

GRAYSON COUNTY

# SHERMAN CORNER

OFFERING SUMMARY

RANGE REALTY ADVISORS  
3625 N. HALL STREET, SUITE 630  
DALLAS, TX 75219

# SHERMAN CORNER

Range is pleased to present this opportunity to potential investors and developers.

Sherman Corner is located along US 75 and Blue Flame Road within Sherman, Texas. The current population is estimated to be 41,567. The city’s robust, ample workforce has attracted the logistics and manufacturing centers of many publicly traded companies. Sherman Corner represents a single family development opportunity that benefits from easy access onto US 75.

Sherman Corner is minutes away from Midway Industrial Park, Texoma Medical Center, and city proposed North Wood duplexes, making this a very active site yielding tremendous growth potential.

## LOCATION

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US 75 & Blue Flame Road  
Sherman, Texas 75090

## SUBMARKET

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Sherman / Denison

## LAND AREA

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Gross: ± 60.84 Acres  
Net: ± 50.33 Acres

## UTILITIES

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Water: On Site  
Wastewater: On Site

## COUNTY

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Grayson

## LAND USE

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Investment or development

## FRONTAGE

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± 1,503 feet along US 75  
± 1,503 feet along Blue Flame Road

## SCHOOL DISTRICT

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Sherman ISD



**POPULATION**

Population, 2016	128,235
Population Growth, 2010-16	6.1%

**GEOGRAPHY**

Population Per Square Mile, 2010	129.6
Land Area in Square Miles, 2010	932.8

**HOUSEHOLDS & HOUSING**

2016 Average Home Value	\$110,000
Housing Units, 2015	54,973
Avg. Household Size	2.58
Owner-occupied Housing Rate, 2011-15	67.4%
Building Permits, 2016	730

**INCOME**

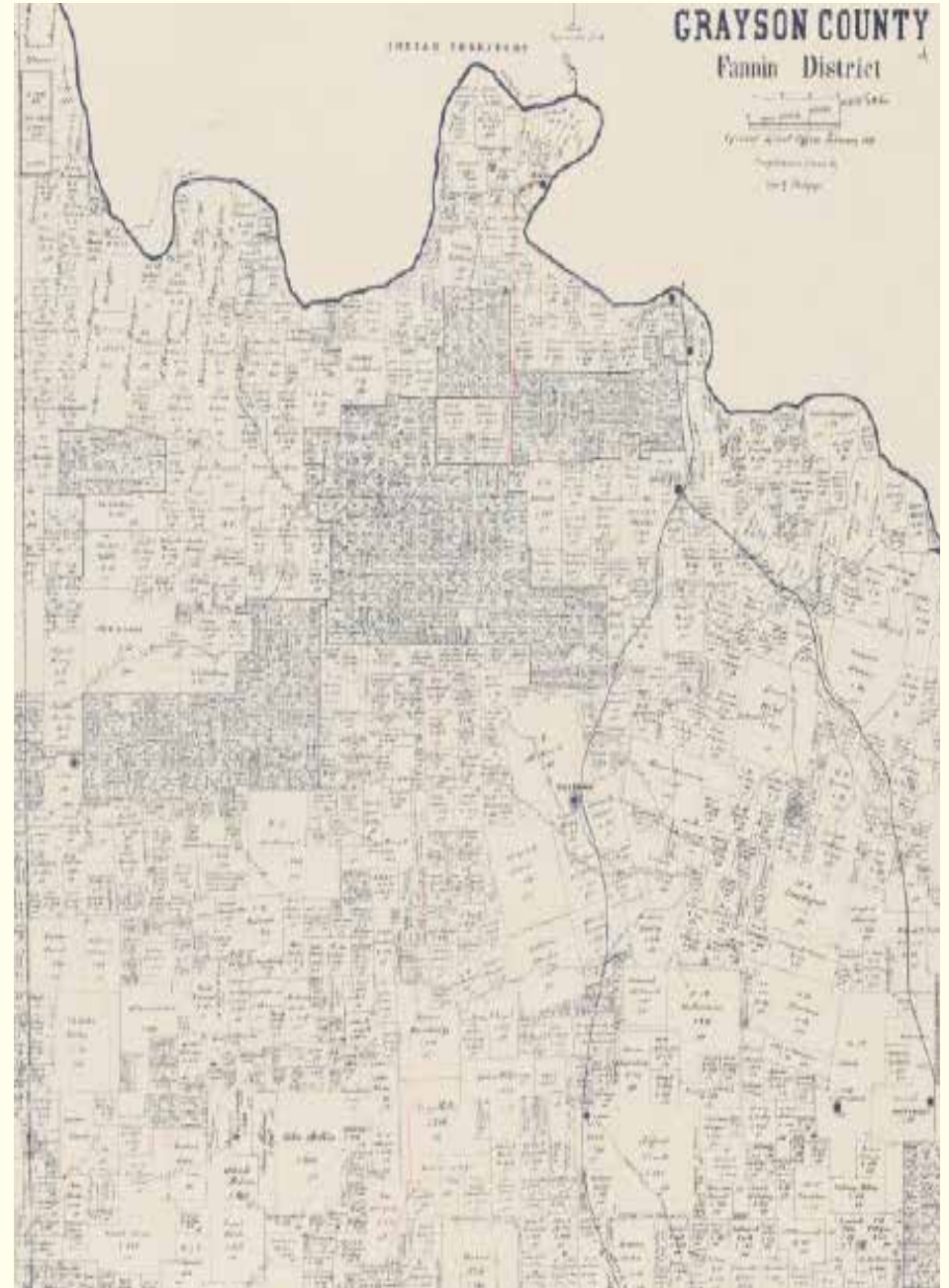
Median Household Income 2015	\$50,212
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**BUSINESSES**

Total Businesses, 2015	2,511
Total Employment, 2015	39,777

**EDUCATION**

High School Graduate or Higher	87.6%
Bachelor’s Degree or Higher	20.2%



# ABOUT US

## WHAT WE DO

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Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets.

To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

## AREAS OF PRACTICE

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- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

## OUR SERVICES

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- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

# CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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Founding Partner, CEO

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**DILLON COOK**  
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# Information About Brokerage Services

11-2-2015



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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent/Associate's Name    License No.    Email    Phone

Buyer/Tenant/Seller/Landlord Initials    \_\_\_\_\_    Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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