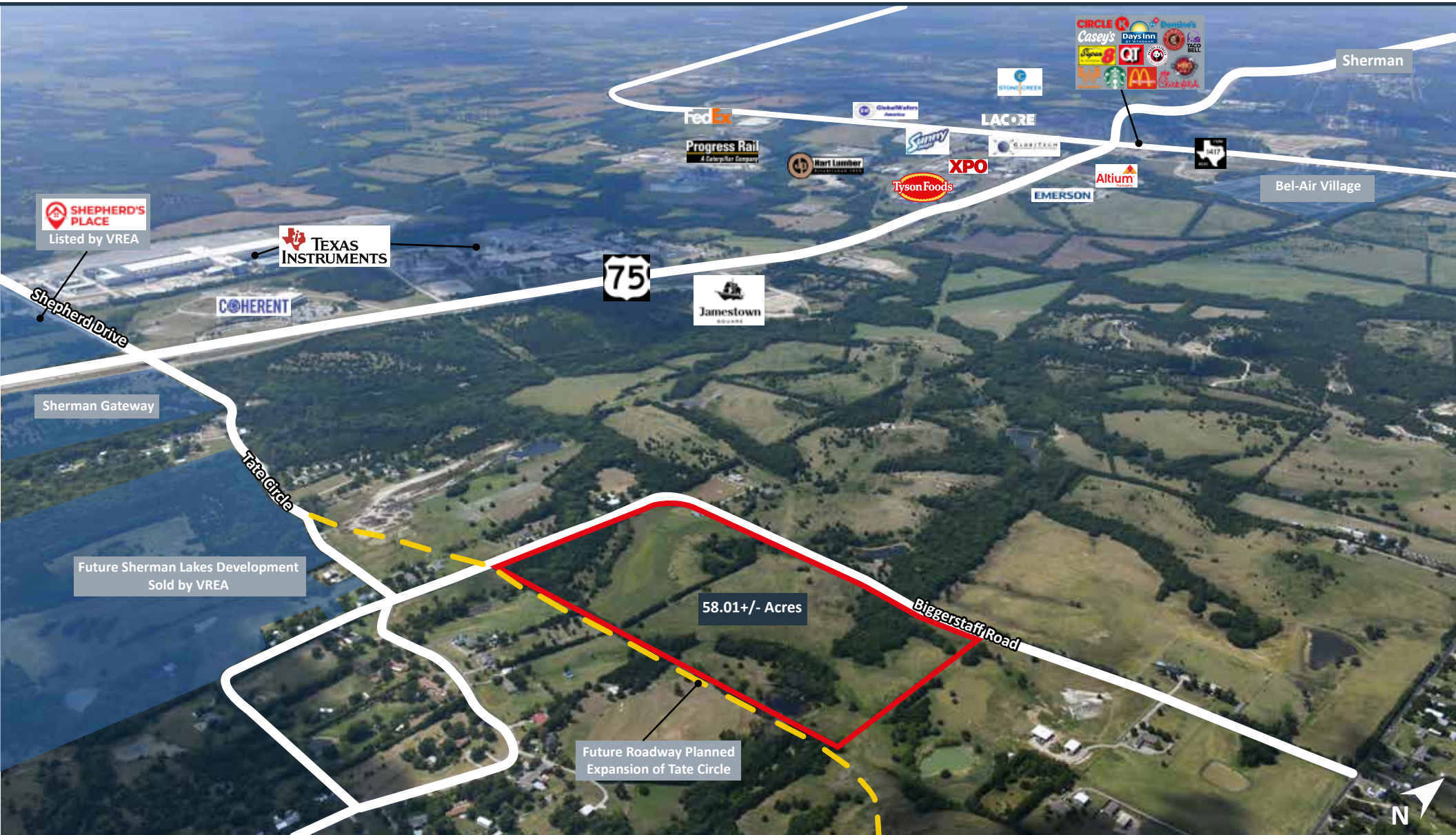




## 58.01+/- ACRE INVESTMENT TRACT

594 Biggerstaff Road | Sherman, Texas

JORDAN CORTEZ  
Managing Principal  
214-556-1951  
Jordan@VREA.com

JUSTIN TIDWELL  
Managing Director  
214-556-1955  
Justin@VREA.com

MASON JOHN  
Managing Director  
214-556-1953  
Mason@VREA.com

HALEY BIRMINGHAM  
Director  
214-556-1956  
Haley@VREA.com

WILL DROESE  
Director  
214-556-1952  
Will@VREA.com

REID PIERCE  
Director  
214-556-1954  
Reid@VREA.com

TIM MARRON  
Director  
214-556-2381  
Tim@VREA.com

ALEX JOHNSON  
Senior Associate  
214-556-1948  
Alex@VREA.com

**Vanguard Real Estate Advisors (“VREA”)** has been exclusively retained by Ownership to offer the opportunity to purchase a 58.01+/- acre tract located at 594 Biggerstaff Road in the Sherman, TX ETJ (the “Site”). Currently, the Site has several improvements such as a 1,200 sf metal building with concrete slab, water system, and electrical service. There is also a small storage building. These improvements coupled with an agricultural exemption and adjacent water line, make this the perfect investment tract located in the path of growth.

Additionally, the Site is within Sherman’s ETJ, allowing a variety of potential uses for a new owner. Also, there are numerous other large developments taking place within the immediate vicinity of the Site. Less than a mile to the west is the future Sherman Lakes mixed-use development. Approximately a mile west of the Site is the location of Texas Instruments new assembly plant, one of the key drivers for the region’s exponential economic growth. With around 3,200+/- feet of frontage along Biggerstaff Road, the Site has excellent visibility and fast access to US-75 (less than one mile west). **This well-located Property is being offered at the low price of \$33,000 per acre which equates to \$1,914,330 total.**

A 3% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

| INVESTMENT OVERVIEW <sup>(1)</sup> |                                                                                                                           |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Property                           | 58.01+/- Acres                                                                                                            |
| Location                           | 594 Biggerstaff Road, Sherman, TX 75090<br>(33.554265, -96.590355)                                                        |
| Access                             | Via Biggerstaff Road                                                                                                      |
| Frontage                           | Approximately 3,200+/- feet along Biggerstaff Road                                                                        |
| Utilities                          | Water: 3” line along Biggerstaff Road (Luella SUD CCN)<br>Sewer: Nearest Main is 1.3+/- Miles North (City of Sherman CCN) |
| Zoning                             | ETJ (Extraterritorial Jurisdiction)                                                                                       |
| Appraisal District Property ID’s   | 127616, 127615, 128776, 128773 (Grayson County)                                                                           |
| School District                    | Howe ISD (B- Rating per Niche.com)                                                                                        |
| Floodplain                         | None (Wetlands Present)                                                                                                   |

**(1)** Purchaser to confirm all information during due diligence.

| PRICING               |             |
|-----------------------|-------------|
| Asking Price          | \$1,914,330 |
| Asking Price per Acre | \$33,000    |

## DEMOGRAPHICS

### ESTIMATED POPULATION (2025)



**1-MILE | 305**  
**3-MILE | 4,193**  
**5-MILE | 15,063**

### MEDIAN HOUSEHOLD INCOME



**1-MILE | \$119,124**  
**3-MILE | \$106,282**  
**5-MILE | \$79,880**

### MEDIAN HOME VALUE



**1-MILE | \$500,000**  
**3-MILE | \$378,788**  
**5-MILE | \$282,151**

| 2025 TAX INFORMATION  |                 |
|-----------------------|-----------------|
| Taxing Entity         | Tax Rate        |
| Grayson County        | 0.305100        |
| Jr College            | 0.145980        |
| Choctaw Water         | 0.003705        |
| Howe ISD              | 1.234000        |
| <b>Total Tax Rate</b> | <b>1.688785</b> |

*\*Note the Site has an agricultural exemption in place per the Grayson County Appraisal District.*

| SITE IMPROVEMENTS          |
|----------------------------|
| 1,200 Square-Foot Building |
| Barbed Wire Fencing        |
| One Portable Building      |
| Water and Electric         |

58.01+/- ACRES  
SHERMAN, TX



58.01+/- ACRES  
SHERMAN, TX



Future Roadway Planned  
Expansion of Tate Circle

Future Sherman Lakes Development  
Sold by VREA

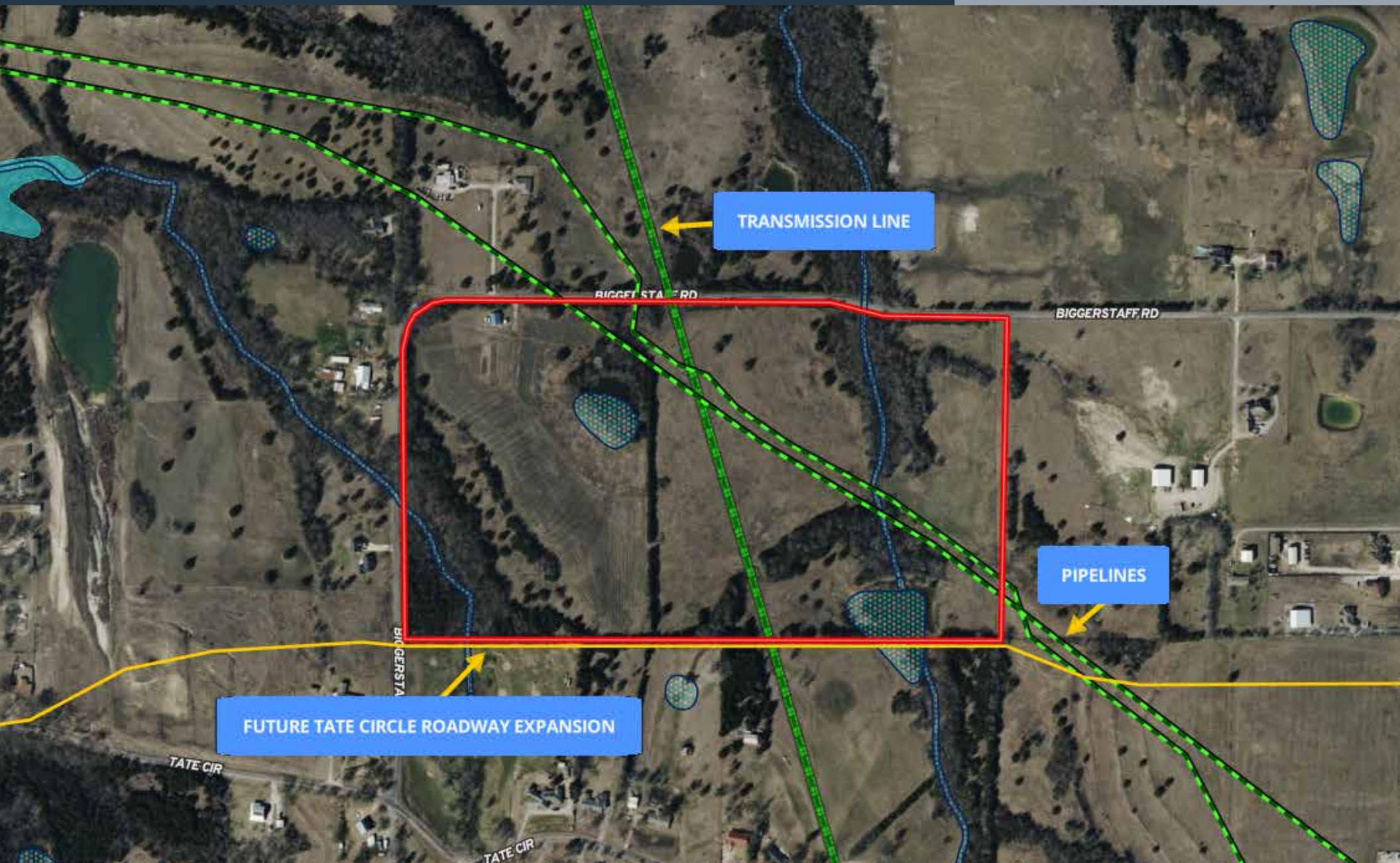
Tate Circle

58.01+/- Acres

Biggerstaff Road







*\*Purchaser to confirm location of road realignment, transmission line, pipeline, etc. during Due Diligence.*

## INVESTMENT HIGHLIGHTS



### Strategic Location

- Located just east of US-75 via Shepherd Road and Tate Circle, the property has convenient indirect access to the region's primary north-south arterial, positioning it within minutes of Texas Instruments' 1,200-acre semiconductor mega-site — one of the largest manufacturing facilities in the country and the primary engine driving Sherman's explosive growth.
- Situated in a transitional growth corridor where agricultural land is actively converting to residential, commercial, and industrial uses, this 58.01+/- acre site represents a rare opportunity to acquire meaningful scale in Sherman's ETJ.
- Within the ETJ of Sherman, TX — approximately 60 miles north of Dallas — placing it squarely within the planning and growth boundary of one of North Texas' most rapidly transforming cities, while maintaining the flexibility and lower cost basis that comes with an unincorporated land position.
- Per the City's future roadway plan, Tate Circle is to be expanded and align with the south side of the Site (see map and aerials for additional details).
- The City just approved Sherman Lakes, a mixed residential housing development featuring single family and townhomes less than a mile west of the Site.



### Zoning

- The Site is within the Sherman Extraterritorial Jurisdiction (ETJ), allowing for a variety of potential uses as there is no restrictive zoning in place.
- Current improvements on Site include a 1,200 sf building with concrete slab, a portable building, a water tank, irrigation system, and electrical service.
- *Buyer to verify zoning and acceptable uses on the Property.*

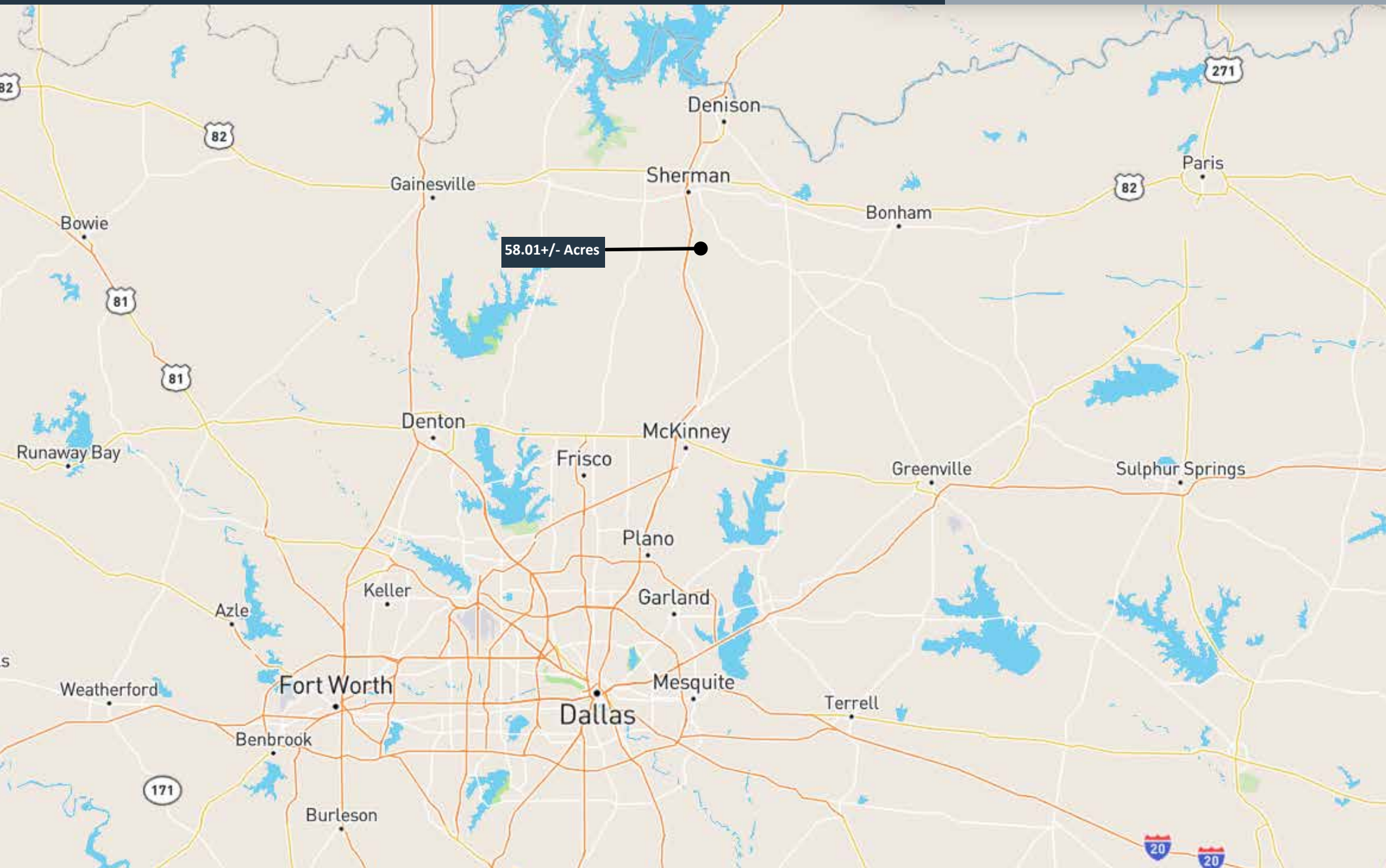


### Population and Demographics

- Sherman's population has grown 22.79% since the 2020 Census, reaching an estimated 54,008 residents in 2026 at a current annual growth rate of 3.04% and with Texas Instruments' semiconductor campus now in active production, that trajectory is widely expected to accelerate dramatically in the years ahead.
- The Sherman-Denison MSA reached a population of 153,613 in 2025 — up from 139,642 in 2021 — reflecting four consecutive years of accelerating growth (Source: U.S. Census Bureau / FRED, March 2026) driven by unprecedented private sector investment, making this area one of the more compelling land acquisition opportunities in North Texas for investors seeking to get ahead of the next major suburban expansion wave.



58.01+/- ACRES  
SHERMAN, TX



## SHERMAN-DENISON HIGHLIGHTS

- The Sherman MSA is experiencing significant economic growth due to its strategic location and diverse industries. In 2023, the area's GDP reached approximately \$7.3 billion, reflecting steady economic expansion. Sherman is part of the Texoma region, benefiting from proximity to the Dallas-Fort Worth metroplex while maintaining its distinct regional identity. (Source: U.S. Bureau of Economic Analysis)
- Sherman has seen a notable increase in employment, with approximately 1,300 new jobs added in 2025, driven by manufacturing, healthcare, and retail sectors. The unemployment rate in 2025 was at 3.9%, demonstrating strong economic health. (Source: Texas Workforce Commission)
- The population of the Sherman-Denison MSA in 2025 is estimated at 153,613, reflecting a 2.4% year-over-year increase. Sherman's strategic position along major transportation corridors has contributed to its growth as a hub for commerce and logistics. (Source: U.S. Census Bureau)
- Sherman has received unprecedented amounts of economic investment in recent years, highlighted by the Texas Instruments/Globitech chip manufacturing facility, bringing in over \$35 billion of investment and creating roughly 4,500 new jobs. In addition, NVIDIA has also broken ground on a \$650M facility. These investments prime Sherman and surrounding areas for strong population and economic growth in coming years.



### GROSS METROPOLITAN PRODUCT

**\$7.3 Billion**



### SHERMAN-DENISON POPULATION GROWTH

**2.4% (2024-2025)**



### SHERMAN-DENISON ESTIMATED POPULATION

**153,613**



## ECONOMIC OVERVIEW

Sherman has become a center for industrial and manufacturing development in North Texas. The city has attracted major corporations such as Texas Instruments, GlobiTech, and Kaiser Aluminum, which have significantly boosted job creation and economic activity. Texas Instruments' recent semiconductor fabrication facility represents a \$35 billion investment, solidifying Sherman as a leader in advanced manufacturing. In addition to these major employers, the city continues to see accelerating industrial demand driven by suppliers, logistics firms, and secondary manufacturers that are co-locating to support TI's multiphase expansion. New industrial parks, enhanced utility infrastructure, and ongoing workforce development programs have further strengthened Sherman's position as one of the fastest-growing technology and production hubs along the U.S. 75 corridor. (Source: Greater Sherman Economic Development Corporation, Texas Instruments)

Sherman is also home to Austin College, a liberal arts institution with approximately 1,200 students and a significant contributor to the local economy and culture. Austin College fosters innovation and partnerships with local businesses, nonprofits, and government organizations, enhancing regional growth. The college attracts consistent year-round activity through academic programming, community events, athletic programs, and research initiatives that draw students, faculty, and visitors from across the region. Its proximity to expanding employment centers further supports Sherman's housing market, retail corridors, and growing professional-services ecosystem. (Source: Austin College, Greater Sherman Economic Development Corporation)



Austin College

### SHERMAN-DENISON MAJOR EMPLOYERS

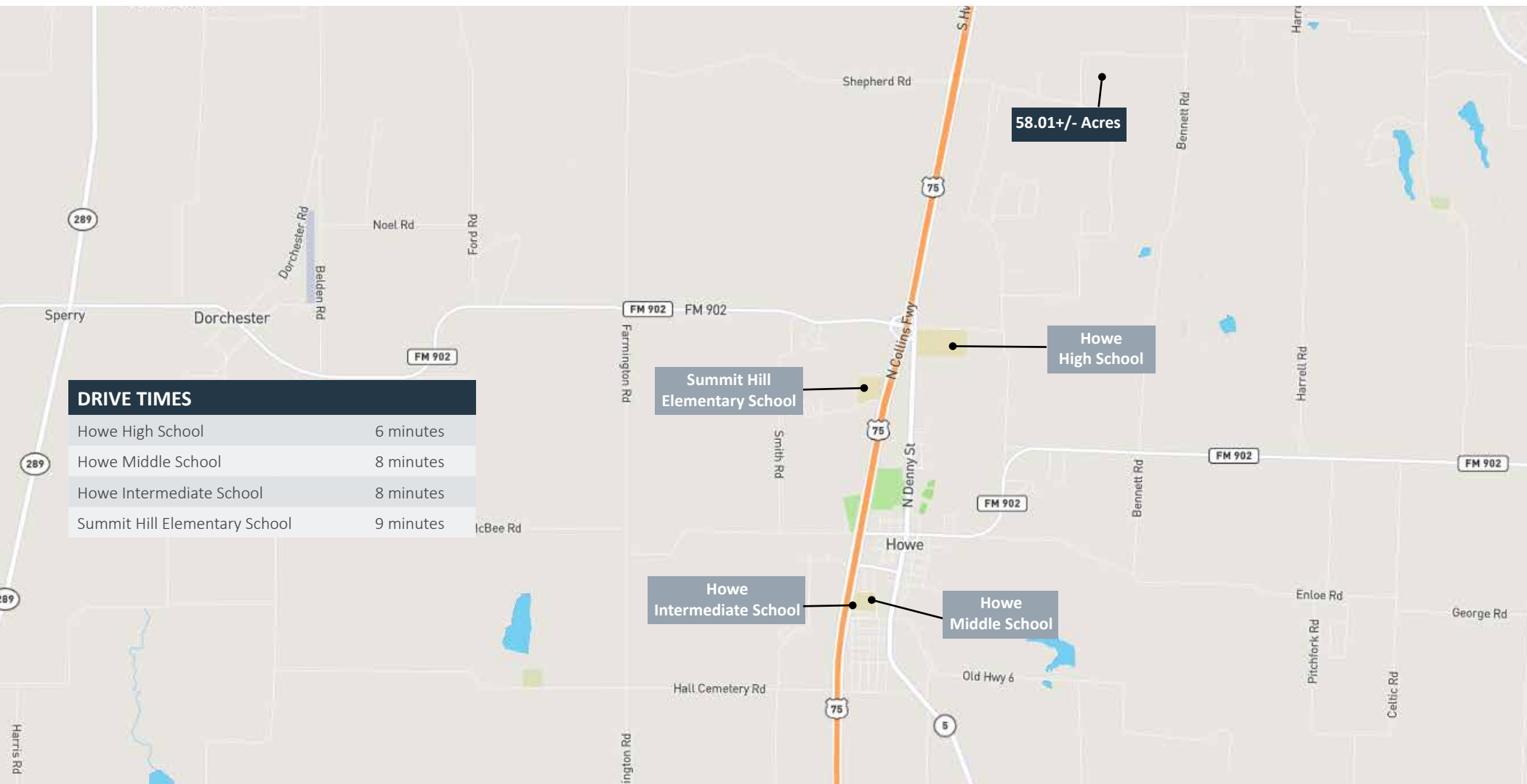
| COMPANY NAME          | EMPLOYEES |
|-----------------------|-----------|
| Texoma Medical Center | 3,500     |
| Texas Instruments     | 3,000     |
| Tyson                 | 1,700     |
| Globitech             | 1,500     |
| Sherman ISD           | 1,137     |
| Ruiz Foods            | 1,000     |

Source: Denison Development Alliance and Sherman EDC.



## EDUCATION OVERVIEW

The Site is served by the Howe Independent School District, which enrolls approximately 1,200 students across its elementary, middle, and high school campuses. The district has earned an overall “B-” rating from Niche and is known for its strong emphasis on student support, with a focus on academics, athletics, and extracurricular involvement. Ongoing investments in campus facilities and programs help support future growth while maintaining a high-quality learning environment.



## AREA OVERVIEW

Sherman, located in Grayson County about 70 miles north of Dallas, is a rapidly growing city known for its welcoming community, excellent schools, and robust local economy. Sherman blends small-town charm with modern amenities and has a vibrant downtown area featuring local shops, restaurants, and cultural attractions. The area features historic homes, family-friendly subdivisions, and new developments catering to a range of lifestyles. In recent years, Sherman has also benefited from significant population growth driven by major employers relocating to the region, contributing to rising household incomes, strong housing demand, and continued residential development. The city's downtown revitalization efforts, expanding retail corridors, and proximity to Lake Texoma further enhance its quality of life, making Sherman an increasingly desirable location for families, young professionals, and employees tied to the area's fast-growing manufacturing and technology sector. *(Sources: Sherman ISD, Niche.com, City of Sherman, Greater Sherman Economic Development Corporation)*



Downtown Sherman

## TRANSPORTATION



**Air:** McKinney National Airport, located approximately 26 miles south of the Site, supports regional air travel and private flights, and is currently undergoing a \$75 million expansion. Dallas Fort Worth International Airport, approximately 52 miles southwest, provides access to national and international destinations.



**Highway:** The Site is strategically located near key highways that enhance its accessibility and connectivity to the Sherman-Denison MSA and DFW. The Site is near U.S. Highway 75, which serves as a major north-south corridor, linking Sherman to the Dallas-Fort Worth metroplex and Oklahoma. U.S. Highway 82, located approximately 8 miles north of the Site, provides an east-west route, offering access to Texarkana and Wichita Falls.



DFW International Airport

DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



## DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



## 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.

### 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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan@VREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan@VREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin@VREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VREA.com | 214-556-1953

**Sales Agent/Associate:** Haley Birmingham | License No. 765057 | Haley@VREA.com | 214-556-1956

**Sales Agent/Associate:** Will Droese | License No. 770325 | Will@VREA.com | 214-556-1952

**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VREA.com | 214-556-1954

**Sales Agent/Associate:** Alex Johnson | License No. 815359 | Alex@VREA.com | 214-556-1948

**Sales Agent/Associate:** Tim Marron | License No. 839620 | Tim@VREA.com | 214-556-2381



**Disclaimer:** Recipients must perform their own research and seek professional guidance before acting on any information contained herein. All figures, pricing, and terms are preliminary and may be altered or rescinded at any time. Forward-looking statements and estimates are illustrative in nature and should not be treated as guaranteed outcomes. Vanguard Real Estate Advisors neither confirms nor endorses the validity of this material, as it has been compiled from third-party sources without independent verification.

**58.01+/- Acres | 594 Biggerstaff Road | Sherman, Texas**



**JORDAN CORTEZ** | *Managing Principal* | 214-556-1951 | Jordan@VREA.com

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