

±226 AC

Hillside Equine Boarding & Training

Howe High School

Penderosa Rd

S US 75

Smith Rd

Newman Rd

Shepherd Rd

Shepherd Rd

Po



HAMPTON COMMERCIAL PRESENTS

FOR SALE

±226 AC in Sherman, TX

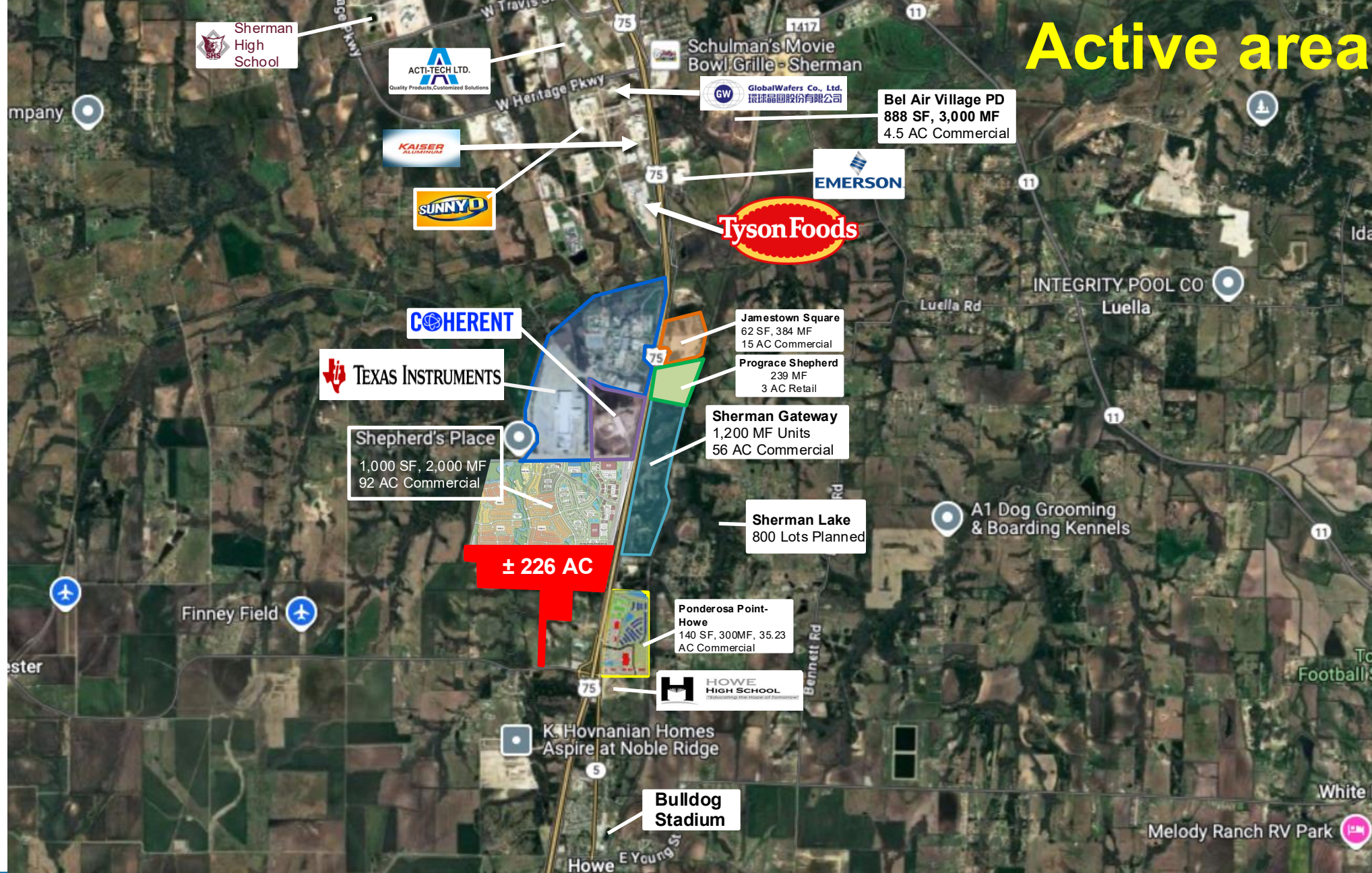
\$19,000,000.00

Cecilia Hampton

214.326.5903

CHampton@kwcommercial.com

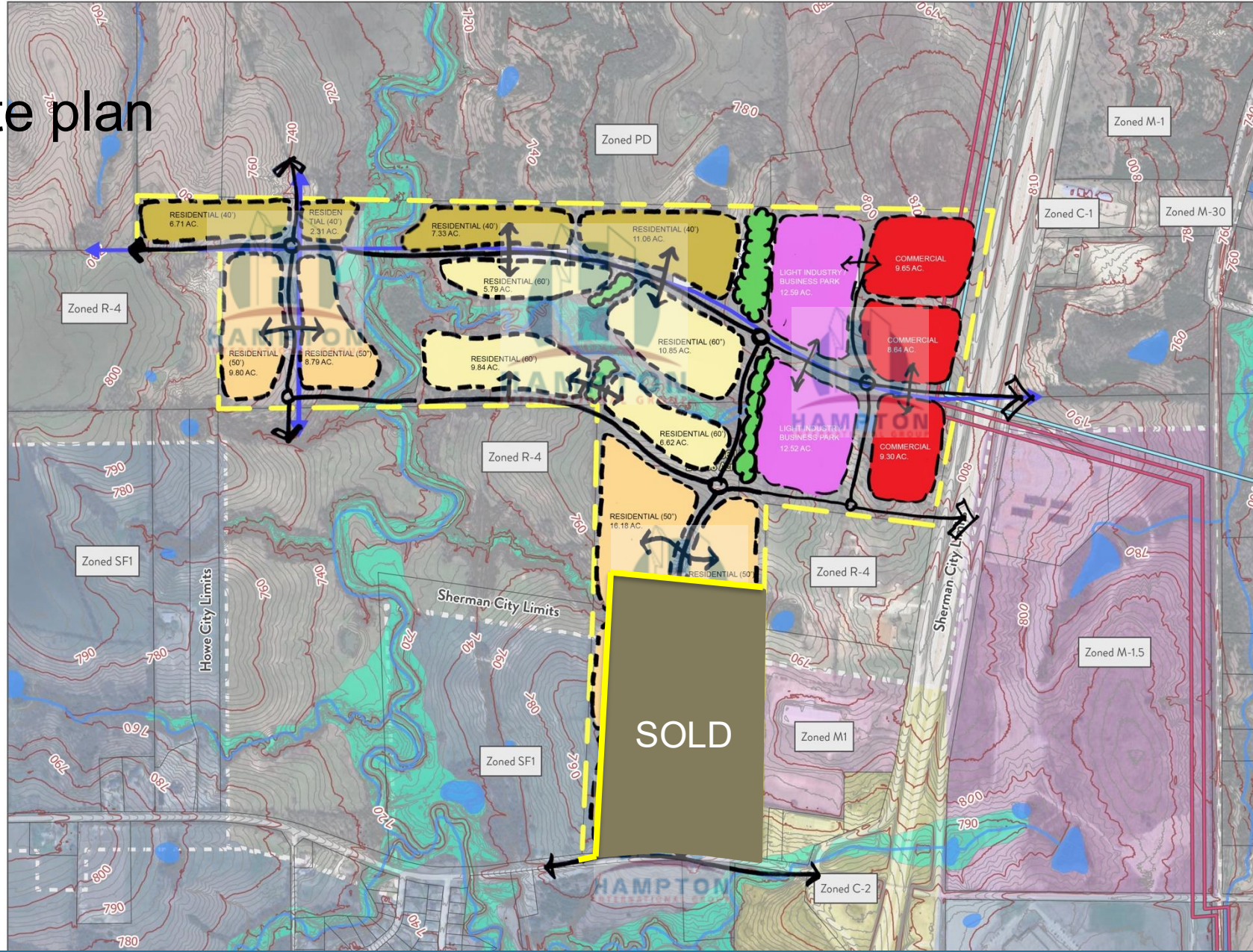
Active area



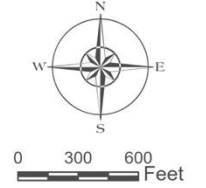
Conceptual site plan

First Look ©
226-ac Tract Site
Sherman and Howe
Grayson County, TX

- Site
- NWI Jurisdictional Water
- Grayson County CAD Parcels
- FEMA - 100 Year Flood Zone
- City Limits (2023)
- Natural Gas
- Raw Water
- Minor Arterial
- COMMERCIAL TOTAL 27.59 AC.
- LIGHT INDUSTRY /BUSINESS PARK TOTAL 25.11 AC.
- RESIDENTIAL (60') TOTAL 33.1 AC.
- RESIDENTIAL (50') TOTAL 43.6 AC.
- RESIDENTIAL (40') TOTAL 27.41 AC.



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Sources: Grayson County, Texas GIO Hub, TNRRIS, SEH



July 11, 2025 Contact: Jay Marsh 817.914.5615



RENDERING



Light Industry
±25.11AC

Commercial
±27.59 AC



An aerial rendering of a modern residential neighborhood. The houses are two-story, multi-unit structures with grey roofs and light-colored siding. They are arranged in a grid-like pattern with paved streets and green lawns. A prominent yellow banner is overlaid across the top center of the image.

RENDERING

Residential
±104.11





Concept Plan

±166 AC Residential

±40 AC Light Industry or Business Park

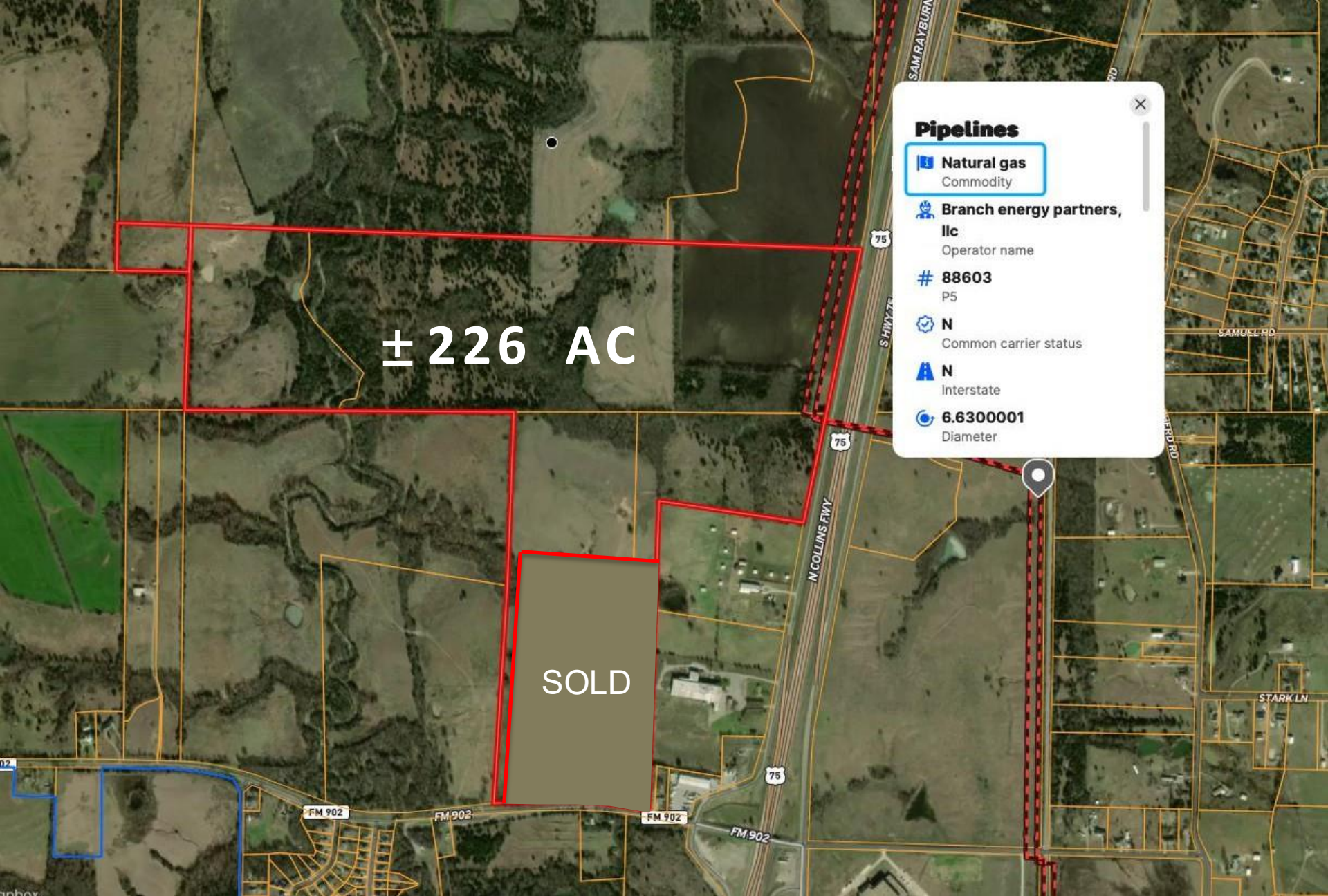
±20 AC Commercial





± 226 AC





± 226 AC

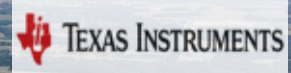
SOLD

Pipelines

- Natural gas**
Commodity
- Branch energy partners, llc**
Operator name
- # 88603**
P5
- N**
Common carrier status
- N**
Interstate
- 6.6300001**
Diameter

Infrastructure
Natural Gas





±226 AC

SOLD

75.HWY

Ponderosa Point
Howe
300 MF



Drone pic 07-10-2025



Noble Ridge
Howe

SOLD

±226 AC

75 HWY



Ponderosa Point
Howe
300 MF

Drone pic 07-10-2025



TEXAS INSTRUMENTS

COHERENT

75 HWY

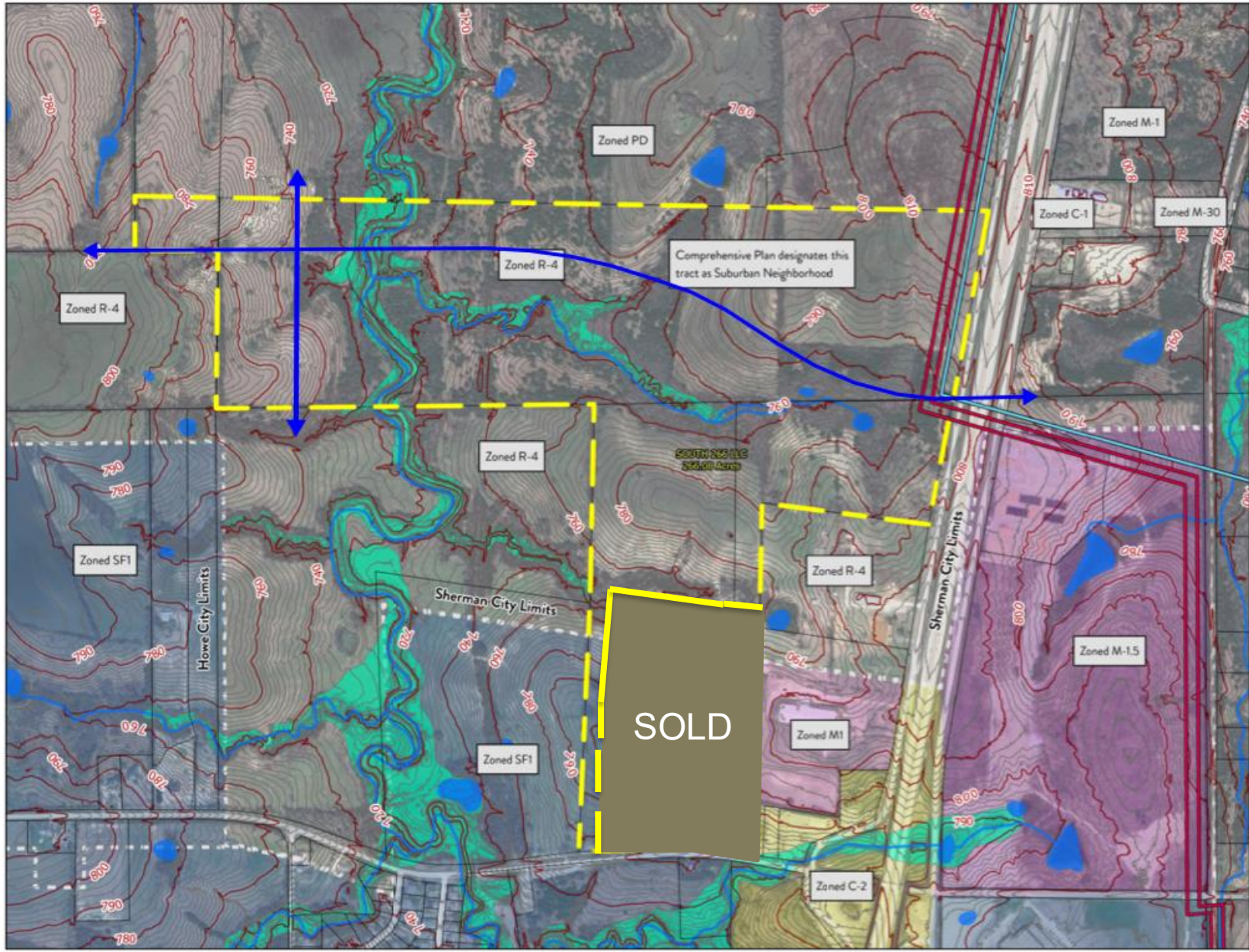
±226 AC

SOLD

Drone pic 07-02-2025



First Look ©
226 -ac Tract Site
Sherman and Howe
Grayson County, TX



- Site
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- Natural Gas
- Raw Water
- Minor Arterial



0 300 600 Feet

Source: Grayson County, Texas GIO Hub, TNRS, SEH



www.sehinc.com

July 11, 2025

Contact: Jay Marsh 817.914.5615



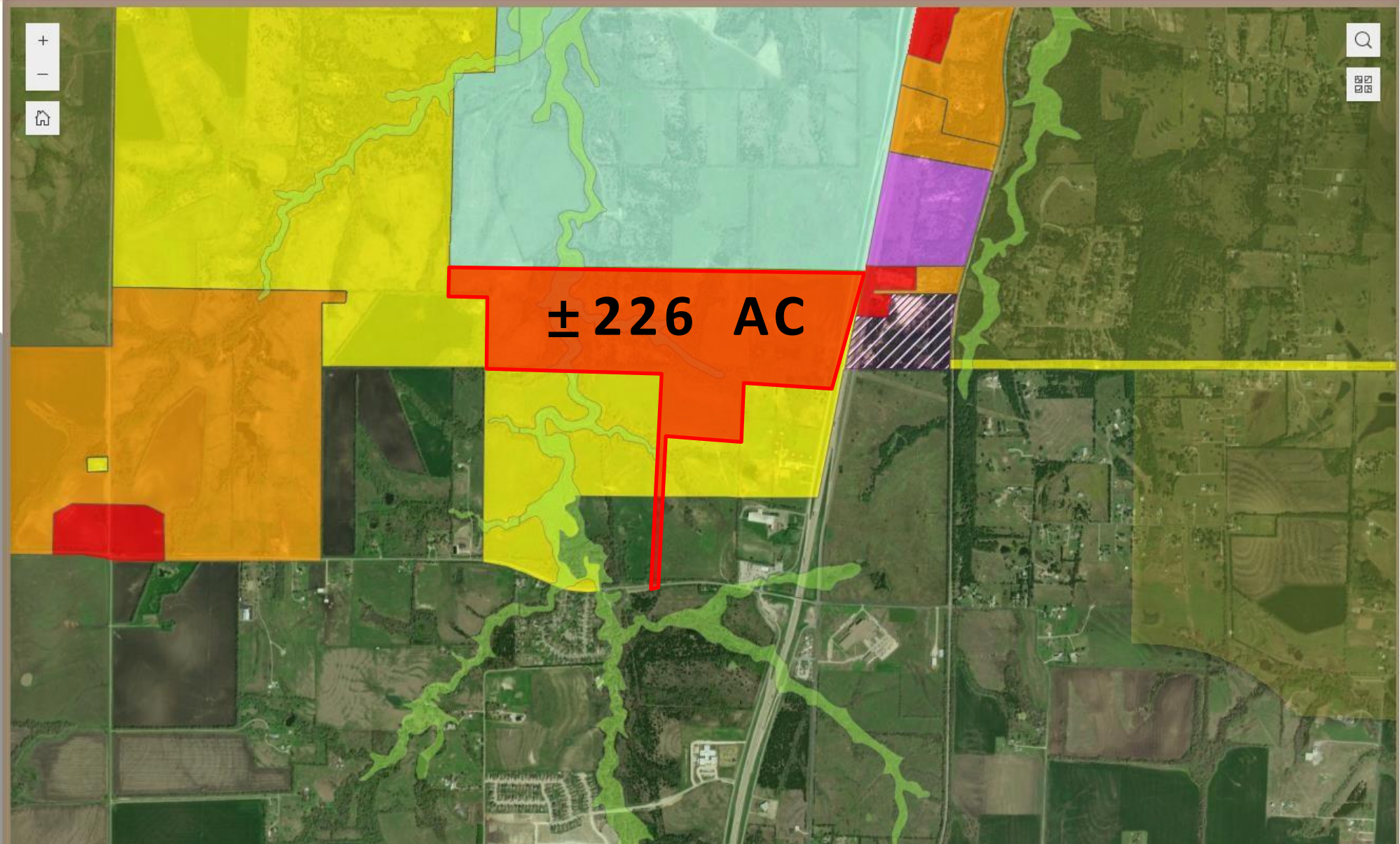
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE

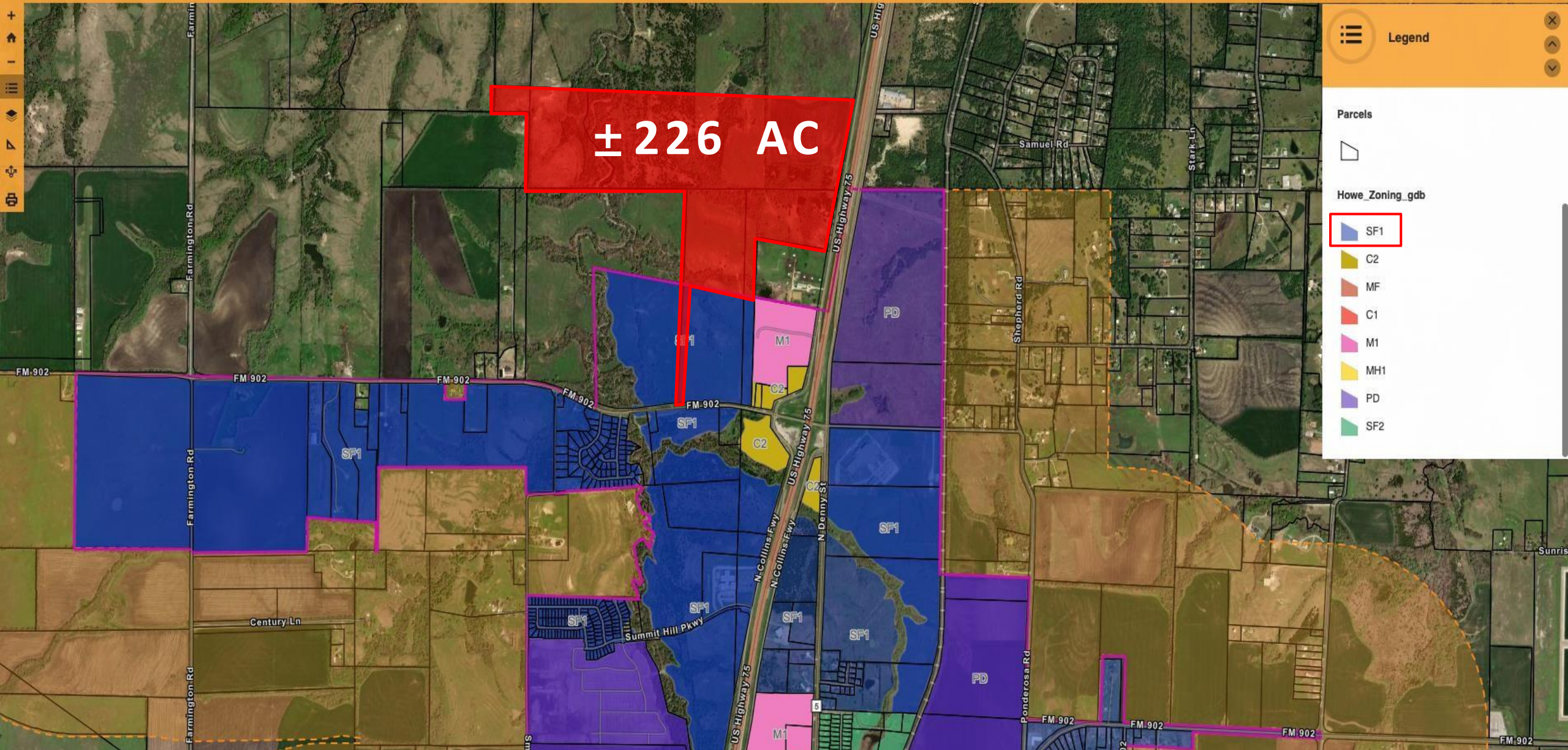
Landuse Planning

Zoning Districts

Zoning Class

- C-1
- C-2
- C-N
- CO
- M-1
- M-1.5
- M-2
- MF-15
- MF-30
- MH
- PD
- R-2F
- R-4**
- R-5
- R-6
- R-12
- R-A
- R-TH

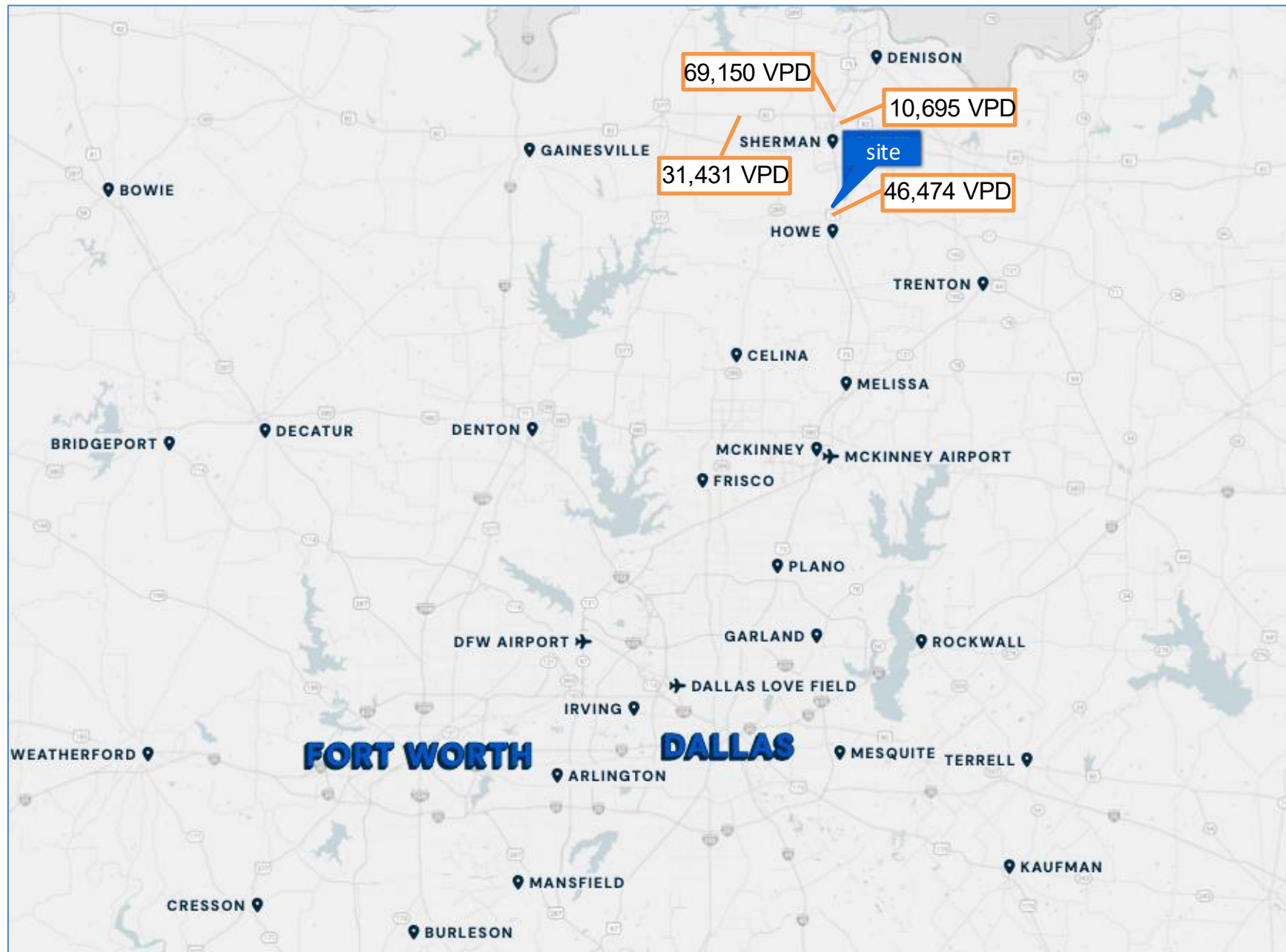




Legend

- Parcels
- [Icon]
- Howe_Zoning_gdb
- SF1
 - C2
 - MF
 - C1
 - M1
 - MH1
 - PD
 - SF2









GlobalWafers announces additional \$4 billion investment in Sherman

SHERMAN, Texas and HSINCHU, Taiwan, May 16, 2025 – On May 15 (U.S. time), GlobalWafers Co., Ltd. (GWC, 6488:TT) hosted U.S. Investment Accelerator Executive Director Michael Grimes, Taiwan Minister of Economic Affairs Kuo Jyh-huei, AIT Director Raymond Greene, ROC Taiwan's Representative to the United States Alexander Yui, Sherman Mayor Shawn Teamann, and hundreds of customers, suppliers, and partners in Sherman, Texas to celebrate the Grand Opening of GlobalWafers America (GWA), the company's newest and most advanced 300mm silicon wafer manufacturing facility.

GlobalWafers made the decision to build its flagship facility in the United States in May 2022 and held the groundbreaking ceremony in Sherman on December 2, 2022. To date, the US\$3.5 billion project has created 1200 construction and 180 permanent jobs in North Texas and will employ up to 650 engineering, technical and operational professionals by the end of 2028.

During the celebration Chairperson Doris Hsu unexpectedly announced the company's plan to further grow its U.S. manufacturing base, stating: "On the three-year anniversary of our decision to build GWA, I am pleased to announce GlobalWafers' intention to expand our current U.S. investment by another \$4 billion to reach \$7.5 billion!" In alignment with growth in market demand-combined with an advantageous tariff structure favoring cost effective U.S. expansion- GlobalWafers expects to add phases 3 and 4 to its existing commitment in Sherman. As the only advanced wafer supplier manufacturing in the United States, this additional investment, bolstered by ongoing support from the U.S. Government and the Trump Administration, is expected to fully secure the advanced wafer supply needed to power a broad range of next-generation technologies and innovation.

Posted on: May 15, 2025 <https://www.ci.sherman.tx.us/CivicAlerts.aspx?AID=454>

Sherman, Texas – A High-Growth Market

- Emerging as a major semiconductor hub (“Silicon Prairie”)
- Texas Instruments \$30B+ campus driving job creation
- Strategic location near DFW & Oklahoma border
- Rapid population and workforce growth
- Increasing demand for office, industrial, and retail space

Why Sherman Has Strong Investment Potential

- Major infrastructure investments (roads, utilities)
- New \$400M regional medical center underway
- Expanding tech ecosystem (TI, Nvidia-related supply chain)
- Regional collaboration accelerating economic development
- Positioned for long-term appreciation and business expansion





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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Allen	490032-BB	klrw246@kw.com	972-747-5100
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Sharon Cummings	464373-SA	sharoncummings@kw.com	972-747-5100
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Cecilia Hampton	628336-SA	Ceciliahampton@kw.com	214-326-5903
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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