a variety of potential uses such as single family, manufactured housing, self storage, RV park, and more. The Site represents a unique opportunity to take part in the exponential growth currently taking place in Sherman. *A 2.5% co-broker fee is available to a Broker that sources a principal that VREA has not previously contacted in any format or sent information regarding this opportunity.*

| INVESTMENT OVERVIEW**          |   |
|--------------------------------|---|
| Property                       | 27.74+/- Acres  |
| Location                       | FM 697, Sherman, TX 75090                                       |
| Access                         | Frontage along FM 697   |
| Utilities                      | TBD   |
| Zoning                         | Sherman ETJ   |
| Appraisal District Property ID | 219799, 122340, 219796 (Grayson County)                         |
| GPS Coordinates                | 33.619777, -96.570363   |
| Mineral Rights                 | Seller to retain mineral rights                                 |
| School District                | Sherman ISD   |
| Water Provider                 | Pink Hill WSC (2" water line along FM 697 in front of the Site) |
| Sewer Provider                 | City of Sherman (18" sewer line 0.5 miles west along FM 697)    |

\* Purchaser's responsibility to confirm accuracy of all information during Due Diligence

| PRICING               |             |
|-----------------------|-------------|
| Asking Price          | \$1,123,470 |
| Asking Price per Acre | \$40,500    |

### DEMOGRAPHICS

#### ESTIMATED POPULATION (2021)



**1-MILE | 241**  
**3-MILE | 16,975**  
**5-MILE | 43,666**

#### MEDIAN HOUSEHOLD INCOME



**1-MILE | \$54,565**  
**3-MILE | \$49,868**  
**5-MILE | \$54,600**

#### MEDIAN HOME VALUE



**1-MILE | \$130,147**  
**3-MILE | \$123,857**  
**5-MILE | \$223,659**

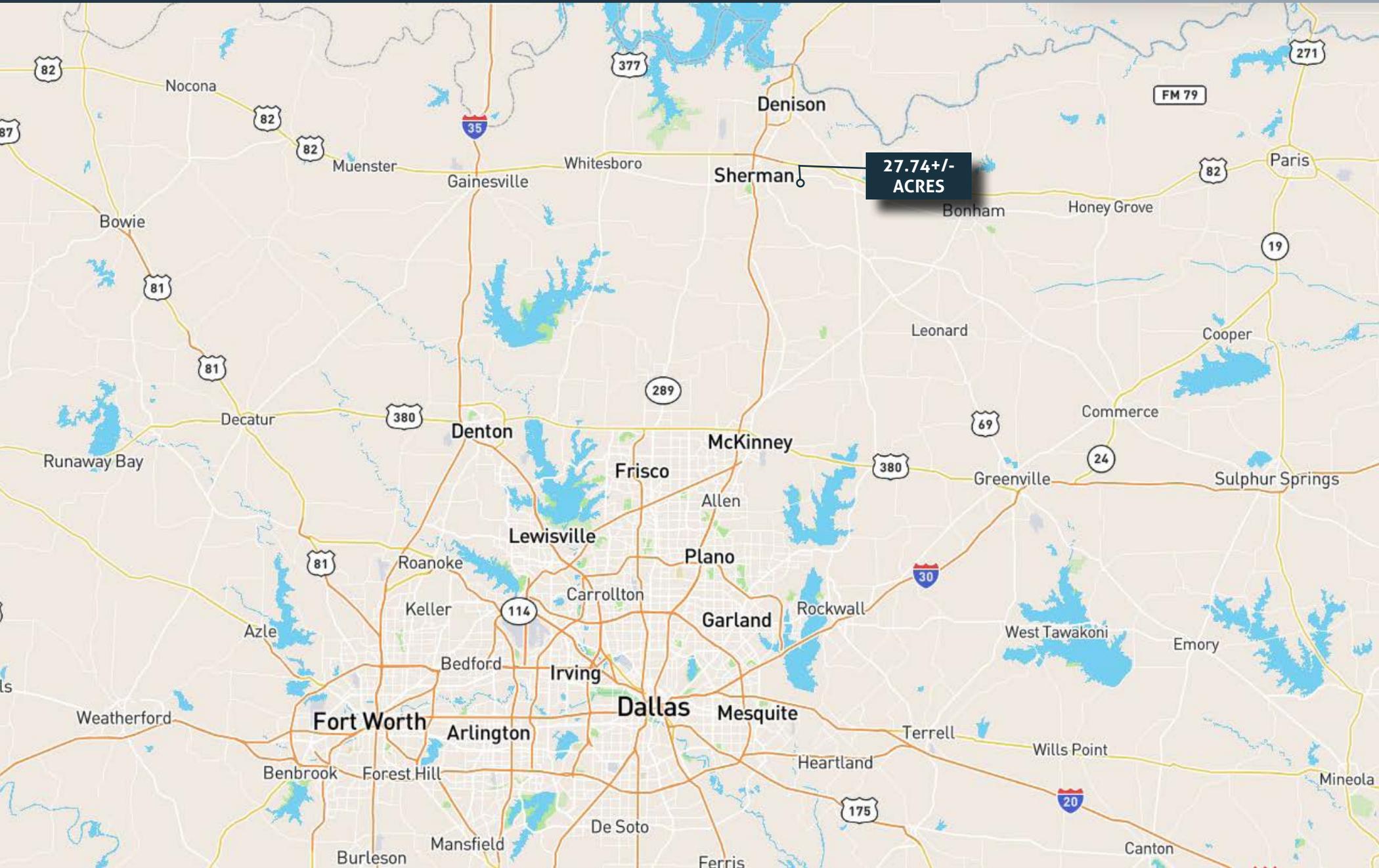
| TAX INFORMATION*        |                 |
|-------------------------|-----------------|
| Taxing Entity           | Tax Rate        |
| Choctaw Water           | 0.003981        |
| Grayson County          | 0.305100        |
| Junior College          | 0.146704        |
| Sherman School District | 1.421900        |
| <b>Total Tax Rate</b>   | <b>1.877685</b> |

\* Agricultural Exemption currently in place for the Site creating a Taxable Value of only \$1,563 per the Grayson County Central Appraisal District's 2023 Preliminary Values.

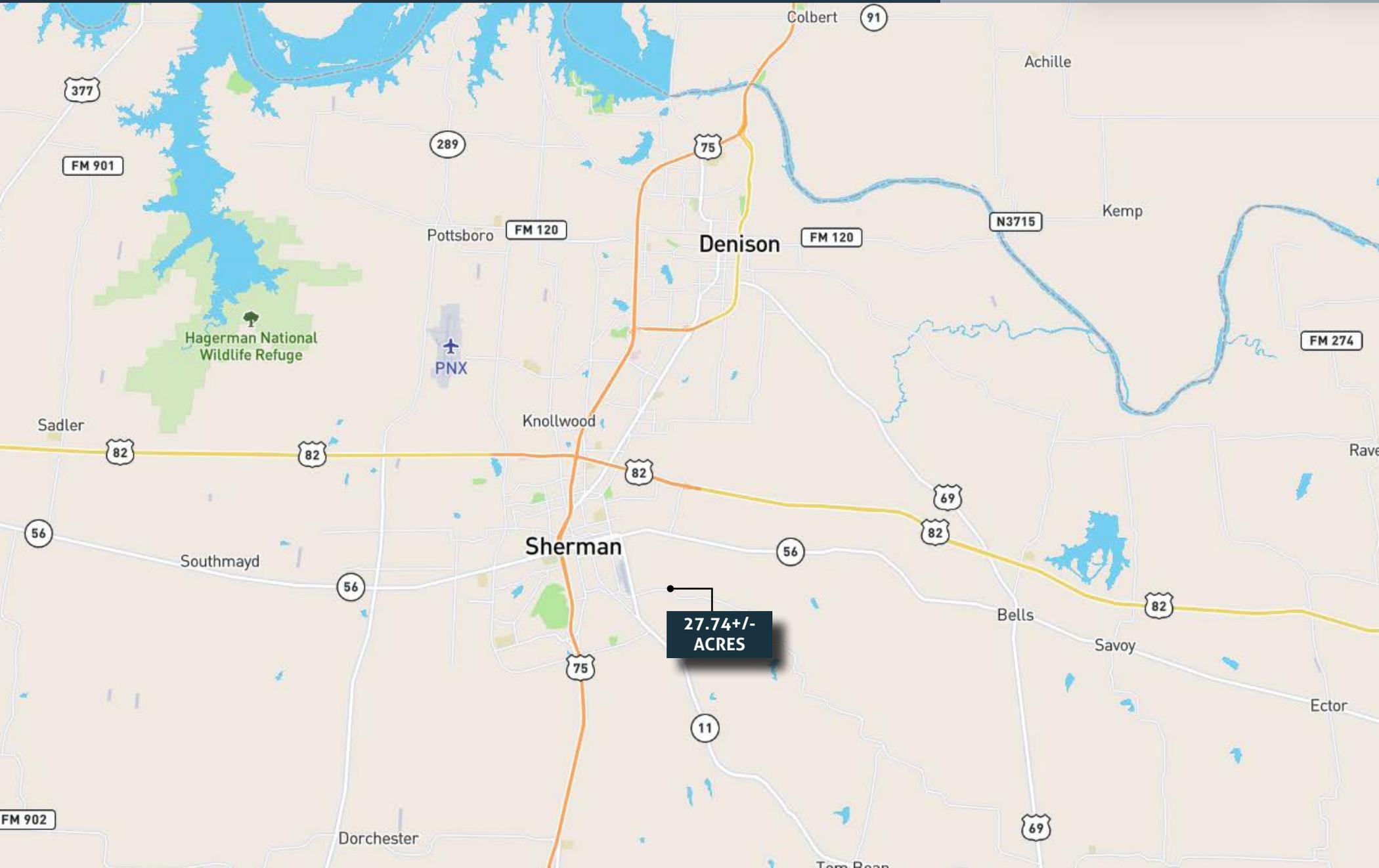
\* Rollback taxes will be the responsibility of the Purchaser



27.74+/- ACRES  
SHERMAN, TEXAS



27.74+/- ACRES  
SHERMAN, TEXAS



27.74+/- ACRES  
SHERMAN, TEXAS



27.74+/- ACRES  
SHERMAN, TEXAS



27.74+/-  
ACRES

Sold by  
VREA

Under Contract  
w/ VREA

FM 697



## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is located approximately 2.5 miles east of U.S. Highway 75 which gives the Site convenient access to numerous commercial and employment resources as well as direct access to Downtown Dallas 60 miles to the south.
- According to the City of Sherman's Future Thoroughfare Plan, FM 1417 will eventually connect with Leslie Lane just east of the Site which will create a full loop around the City of Sherman.
- The Site is less than a mile east of State Highway 11 which connects the Site to downtown Sherman and FM 1417, where multiple new residential communities are being developed bringing diverse housing options to the immediate area.



### Zoning

- The Site is located in the Sherman ETJ, just outside of the Sherman city limits.
- Due to its location outside of the Sherman city limits, the Site lends itself well 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 verify zoning and uses allowed on the Site.*



### Population and Demographics

- According to the US Census Bureau, the City of Sherman has a population of approximately 45,264 as of July 2022, an 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 High School



Sherman, TX

## SHERMAN-DENISON HIGHLIGHTS

- The Sherman-Denison MSA generated nearly \$5.85B Gross Metropolitan Product (GMP) in 2021.
- The unemployment rate in the Sherman-Denison MSA has decreased rapidly since the peak of the COVID outbreak and is now at 4.8% compared to 10.6% in April 2020.
- New semiconductor chip facilities by Texas Instruments and Globotech will bring approximately \$35 billion in investments and create around 4,500 new jobs in the Sherman-Denison MSA.
- Tourism to Lake Texoma, local museums, and casinos just over the border in Oklahoma attract many daily visitors to the Sherman-Denison MSA.
- 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.

The Site is located along FM-697, less than two and a half miles east of US-75 and within the future path of growth. The Sherman-Denison MSA benefits greatly from its proximity to the Dallas-Fort Worth MSA, the Dallas Central Business District located only an hour south of the Site.



**GROSS METROPOLITAN  
PRODUCT**  
**\$85.85 Billion**



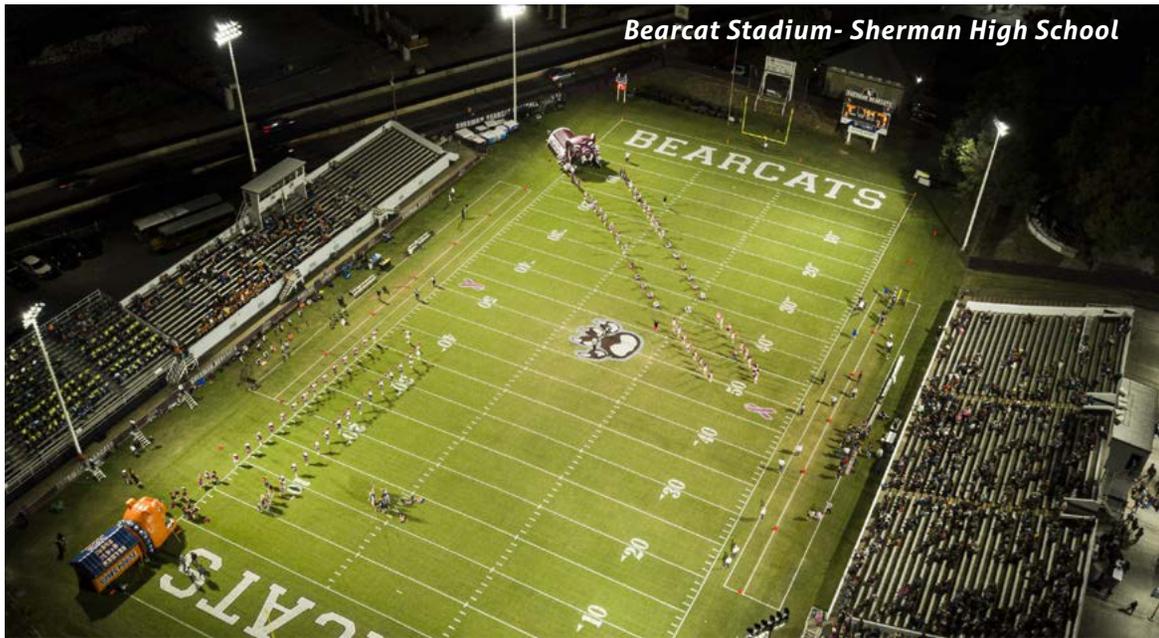
**SHERMAN-DENISON MSA  
ANNUAL POPULATION  
GROWTH**  
**2.5% (2020-2021)**



**SHERMAN-DENISON  
MSA POPULATION**  
**143,000 (2021)**

## ECONOMIC OVERVIEW

The City of Sherman is positioned as the largest city in the Sherman-Denison MSA, approximately an hour north of the Dallas-Fort Worth MSA, the fourth largest and fastest growing metropolitan area in the county. With urban outflow from Dallas to its surrounding cities trending upward, Sherman is poised for continued growth in both its population and economy. 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. Major employers in Sherman include Tyson Foods, Sherman ISD, Texas Instruments, and Wilson N. Jones Regional Health System. Prominent industries include education, manufacturing, technology, and healthcare. Educational institutions in and around Sherman include Sherman ISD, Austin College, and Grayson College. Major hospitals include the Texoma Regional Medical Center, Wilson N Jones Medical Center and Baylor Scott and White Surgical Hospital.



Bearcat Stadium- Sherman High School

### CITY OF SHERMAN MAJOR EMPLOYERS

| COMPANY NAME                            | EMPLOYEES |
|---|-----------|
| Tyson                                   | 1,700     |
| Sherman ISD                             | 1,137     |
| Texas Instruments                       | 600       |
| Grayson County                          | 575       |
| Wilson N. Jones Regional Medical Center | 489       |
| City of Sherman                         | 486       |
| Alorica                                 | 452       |
| II-VI                                   | 577       |
| Wal-Mart/ Sam's                         | 375       |
| GlobiTech                               | 390       |

Source: Sherman EDC



## 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 45,264. The median home price in Grayson County as on June 2023, was \$351,950 a 9.1 percent year-over-year increase.

## TRANSPORTATION

 **Air:** Sherman Municipal Airport (KSWI) provides a friendly general aviation airport located on the southeast edge of Sherman less than a mile west of the Site. North Texas Regional Airport is a full-service airport situated between Sherman and Denison near State Highway 289 approximately 8 miles northwest of the Site. Commercial flights, both international and commercial are available via DFW International Airport located 55 miles southwest of the Site.

 **Highway:** The Site is located on the southeast side of Sherman along FM-697 which connects to State Highway 11, one of the main thoroughfares in the city of Sherman. US-75, the main thoroughfare in the Sherman-Denison MSA running from Dallas to the Oklahoma border, is located approximately 2.3 miles west of the Site. Other thoroughfares near the Site that create convenient access in and around Sherman include FM-1417, US-82, 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.



*North Texas Regional Airport*



*Texoma Area Paratransit System (TAPS)*

JUNE 2023 HOUSING STATISTICS | SHERMAN MSA

**MEDIAN PRICE**

**\$300,000**

▲ 0.0% YoY

**CLOSED SALES**

**54**

▼ -21.7% YoY

**ACTIVE LISTINGS**

**154**

▲ 111.0% YoY

**MONTHS INVENTORY**

**3.1**

▲ 1.8 YoY

**TRANSACTION TIME STATS**



**DAYS ON MARKET**

**43**

21 days more than June 2022

**DAYS TO CLOSE**

**30**

12 days less than June 2022

**TOTAL DAYS**

**73**

9 days more than June 2022



2022 Texas REALTORS® – Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

**GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE**



**CLOSED SALES AND ACTIVE LISTINGS**



**HOME VALUATION STATS**



**MEDIAN PRICE/SF**

**\$167.13**

▼ -2.7 YoY

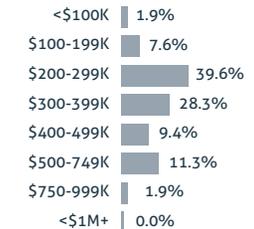
**MEDIAN HOME SIZE**

**1,865 sqft**

**CLOSE/ORIGINAL LIST**

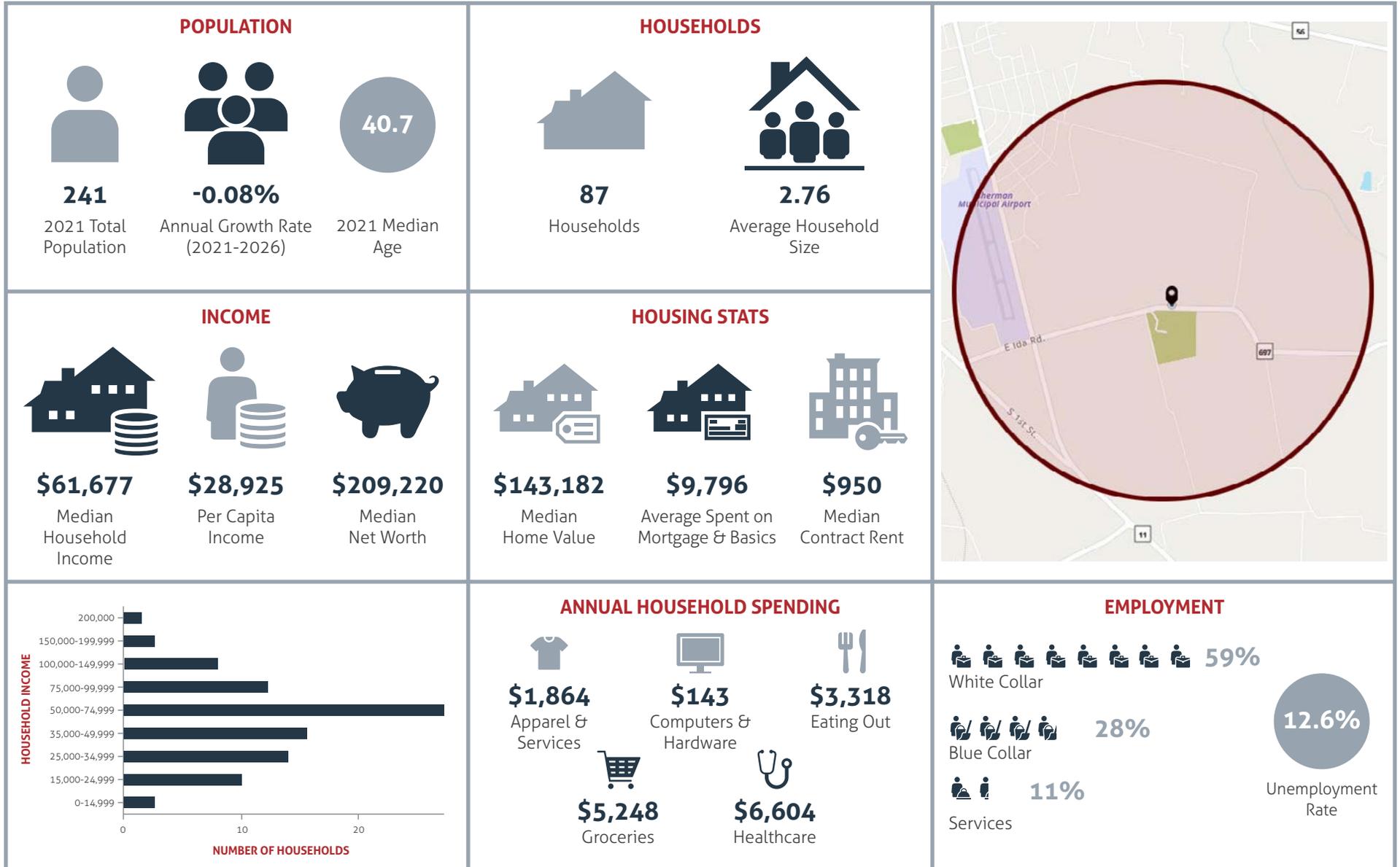
**97.7%**

**PRICE DISTRIBUTION**



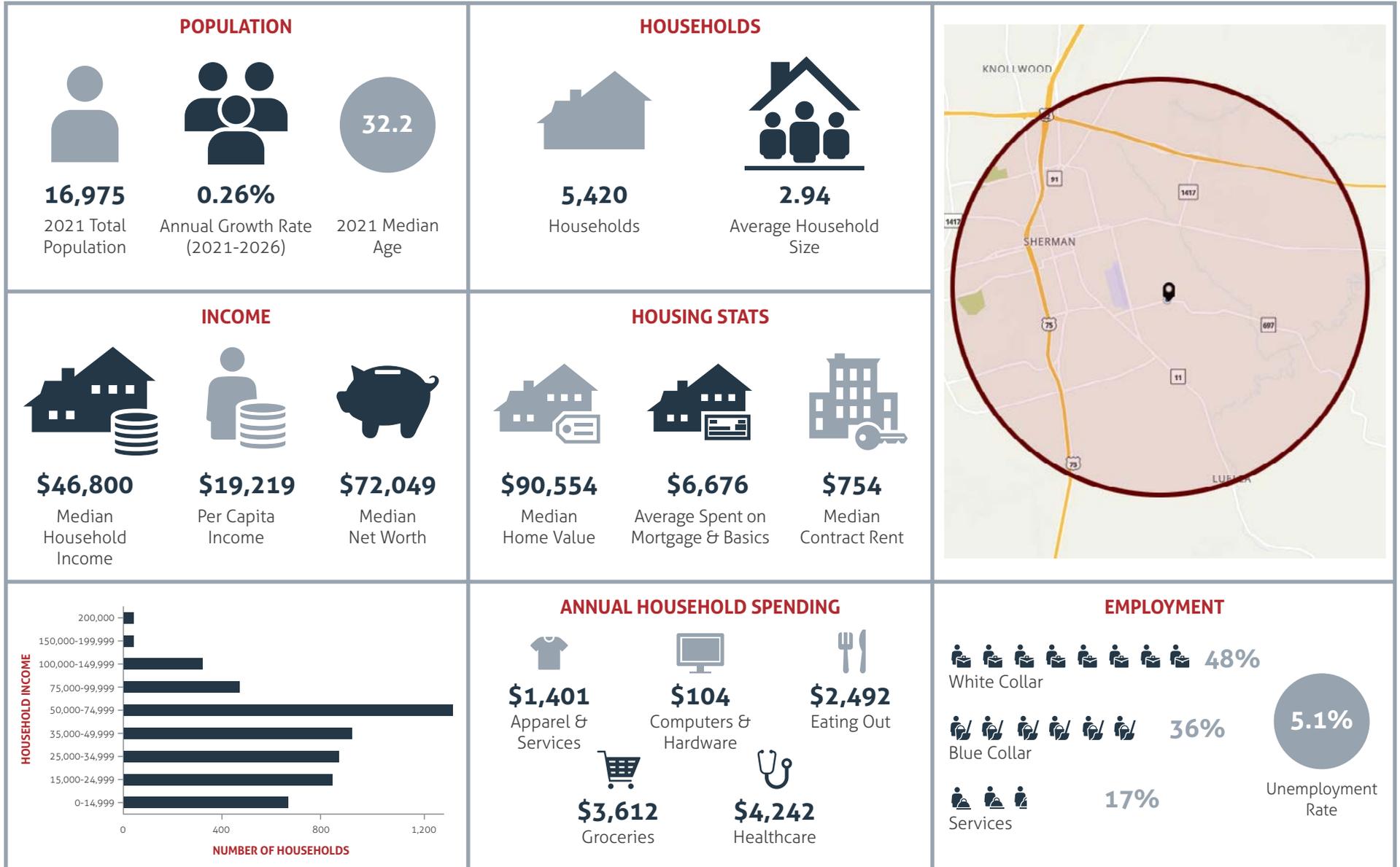
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS

Source: ESRI



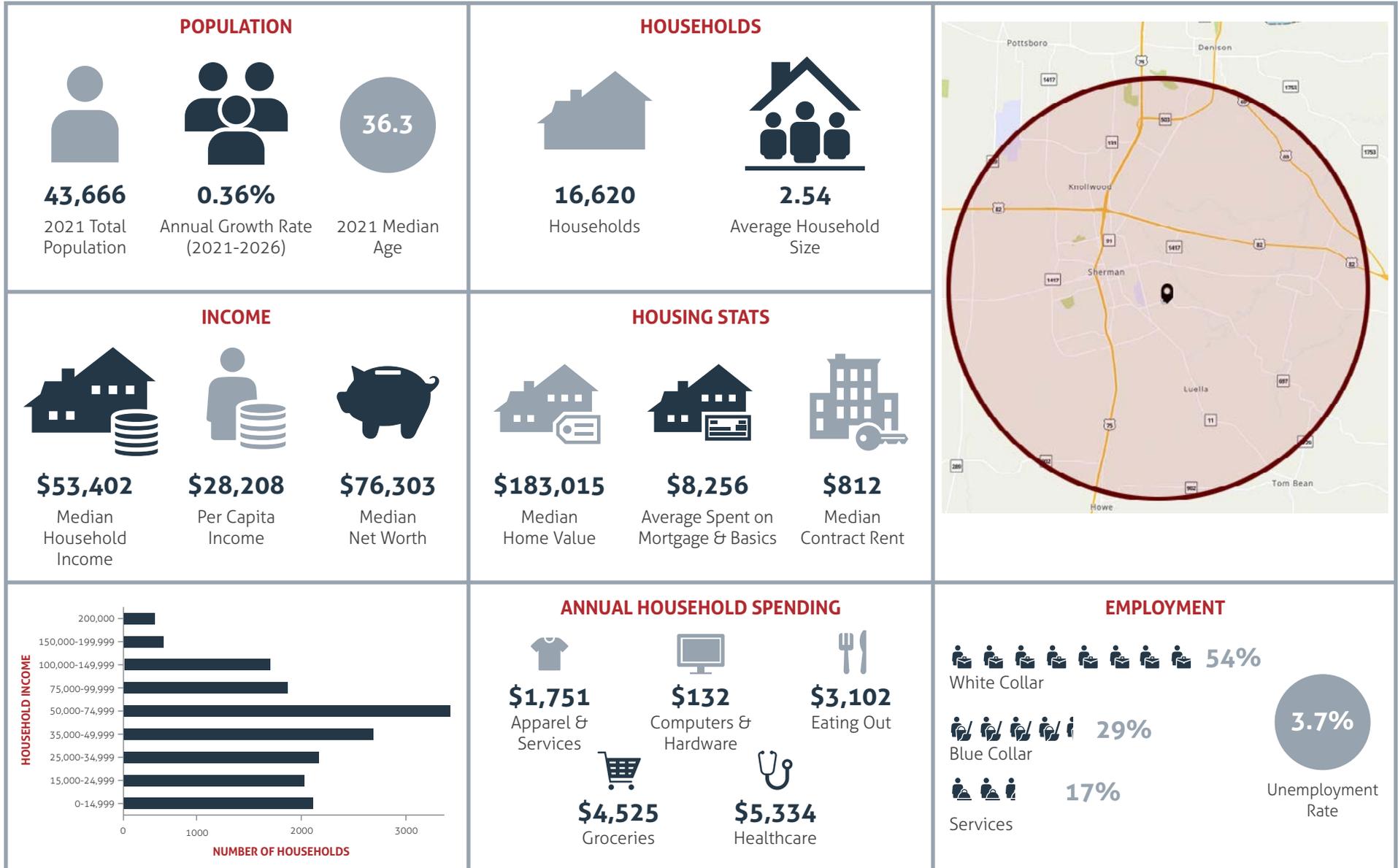
DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS

Source: ESRI



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS

Source: ESRI



## 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

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