FOR **SALE**

±2.39 ACRES ON HIGHWAY 75

SHERMAN, TEXAS

CHRIS JANOWSKI Vice President | Land
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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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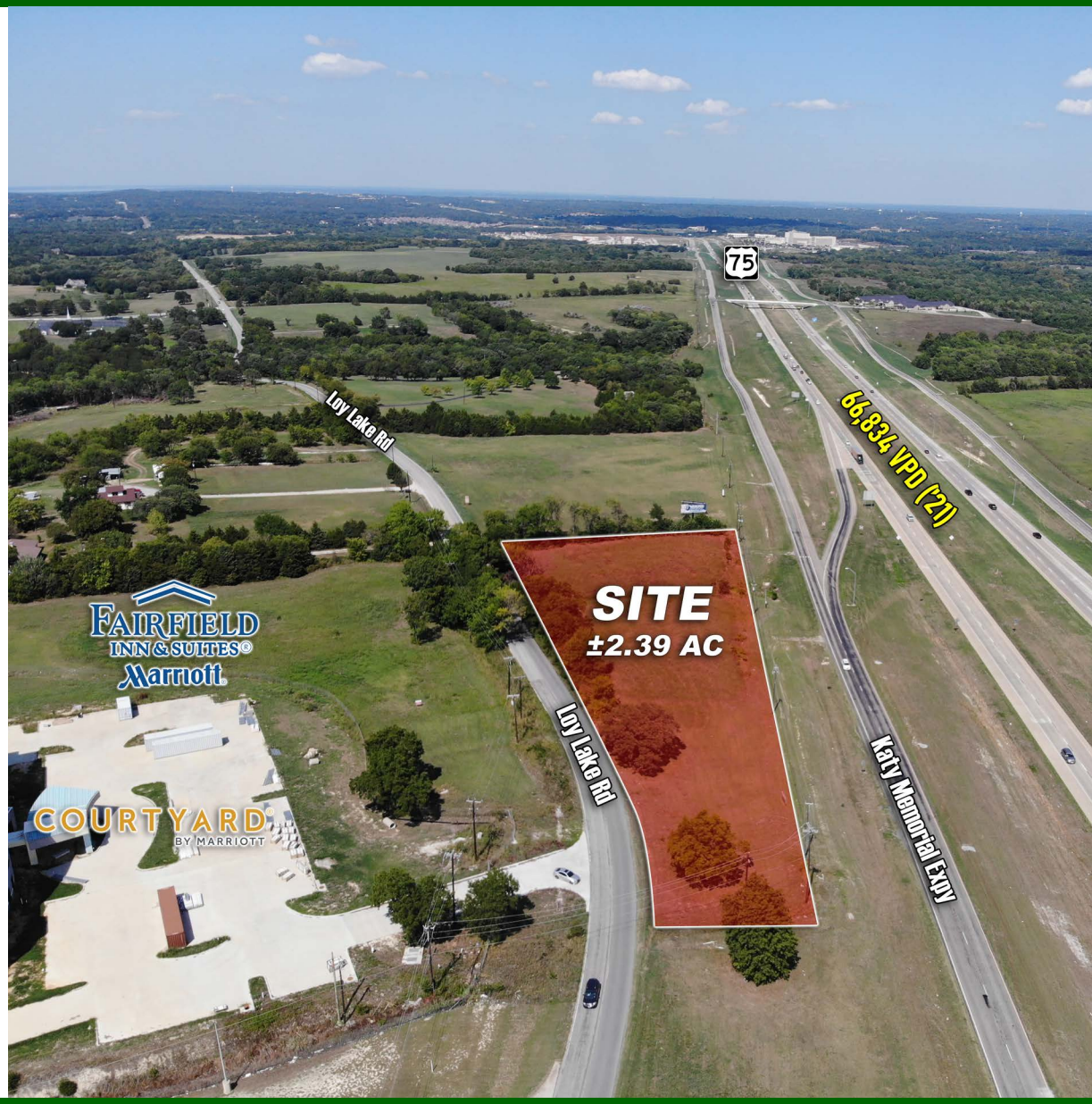
±2.39 ACRES FOR SALE | N Loy Lake Rd & US-75, Sherman, Texas 75092

OVERVIEW

- Located on US Hwy 75 just north of Sherman Town Center, anchored by Walmart, Cinemark, Hobby Lobby, Target, Home Depot and JCPenney
- Across from Fairfield Inn & Suites and Courtyard by Marriott
- Close proximity to Heritage Ranch, a 440 acre mixed-use development with 760 single family homes and 950 multifamily units; and Austin Landing with 600 single family homes
- Other national retailers nearby include Kohl's, Academy, Sam's Club, Lowe's, Orschelin, Office Depot and many more
- Sherman is home to Texas Instruments, with a new new $30 billion fabrication plant coming next year that could support 3,000 direct jobs over time
- Other nearby employers include Tyson Foods, GlobiTech, Finisar, Emerson, Royal Case, Kaiser Aluminum, and Sunny Delight
- Call for Info & Price

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	2,454	20,546	51,955
Daytime Pop.	5,779	28,914	57,136
Households	1,219	8,021	20,183
Avg HH Income	$86,693	$77,686	$78,027



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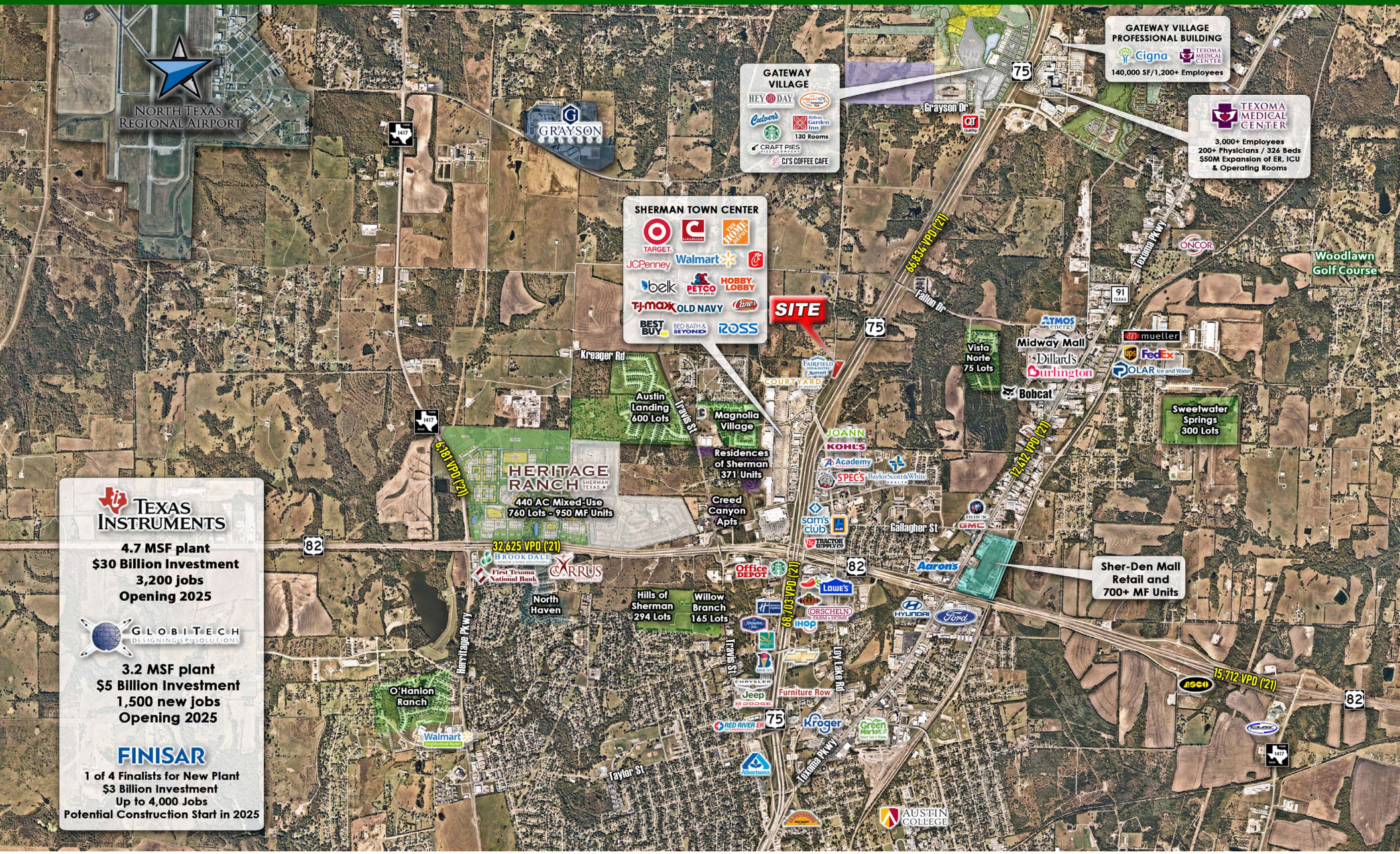

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WHY SHERMAN, TX?

35	45K	40	2M+
MEDIAN AGE	POPULATION (ETJ)	MILES TO DFW METROPLEX	LABOR FORCE WITHIN 1 HOUR

MAJOR EMPLOYERS

Texas Instruments
AssetCare
capio
Christmas Designers
Commissary Express — The Team that Works for You
Critical Access Billing Services
Douglass Distributing
Eaton — Powering Business Worldwide
Emerson
Eternity — Power for Tomorrow Today
GlobiTech — Designing EPI Solutions
II-VI
west
Hart Lumber — Established 1939
MBA Law
modular power solutions
mueller
Nature's Source
omega Industries Inc.
Panda Power Funds
Plyler Construction
Presco
Progress Rail — A Caterpillar Company
Rivas Law PLLC
Robit
Royal Case Company, Inc.
Starr Aircraft
Sunny Delight Beverages Co.
Synergy Windows and Doors
Talus Payments
Tyson

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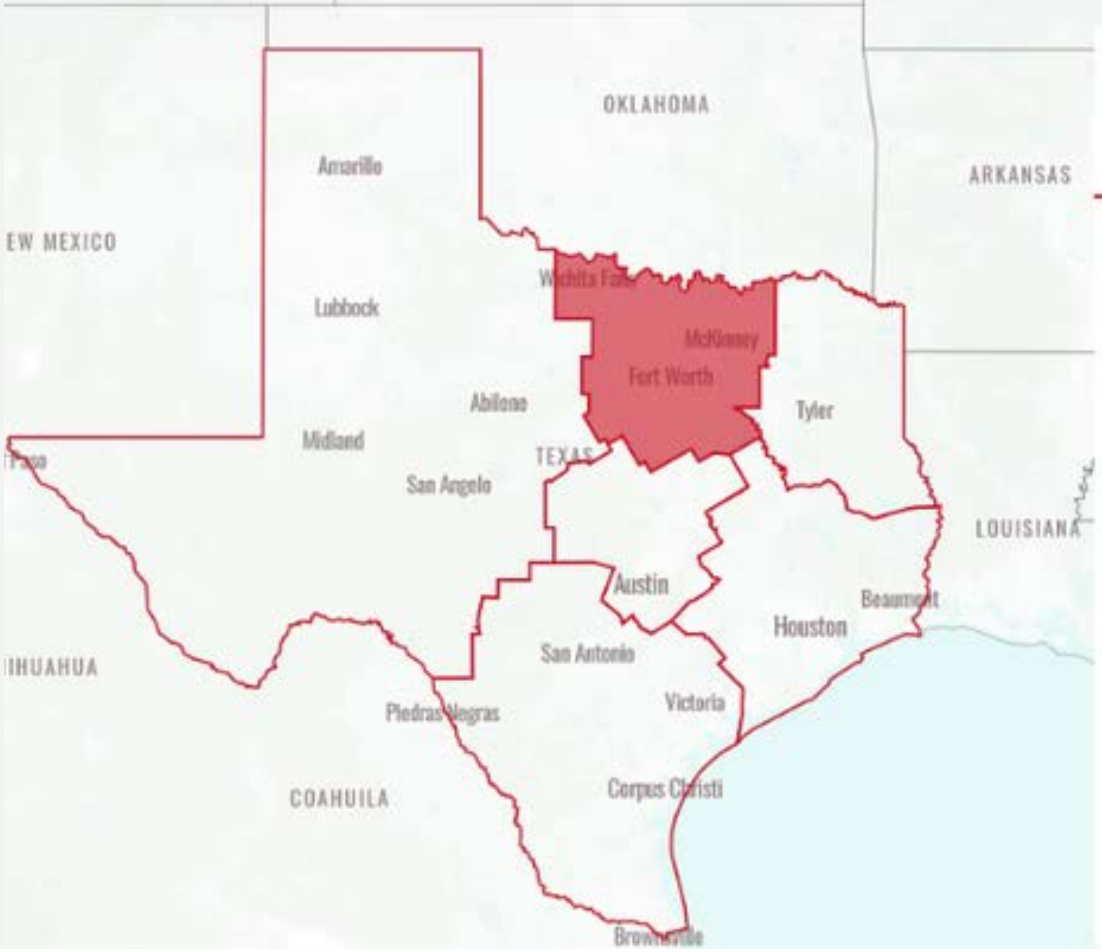
A STATE AS DIVERSE AS IT IS BIG

The second largest state by area, Texas' industry and talent are brimming at every corner.



NORTH TEXAS

A FAST-GROWING REGION WITH HIGH VALUE AT LOW COST

Home to the fourth largest metropolitan area in the United States, North Texas is recognized for its low-cost, low-tax and high-quality business environment. Dallas-Fort Worth, in particular, is a magnet for corporate headquarters and major operations. Sherman-Denison is a hub for tech and manufacturing, while Wichita Falls boasts a strong aerospace and aviation cluster.

SHERMAN
ECONOMIC DEVELOPMENT CORPORATION

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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.

EQUAL HOUSING OPPORTUNITY

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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____