



# NWC OF HIGHWAY 56 & FRIENDSHIP

# SHERMAN, TEXAS

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# ±10 ACRES FOR SALE | NWC of Highway 56 & Friendship Rd, Sherman, Texas

## OVERVIEW

- Located at the northwest corner of Highway 56 and Friendship Rd, just west of FM-1417/Heritage Pkwy in Sherman, Texas
- 12" Water line to the site, sewer just east
- Hard Corner signalized intersection
- Close proximity to Texas Instruments, with a 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

## TRAFFIC COUNTS

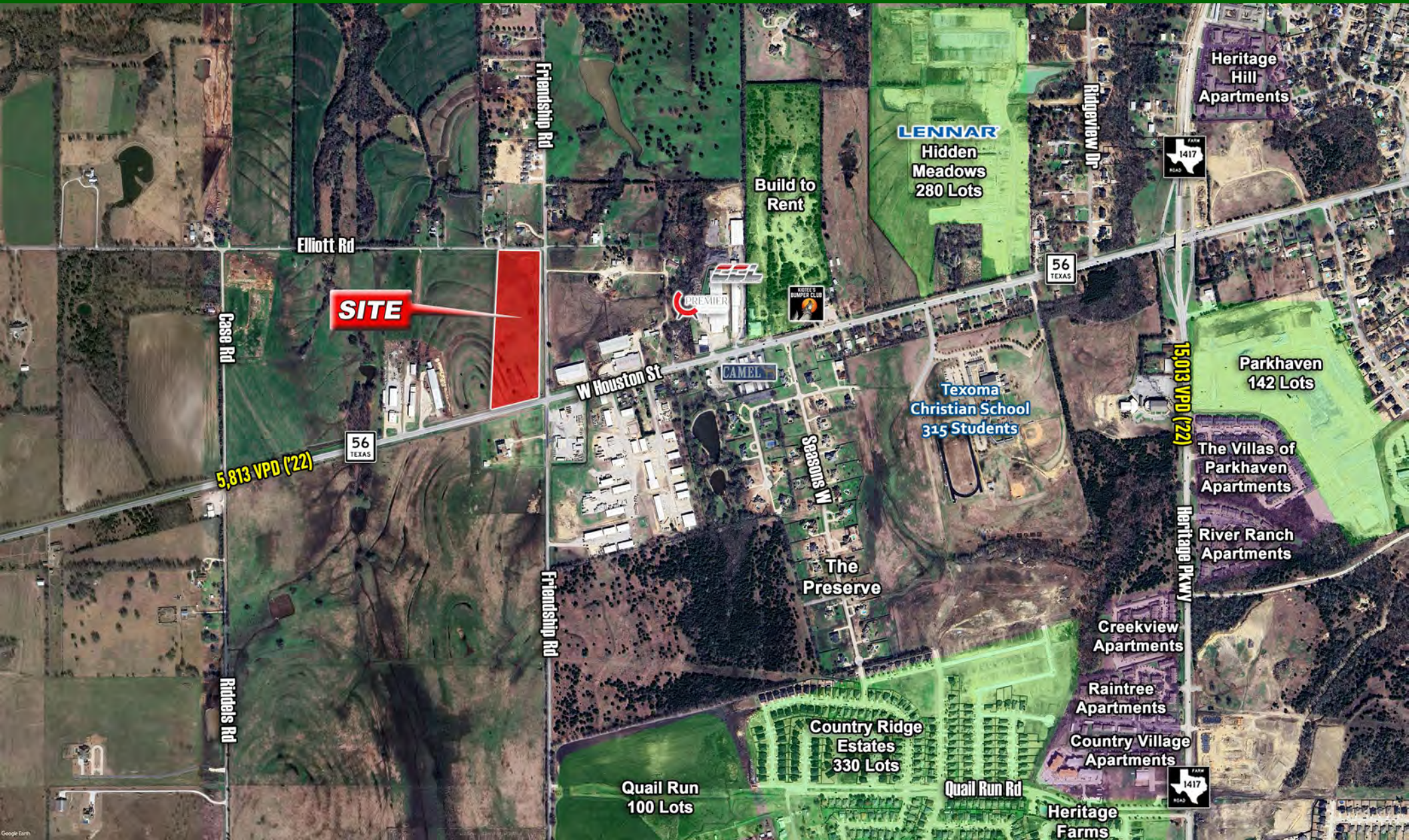
Hwy 56: 5,813 VPD | S Heritage Pkwy: 15,013 VPD  
(TXDOT 2022)

## DEMOGRAPHICS

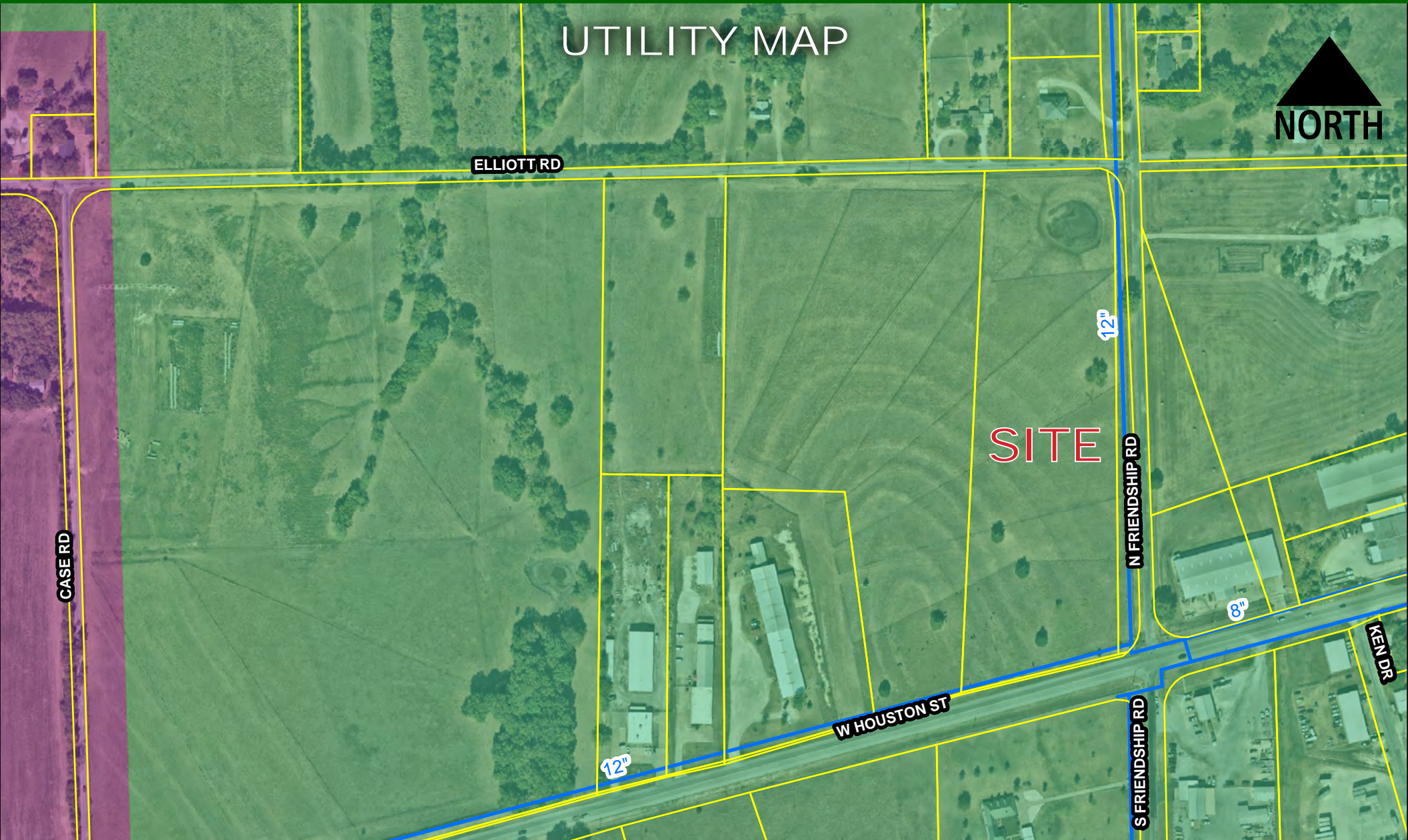
	1-mile	3-mile	5-mile
2023 Population	1,679	19,385	44,869
2028 Proj. Pop.	1,845	19,593	44,860
Daytime Pop.	1,265	14,691	48,150
Avg HH Income	\$105,969	\$85,847	\$79,954



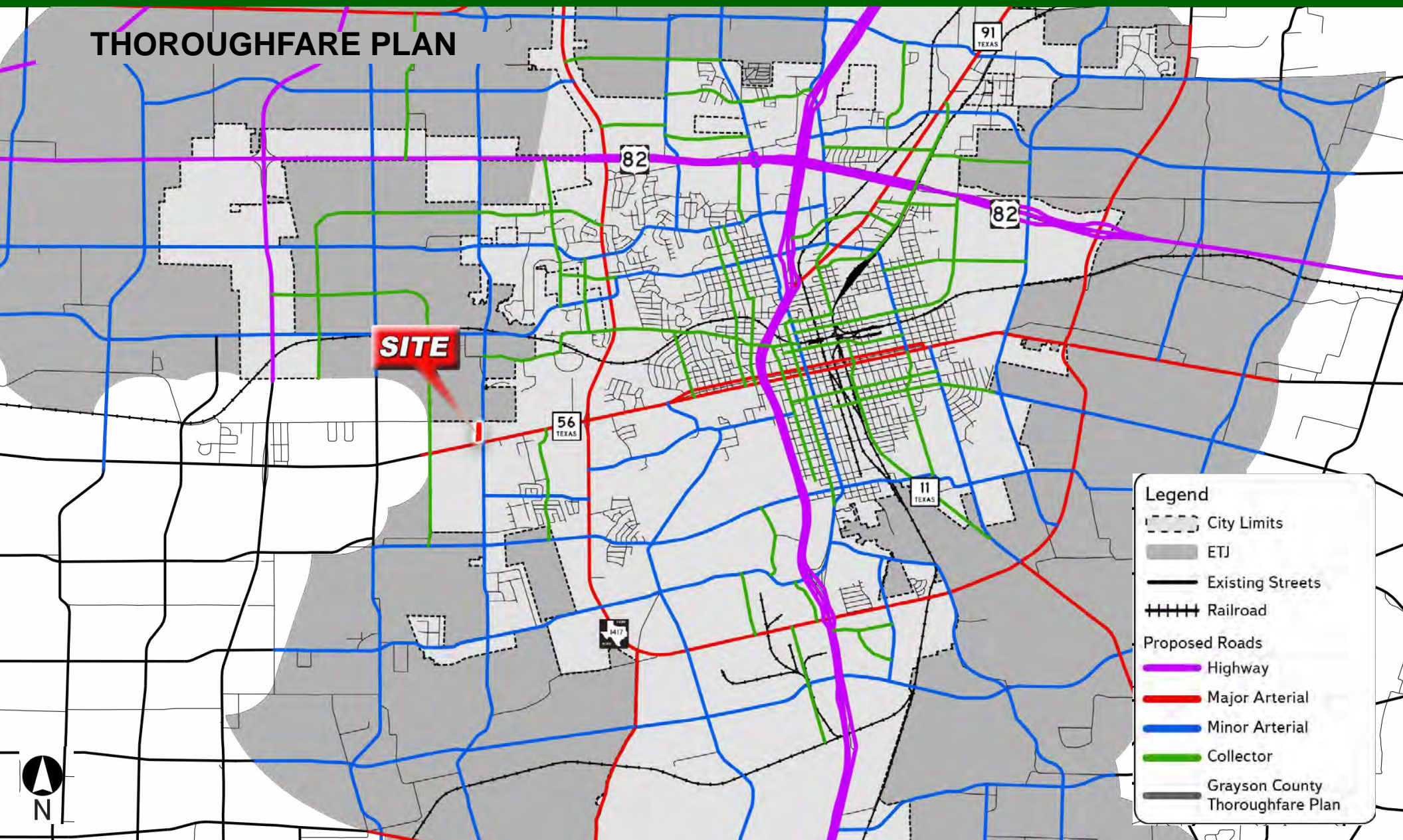
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**GLOBITECH**  
 3.2 MSF plant  
 \$5 Billion Investment  
 1,500 new jobs  
 Opening 2025

**TEXAS INSTRUMENTS**  
 4.7 MSF plant  
 \$30 Billion Investment  
 3,200 jobs  
 Average Salary of \$55,000  
 Opening 2025

**FINISAR**  
 1 of 4 Finalists for New Plant  
 \$3 Billion Investment  
 Up to 4,000 Jobs  
 Potential Construction Start in 2025

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## WHY SHERMAN, TX?



## MAJOR EMPLOYERS

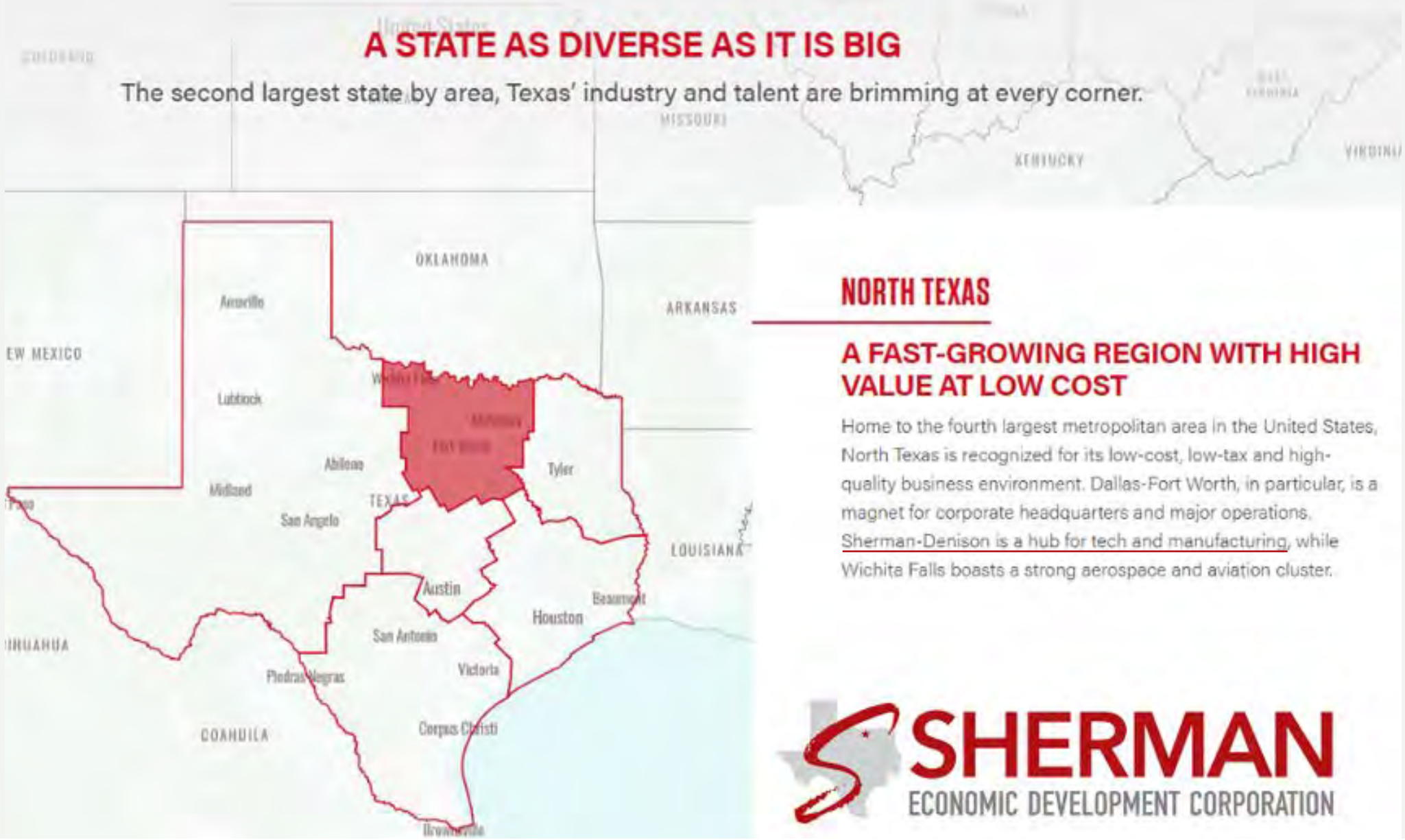




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## A STATE AS DIVERSE AS IT IS BIG

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.





# 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:
  - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date