



25 ACRE TRACT SHERMAN, TX

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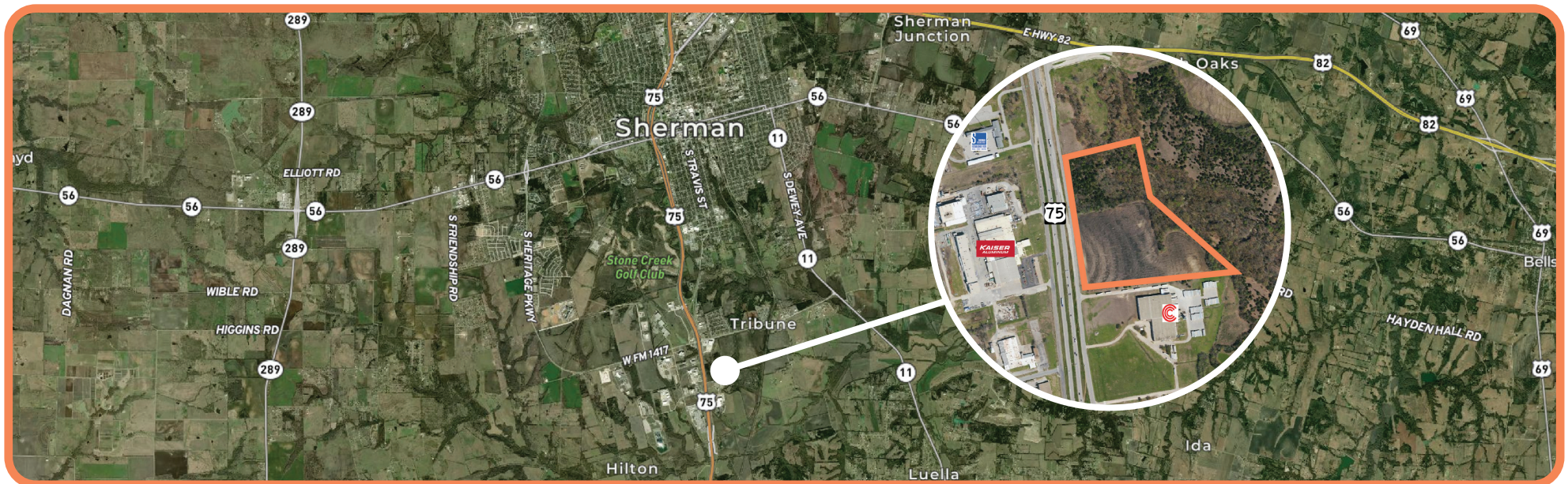
MARKET OVERVIEW



Range Realty Advisors is pleased to present an exceptional development opportunity in Sherman, TX. The property, located along US Highway 75 just approximately 1,000' south of major corridor FM 1417, offers ± 25.26 gross acres of land with $\pm 1,170'$ of highway frontage, zoned for industrial use under a PD (Planned Development) classification. The site is fully equipped with on-site water and sewer utilities, with high visibility and easy access, making it ideal for industrial development.

Sherman is poised for substantial growth due to its strategic location in the path of the expanding Dallas-Fort Worth metroplex. The area is well-served by key transportation infrastructure, including the junction of U.S. Highways 75 and 82, and proximity to the North Texas Regional Airport and Sherman Municipal Airport. The region's growth is further supported by major economic drivers, such as the \$30 billion expansion of the Texas Instruments Chip Manufacturing Facility, expected to create 3,000 jobs, and the \$5 billion expansion of Globotech, alongside Coherent Corp's \$3 billion investment, which will collectively add 4,500 new jobs to the area.

Sherman also offers quality amenities, including the Sherman Shadowcats minor league baseball team and newly upgraded stadium facilities, contributing to the area's growing appeal. With solid infrastructure, an expanding tech sector, and robust job growth, this industrial property represents a promising opportunity for investors and developers looking to capitalize on Sherman's economic momentum.



PROPERTY OVERVIEW



LOCATION

South US Highway 75
Sherman, TX



ACREAGE

Gross: ± 25.26
Net: ± 24.25



ZONING

PD - Blalock Industrial Park



PROPOSED USE

Industrial / Commercial



UTILITIES

Water: On Site
Sewer: On Site



ISD

Sherman ISD



VPD

HWY 75: ± 46,567 (2023)



UTILITY MAP





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. 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>)

TEXAS INSTRUMENTS CHIP MANUFACTURING FACILITY IS UNDERGOING A \$30 BILLION EXPANSION TO CREATE 3,000 JOBS—TEXAS'S LARGEST-EVER ECONOMIC PROJECT. GLOBI-TECH'S \$5 BILLION EXPANSION AND COHERENT CORP (II-VI)'S \$3 BILLION INVESTMENT WILL ALSO AMPLIFY THE AREA'S TECHNOLOGICAL AND EMPLOYMENT FOOTPRINT ADDING ANOTHER 1,500 EMPLOYEES.

SHERMAN IS ALSO HOME TO A MINOR LEAGUE BASEBALL TEAM CALLED THE SHERMAN SHADOWCATS. THE PARK FEATURES ADDED SEATING, A FRESH SCOREBOARD, AND A BEER GARDEN.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	10,385	40,401	70,737
2029 POPULATION	11,836	45,821	80,140
POP. GROWTH 2024-2029	2.8%	2.7%	2.7%
2024 TOTAL HOUSEHOLDS	3,872	15,028	27,009
MEDIAN HOUSEHOLD INCOME	\$55,963	\$54,944	\$60,580
2024 TOTAL BUSINESSES	331	2,158	4,019
2024 TOTAL EMPLOYMENT	6,619	17,978	35,817



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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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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