



**US 75 & BLUE FLAME RD
SHERMAN, TX 75090**

PROPERTY OVERVIEW



LOCATION

US Hwy 75 & Blue Flame Rd
Sherman, TX 75090



ACREAGE

Gross: ± 60.84
Net: ± 50.33



ZONING

R-1 / SF-1 (Residential 60' Lots)



FUTURE LAND USE

Residential / Suburban Commercial



UTILITIES

Water: On Site
Sewer: On Site



ISD

Sherman ISD



VPD

US Hwy 75: ± 56,407
Texoma Pkwy: ± 12,414



PROPOSED
SINGLE FAMILY

PROPOSED
SINGLE FAMILY

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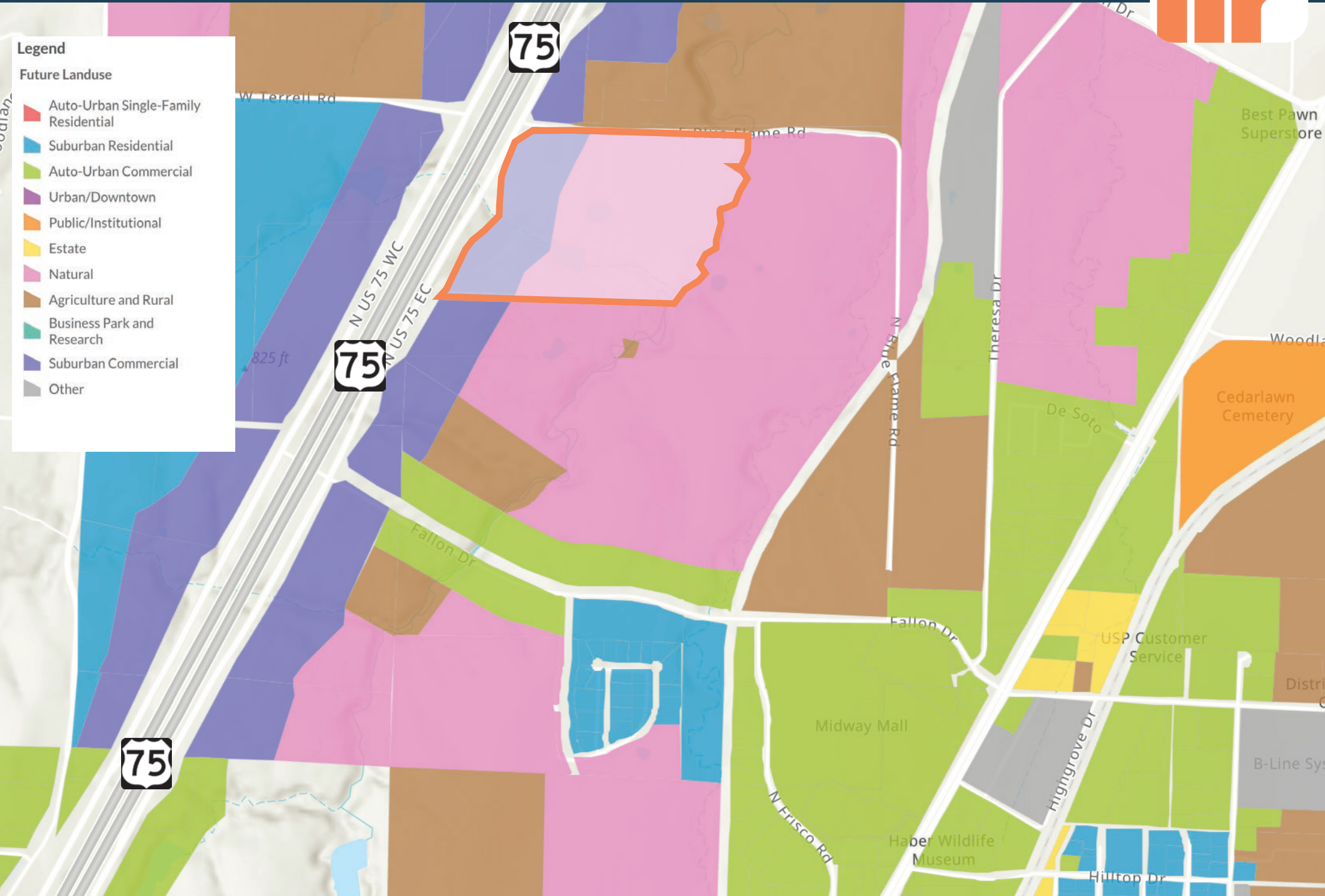
FUTURE LAND USE

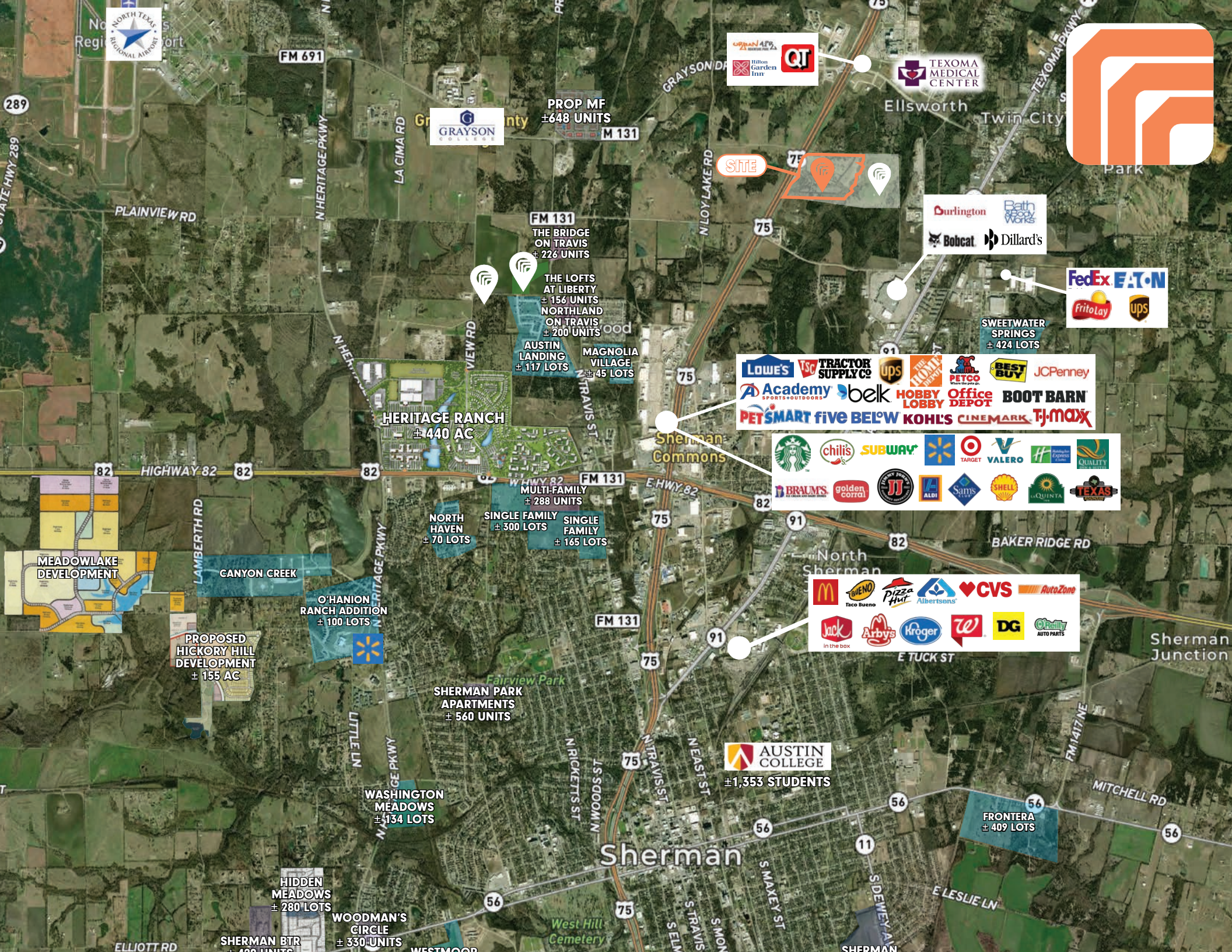


Legend

Future Landuse

- Auto-Urban Single-Family Residential
- Suburban Residential
- Auto-Urban Commercial
- Urban/Downtown
- Public/Institutional
- Estate
- Natural
- Agriculture and Rural
- Business Park and Research
- Suburban Commercial
- Other





PROP MF ±648 UNITS
M 131

SITE



SWEETWATER SPRINGS ± 424 LOTS



AUSTIN COLLEGE
±1,353 STUDENTS

FRONTERA ± 409 LOTS

FM 691

FM 131
THE BRIDGE ON TRAVIS ± 226 UNITS

THE LOFTS AT LIBERTY ± 156 UNITS
NORTHLAND ON TRAVIS ± 200 UNITS

AUSTIN LANDING ± 117 LOTS

MAGNOLIA VILLAGE ± 45 LOTS

HERITAGE RANCH ± 440 AC

FM 131
MULTI-FAMILY ± 288 UNITS

NORTH HAVEN ± 70 LOTS

SINGLE FAMILY ± 300 LOTS

SINGLE FAMILY ± 165 LOTS

O'HANION RANCH ADDITION ± 100 LOTS

PROPOSED HICKORY HILL DEVELOPMENT ± 155 AC

SHERMAN PARK APARTMENTS ± 560 UNITS

WASHINGTON MEADOWS ± 134 LOTS

HIDDEN MEADOWS ± 280 LOTS

WOODMAN'S CIRCLE ± 330 UNITS

SHERMAN BTR ± 430 UNITS

289

82 HIGHWAY 82 82

FM 131

Sherman

Sherman

Sherman Junction

MARKET OVERVIEW



SUMMARY

SHERMAN FACES A SOLID FUTURE BASED ON ITS LOCATION, SUPERIOR INFRASTRUCTURE AND PROVEN TRACK RECORD OF ATTRACTING MAJOR EMPLOYERS. SHERMAN'S LOCATION DICTATES THAT IT MUST GROW, BEING DIRECTLY IN THE PATH OF THE RAPID NORTHWARD EXPANSION OF THE DALLAS-FORT WORTH METROPLEX. FURTHERMORE, SHERMAN'S INFRASTRUCTURE IS OUTSTANDING. THE TRANSPORTATION SYSTEM IS ANCHORED BY THE CROSSROADS OF U.S. HIGHWAY 75 AND U.S. HIGHWAY 82 AND IS BOLSTERED BY THE EXCELLENT AIRPORT FACILITIES AT THE NORTH TEXAS REGIONAL AIRPORT (FORMERLY PERRIN FIELD) AND SHERMAN MUNICIPAL AIRPORT.

<https://www.ci.sherman.tx.us/314/History-of-Sherman>

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	755	13,099	57,191
2028 POPULATION	809	13,776	59,271
POP. GROWTH 2023-2028	1.4%	1.0%	0.7%
2023 TOTAL HOUSEHOLDS	326	5,349	22,463
MEDIAN HOUSE HOLDS INCOME	\$63,625	\$60,861	\$53,006
2023 TOTAL BUSINESSES	239	1,315	3,393
2023 TOTAL EMPLOYMENT	2,272	13,277	28,331



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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.

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____