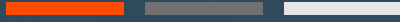


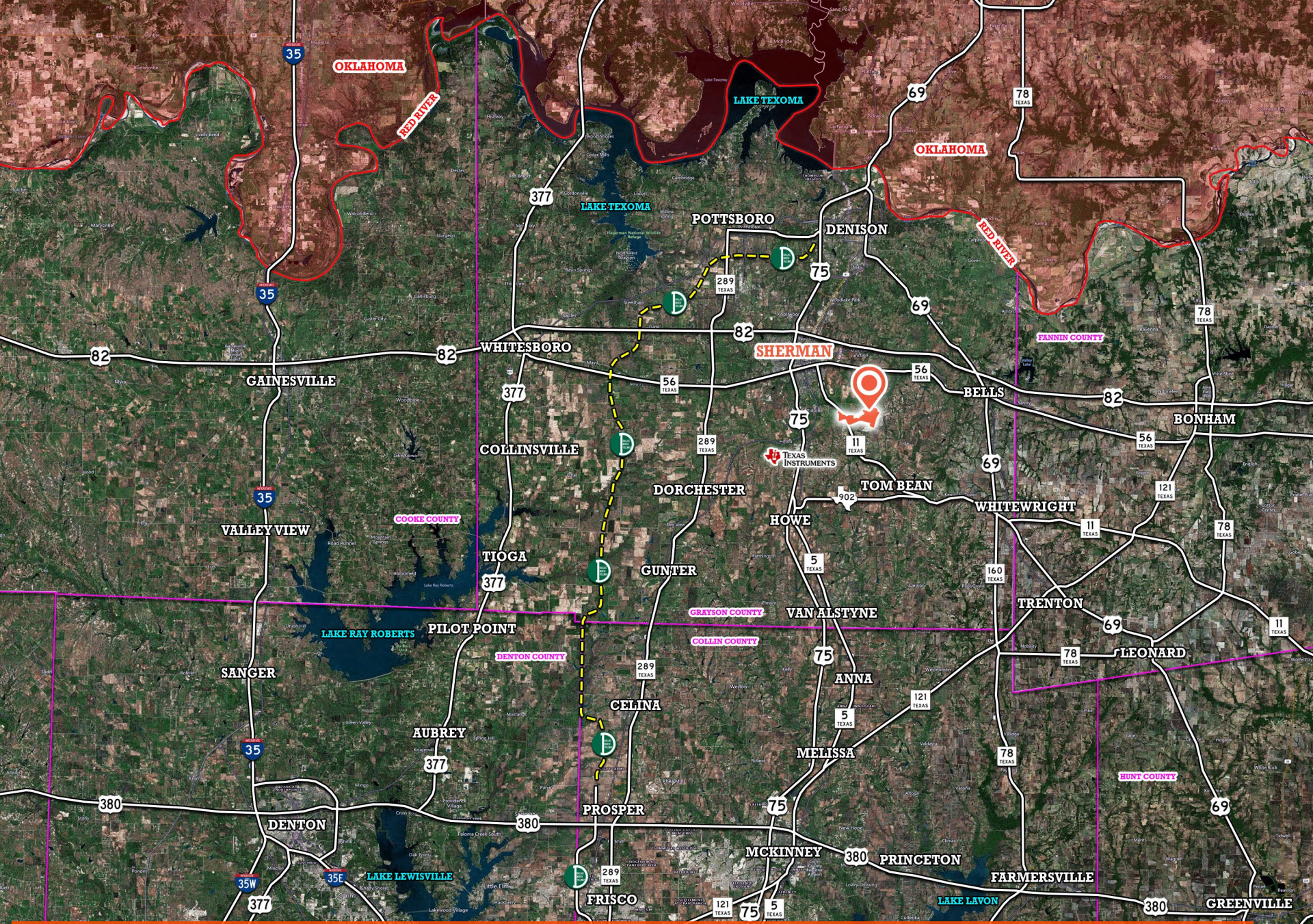
± 860 ACRES

EXCLUSIVELY LISTED BY YOUNGER PARTNERS

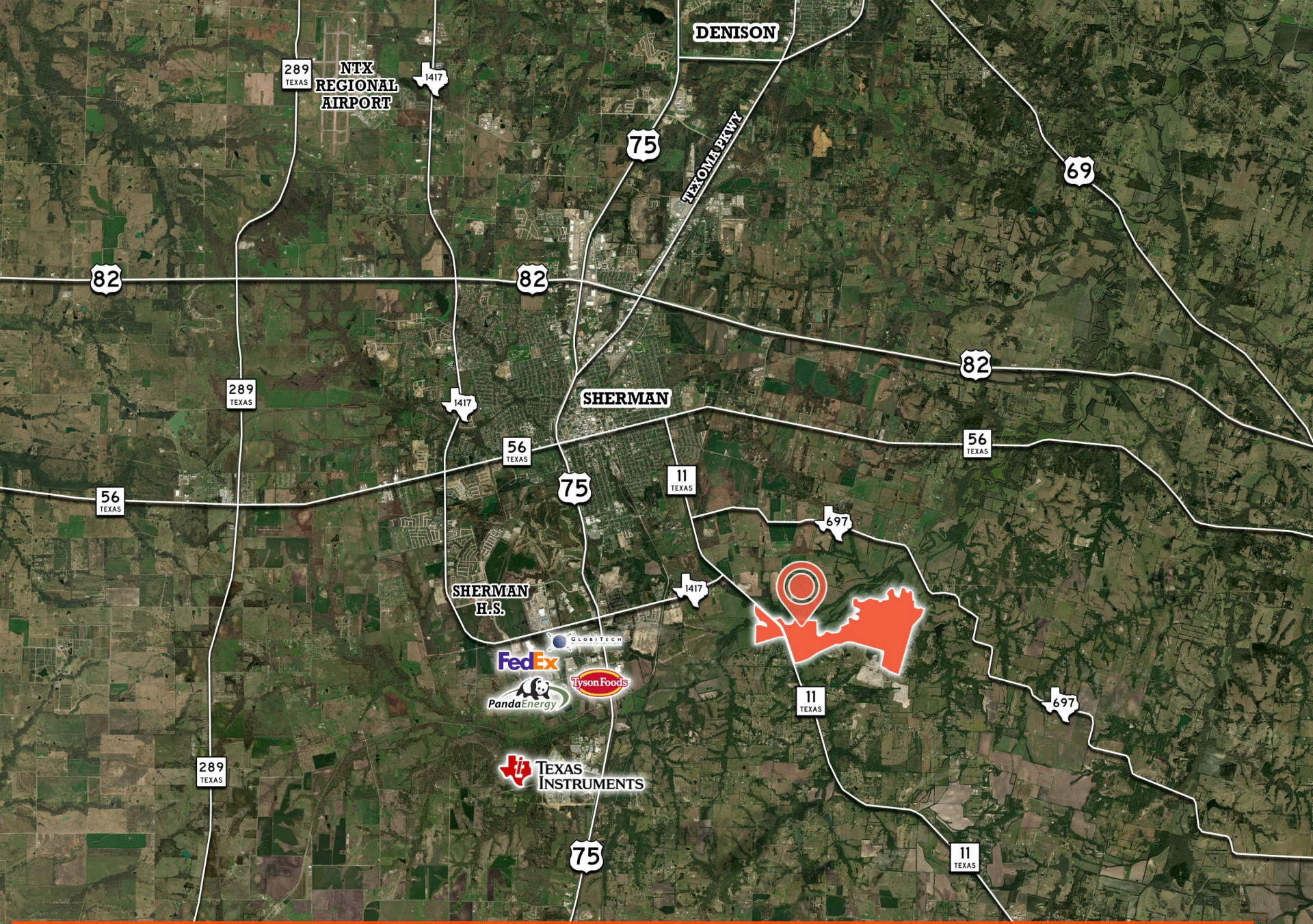


Southeast Sherman
State Highway 11 & Nelson Rd
Grayson County, Texas





(PG 1) LOCATION OVERVIEW | ± 860 ACRES | STATE HWY 11 & NELSON RD, SHERMAN, TX



DENISON

289 TEXAS
NTX REGIONAL AIRPORT

75

TEXOMA PKWY

69

82

82

289 TEXAS

1417

SHERMAN

82

56 TEXAS

56 TEXAS

11 TEXAS

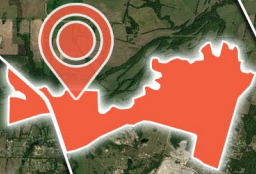
75

56 TEXAS

SHERMAN H.S.

1417

697



11 TEXAS

FedEx

Tyson Foods

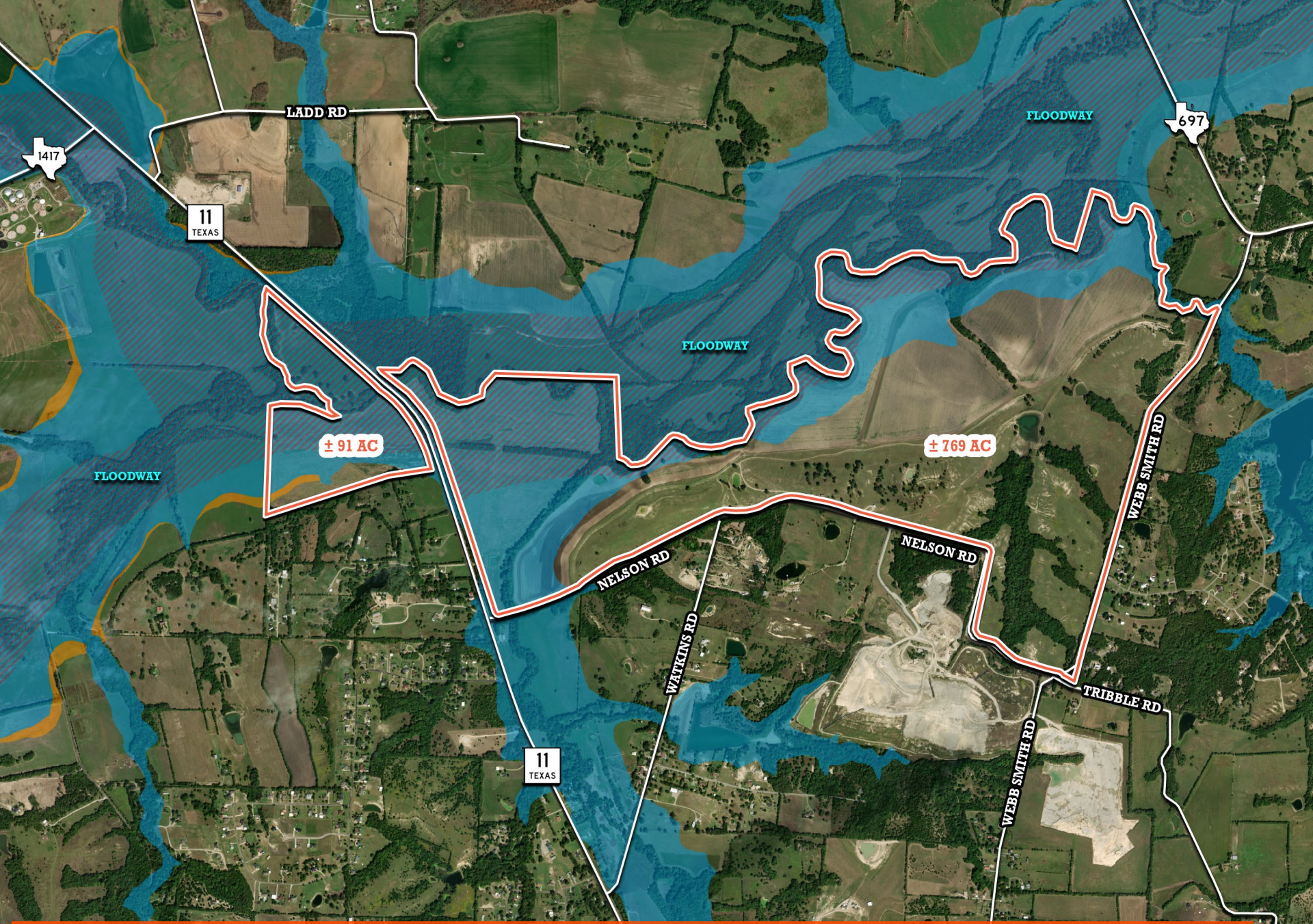
PandaEnergy

TEXAS INSTRUMENTS

75

697

11 TEXAS



LADD RD

FLOODWAY



11
TEXAS

± 91 AC

FLOODWAY

± 769 AC

FLOODWAY

NELSON RD

NELSON RD

WEBB SMITH RD

WATKINS RD

TRIBBLE RD

WEBB SMITH RD

11
TEXAS

Property Information

(PG 4)

± 860 Acres in Grayson County, Texas
Master Plan or Investment Opportunity

LOCATION

- Northeast Corner of State Hwy 11 & Nelson Rd
- Southeast Sherman, 75090 – Partial Sherman ETJ
- Outside of Sherman City Limits – Grayson County

PROPERTY BREAKDOWN

- **PROPERTY SIZE:** ± 860 “GROSS” ACRES
- **ESTIMATED FLOODPLAIN:** ± 337 ACRES
- **ESTIMATED BUILDABLE:** ± 523 “NET” ACRES
- **ASKING PRICE:** Contact Broker

PROPERTY INFORMATION

- **CURRENT ZONING:** None – Partial Sherman ETJ
- **FUTURE USE:** Grayson County Regulations
- **FRONTAGE, STATE HWY 11:** ± 1.4 MILES
- **CCN:** City of Sherman & Luella SUD
- **SCHOOL DISTRICTS:** Sherman ISD & Tom Bean ISD
- **UTILITIES:** *See PG 7*
- **FUTURE THOROUGHFARES:** *See PG 8*
- **DRONE OBLIQUES:** *See PGs 9-10*

APPROXIMATE DISTANCE FROM



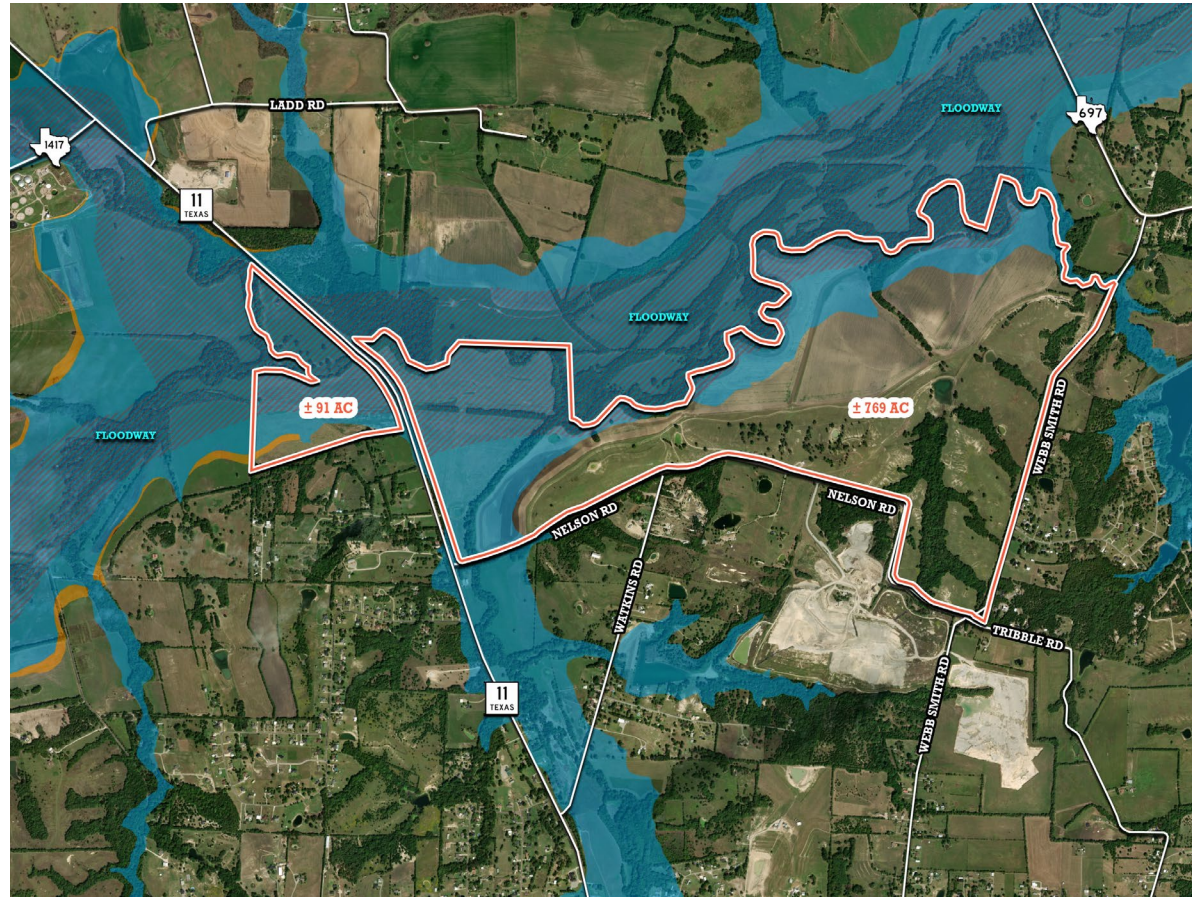
± 1.5 MILES



± 3.5 MILES



± 5.5 MILES



YOUNGER PARTNERS DALLAS
DAVIS WILLOUGHBY
214.238.8002

DAVIS.WILLOUGHBY@YOUNGERPARTNERS.COM

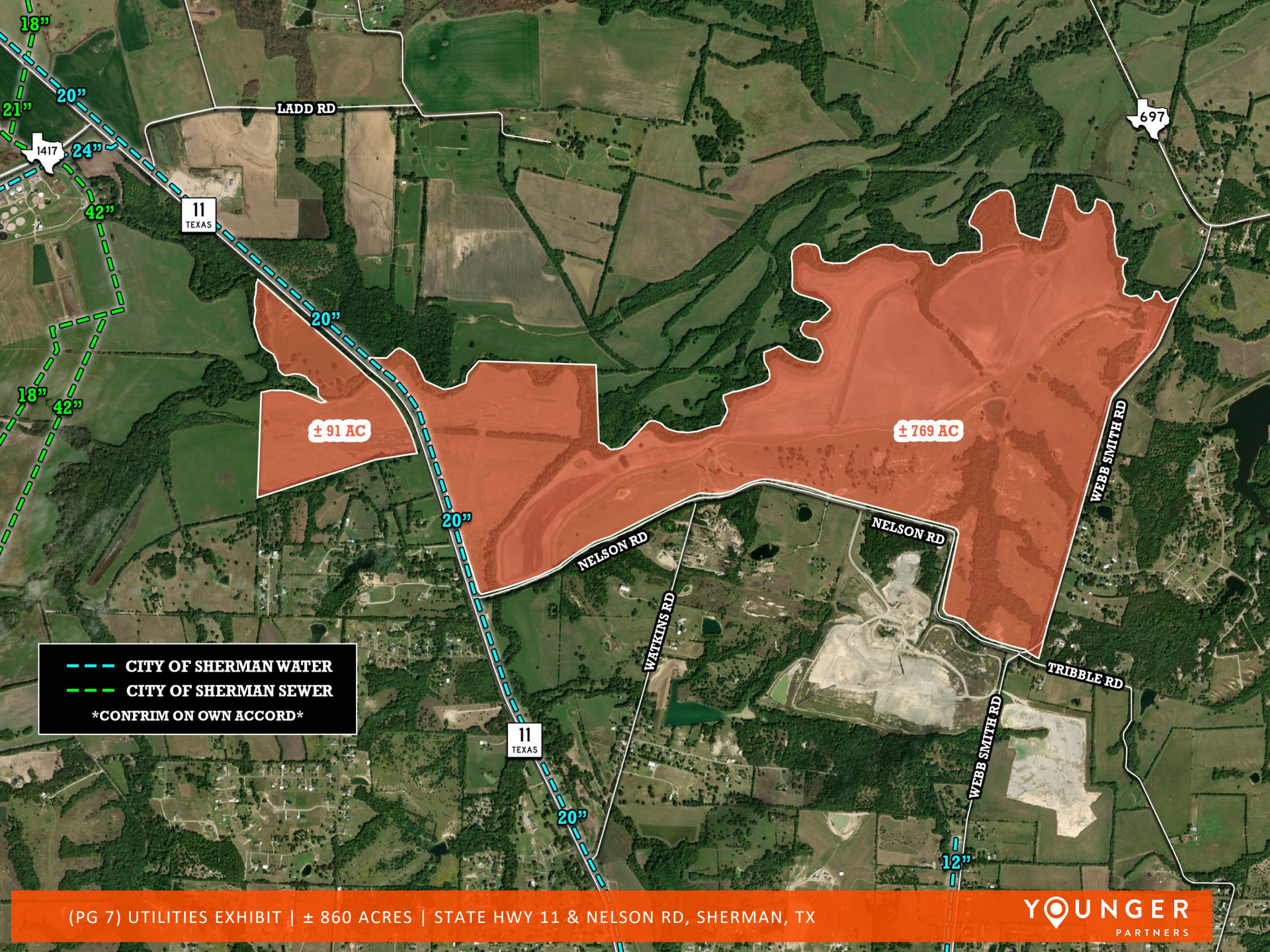
YOUNGER PARTNERS DALLAS
JOHN ST. CLAIR
214.238.8003

JOHN.STCLAIR@YOUNGERPARTNERS.COM

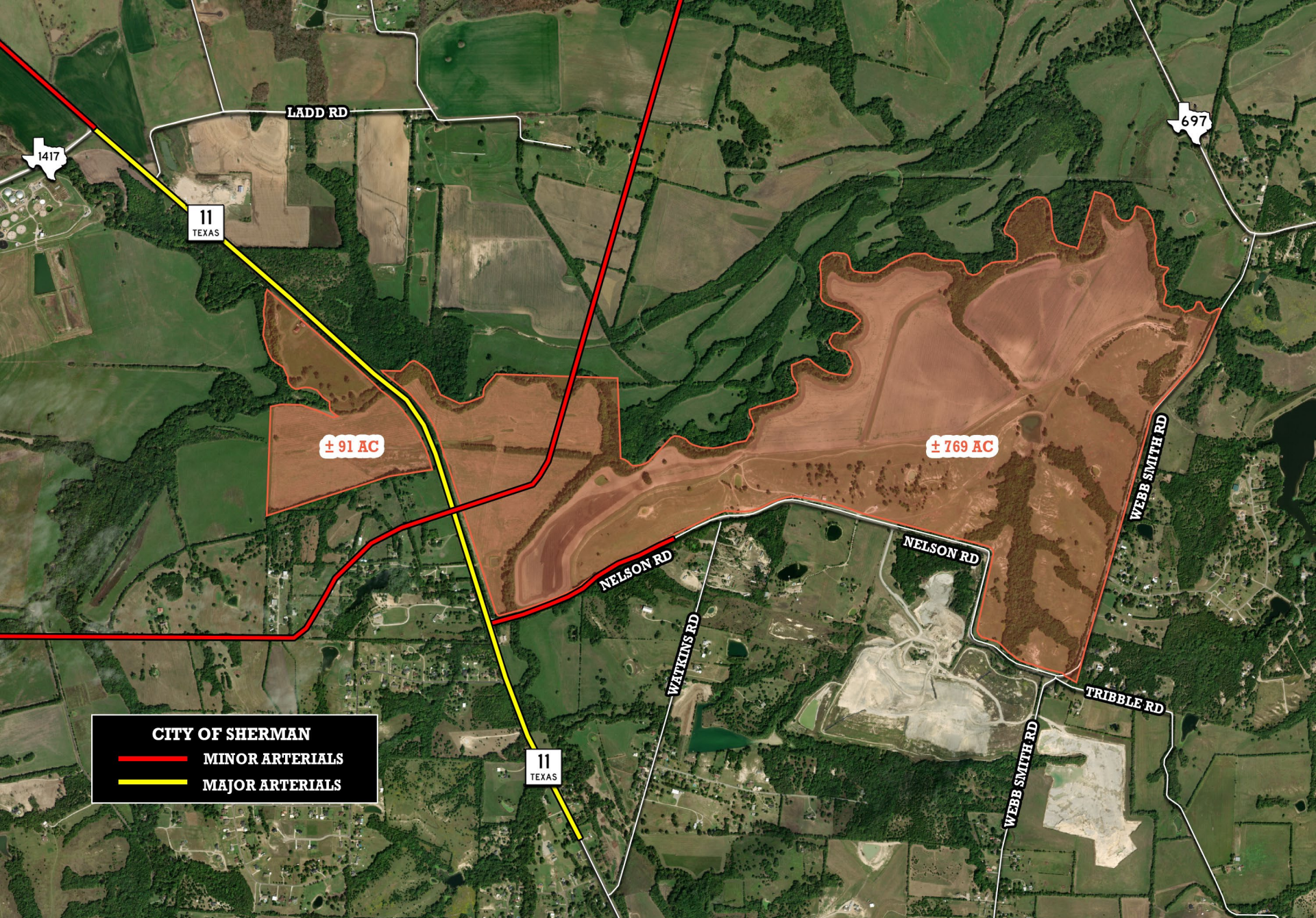
DEMOGRAPHICS (REGIS, SITES USA)	3 MILE	5 MILE	10 MILE	15 MILE
2025 Total Estimated Population	3,631	21,333	75,692	134,601
2025 Total Estimated Households	1,367	7,150	28,920	50,938
2025 Average Household Income	\$116,101	\$89,584	\$93,260	\$100,202







--- CITY OF SHERMAN WATER
--- CITY OF SHERMAN SEWER
CONFRIM ON OWN ACCORD



LADD RD

11
TEXAS

697

± 91 AC

± 769 AC

NELSON RD

NELSON RD

WEBB SMITH RD

WATKINS RD

TRIBBLE RD

WEBB SMITH RD

CITY OF SHERMAN

- MINOR ARTERIALS
- MAJOR ARTERIALS

11
TEXAS

WEST

NORTH



NELSON RD

NELSON RD

WEBB SMITH RD

WEBB SMITH RD



EAST

SOUTH

NELSON RD

GGH

GGH

11 TEXAS

11 TEXAS

11 TEXAS



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Younger Partners Dallas, LLC

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:
 - 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.

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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0