

FOR SALE

Ranch / Agricultural Land

2828 Baker Ridge Rd, Sherman, TX



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LOCATION Northeast Quadrant of US 75 & HWY 82

ACREAGE 26.64 Acres

ZONING Ag

JURISDICTION Sherman ETJ

UTILITIES Electricity Connected
Outside City Limits

WATER/SEWER Milligan Water Supply Corporation /
Septic

GAS/ELECTRIC Atmos Energy / Oncor

CABLE/FIBER Frontier Fiber

LEGAL DESCRIPTION C.A. McManus Survey, A-802;
H. Kattenhorn Survey, A-671

CAD PROPERTY ID 121214; 121173



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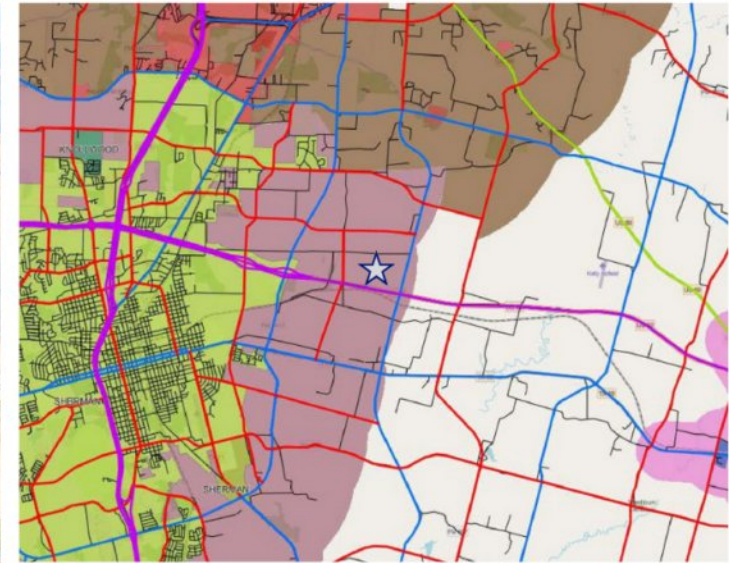


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Why Sherman? Why Now?

The semiconductor workforce arriving over the next 3-5 years will drive significant demand for housing across all price points.

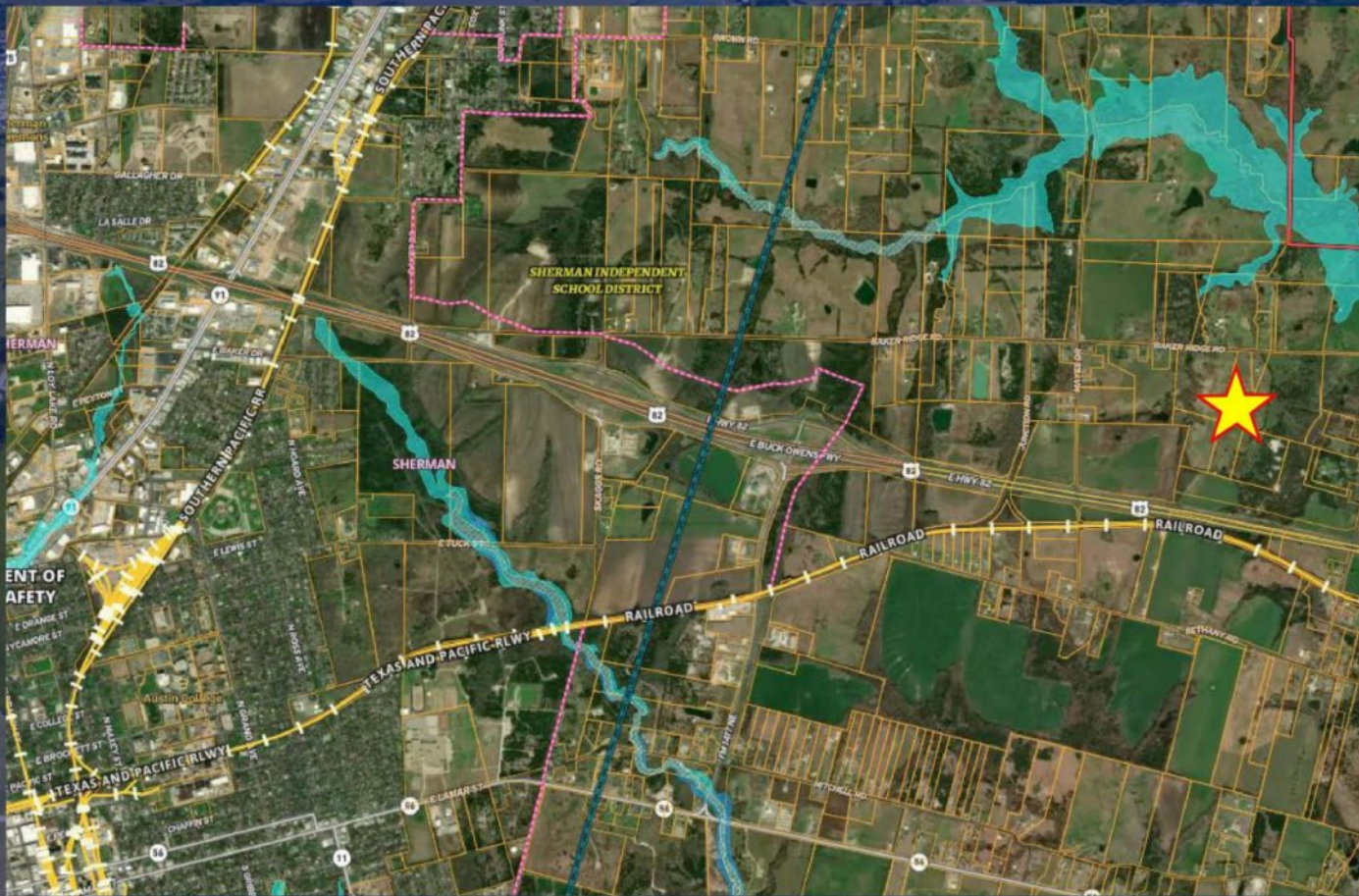
With residential permit activity up 500% year-over-year and land within the growth path becoming increasingly scarce, well-positioned acreage present a compelling opportunity for developers and long-term investors seeking exposure in one of North Texas' most transformative economic expansions.

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Strategic Land Opportunity in America's "Silicon Prairie"

This ±27-acre tract positions investors and developers at the epicenter of North Texas's rapidly expanding semiconductor market. Situated just minutes from Sherman Town Center and the US 75 / HWY 82 interchange, the property offers a rare combination of rural character and urban accessibility – Making it well suited for residential development, industrial facilities, or strategic land banking in a market experiencing unprecedented growth.

The Catalyst

Sherman has secured more than **\$45B in committed semiconductor investment**, anchored by Texas Instruments' **\$40B, four-fab mega-site** (with SM1 in production as of Dec. 2025) and GlobTech / GlobalWafers' **\$5B silicon wafer facility**. Collectively, these projects are expected to generate **4,500+ direct manufacturing jobs** and support tens of thousands of additional positions, representing the largest private investment in Texas history.

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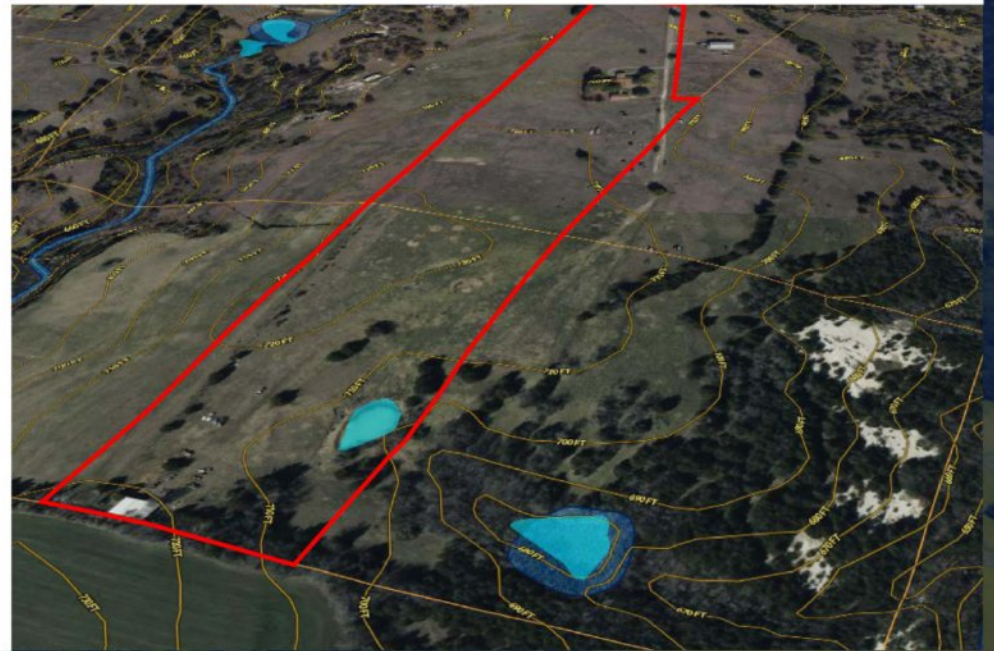
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No FEMA Floodplain Identified | Entire Tract Appears Usable

Favorable Topography with Limited Natural Constraints



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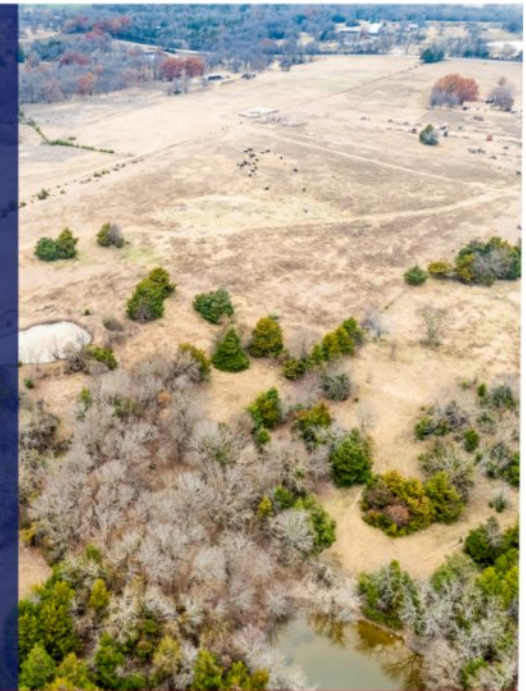
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Key Features

- ±27 acres | Sherman ETJ
- Hwy 82 access near US-75
- Semiconductor-driven growth market
- Residential, industrial, or land-banking potential
- \$45B+ committed investment



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Craig International is a full service Commercial Real Estate Brokerage, Development & Consulting firm, family owned and operated in Collin County since 1980.

The company is an industry leader in aggressive, high-profile commercial real estate investment and development.

Headquartered in McKinney, Texas, our corporation has been successful for over 40 years through perseverance, dedication, and unwavering integrity.

Vision, attention to detail, and follow through are the hallmarks of our philosophy, which has allowed us to achieve one of the finest track records in our industry for financial success and performance.



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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:
 - 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.

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.

Craig International, Inc Name of Sponsoring Broker (Licensed Individual or Business Entity)	403157 License No.	jrcraig@craigintl.com Email	(972) 529-1371 Phone
James Tolivar Craig, III Name of Designated Broker of Licensed Business Entity, if applicable	531352 License No.	jrcraig@craigintl.com Email	(972) 529-1371 Phone
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