

PROPERTY OVERVIEW



LOCATION

SEC Moore St & W Travis St
(NEC Moore St & FM-1417)



INITIAL OFFERING

99 Acres Zoned Urban Residential



HIGHLIGHTS

- There is a Master Development Agreement in place with the City of Sherman to include sanitary sewer and roads.
- The project has a Chapter 380 Economic Development Program Letter of Intent in the amount of \$15,000,000 applied to the project.
- Engineers have prepared the following documents:
 - Conceptual Water Infrastructure Plan
 - Conceptual Sanitary Sewer Plan
 - Conceptual Storm Sewer Plan
 - Conceptual Mass Grading and Drainage an
 - Phase 1 Environmental
 - Archaeology Study
 - Updated Survey
- The property is across from the new 500,000 SF Sherman High School Campus
- The property is adjacent to GlobiTech's new Semiconductor Globalwafers Plant and is located within 3 miles of the newly announced \$30 Billion Texas Instruments Chipmaking Campus



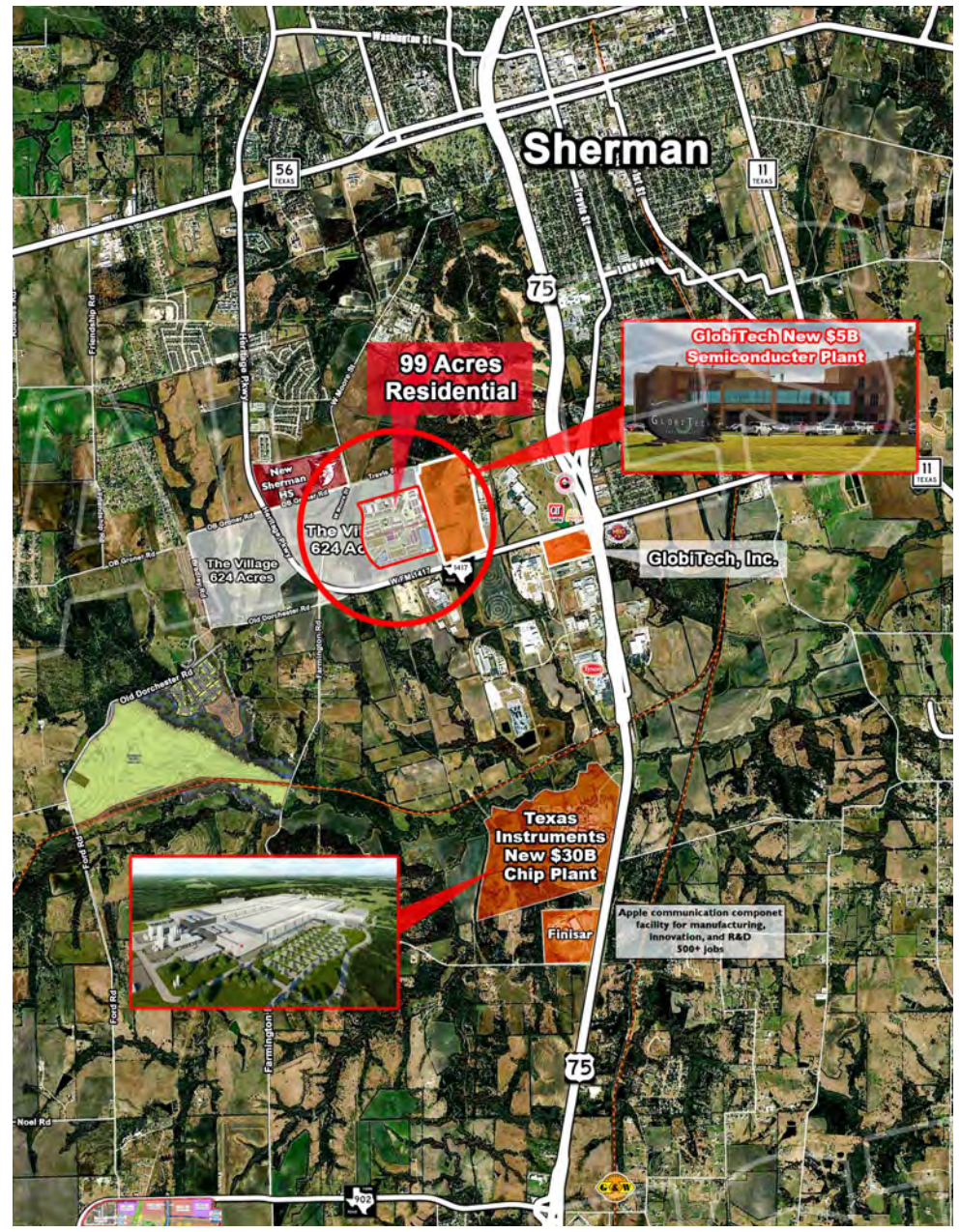
DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| TOTAL POPULATION | 897 | 14,245 | 41,215 |
| HOUSEHOLDS | 283 | 5,572 | 15,387 |
| AVERAGE HH INCOME | \$62,069 | \$69,125 | \$68,157 |



TRAFFIC COUNTS (TXDOT 2020)

FM-1417 / Heritage Pkwy: 10,941 VPD
US-75: 51,127 VPD



CONCEPTUAL LAND PLAN - 99 ACRES

SITE TOTALS

GARDEN MULTI-FAMILY:
± 1,578 UNITS / 65 ACRES

1 TUCK-UNDER STYLE POD 1
± 25.0 ACRES
30 UNITS PER ACRE ALLOWED PER ZONING
PARKED AT 1.6 SPACES PER UNIT

2 TUCK-UNDER STYLE POD 2
± 20.0 ACRES
30 UNITS PER ACRE ALLOWED PER ZONING
PARKED AT 1.6 SPACES PER UNIT

3 TUCK-UNDER STYLE POD 3
± 20.0 ACRES
30 UNITS PER ACRE ALLOWED PER ZONING
PARKED AT 1.6 SPACES PER UNIT

SINGLE FAMILY RENTAL:
210 UNITS / 34 ACRES

TOWNHOME STYLE UNIT (400 SF FRONT/BACK YARD)

2-STORY 2056 SFD (600 SF SIDE YARD)

2-STORY 2056 SFD (800 SF FRONT YARD)

FOR SINGLE FAMILY RENTAL, 12 UNITS/ACRE, PARKED AT 1.5 SPACES/UNIT ALLOWED PER ZONING.

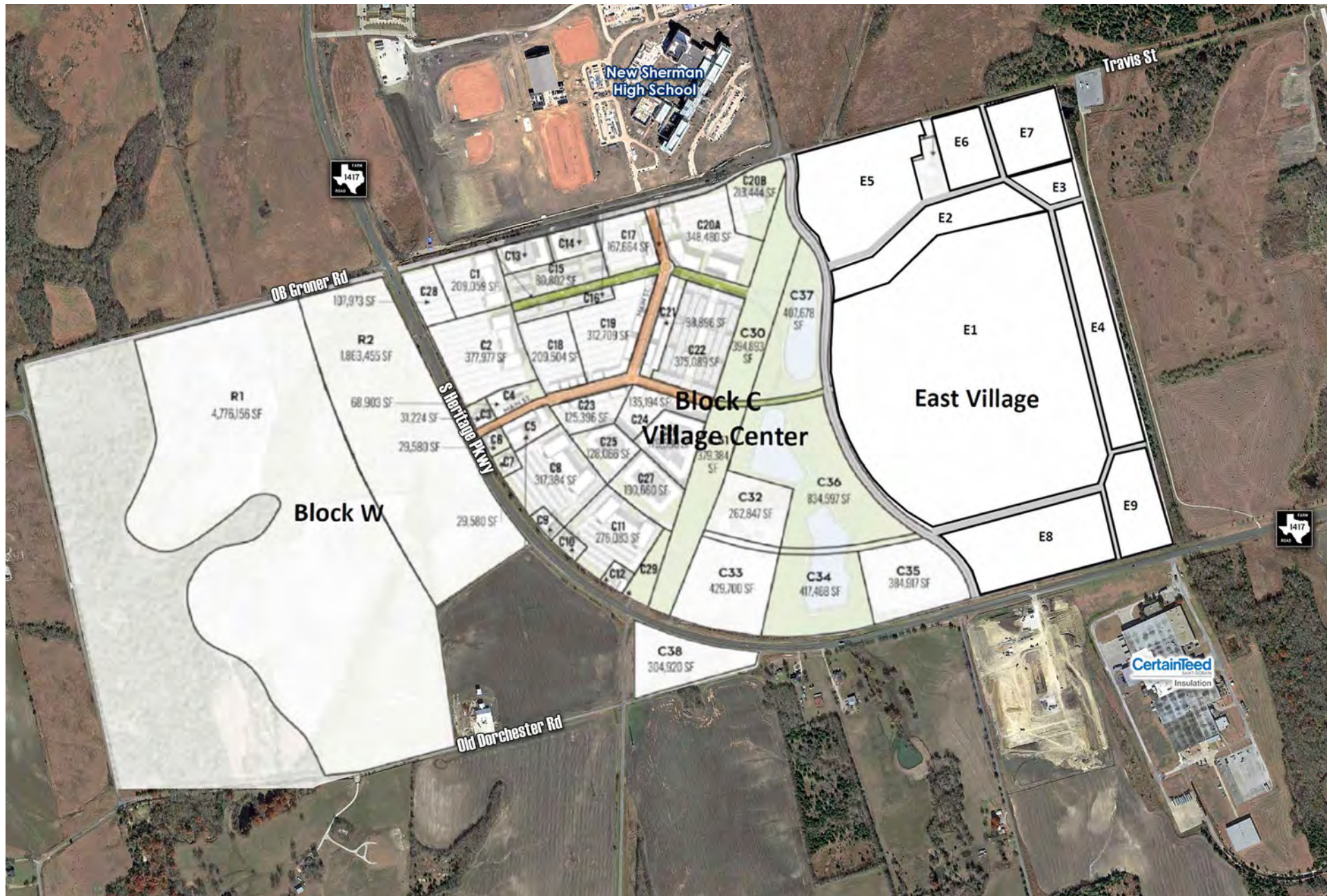
OPEN SPACE

DETENTION POND



The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

MASTER DEVELOPMENT PLAN WITH EAST VILLAGE



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RESIDENTIAL CONCEPT LOT/BLOCK PLAN & MOORE ST PROJECT



SHERMAN FUTURE MAJOR RETAIL - HWY 75 & FM 1417



Retail

While the city population is roughly 45,000, Sherman's retailers service a trade area in excess of 180,000 people with over \$1B in annual retail spending.

Tenants realize the value of the market, with most tenants boasting a 10+ year ten-ure. Vacancies rarely occurring among the national tenants, and rarely remain vacant for long.

Currently, exceptional retail development opportunities are available in the southern portion of the city.

Source: Sherman EDC 2022

SHERMAN MAJOR EMPLOYERS - PROGRESS PARK & ADJACENT



Employment

Texas Instruments (TI) is in the process of a \$30B expansion of their existing facility, which will add 3,200 jobs that average \$70,000/yr + benefits.

TI supplier GlobalWafer has recently announced a new \$5B facility for wafer facility that will add 1,500 jobs by 2025.

Sherman is currently home to nearly 30,000 employees, with employment growth expected to rise 15%+ over the next few years.

Source: Sherman EDC 2022

HOUSING REPORTS

Grayson County Housing Report

2022 Q4

Median price
\$300,000

↑ **9.1%**

Compared to same quarter last year

Price Distribution



Active listings
↑ **122.1%**

704 in 2022 Q4

Closed sales
↓ **11.5%**

533 in 2022 Q4

Days on market
Days on market 50
Days to close 40
Total 90

19 days more than 2021 Q4

Months of inventory
3.4

Compared to 1.6 in 2021 Q4

About the data used in this report
Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



GREATER★TEXOMA
ASSOCIATION OF REALTORS

Sherman Housing Report

2022 Q4

Median price
\$267,000

↑ **21.4%**

Compared to same quarter last year

Price Distribution



Active listings
↑ **142.2%**

155 in 2022 Q4

Closed sales
↓ **26.6%**

116 in 2022 Q4

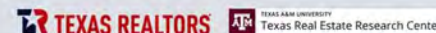
Days on market
Days on market 35
Days to close 36
Total 71

14 days more than 2021 Q4

Months of inventory
3.2

Compared to 1.2 in 2021 Q4

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GREATER★TEXOMA
ASSOCIATION OF REALTORS

SHERMAN DEVELOPMENTS

TEXAS INSTRUMENTS' \$30 BILLION SHERMAN PLAN IN GRAYSON COUNTY

Texas Instruments will invest in a state of the art, fully-automated, semiconductor wafer fabrication project that will include four separate fabrication buildings, tools, machinery, and equipment used to fabricate advanced 300-mm semiconductor wafers that will be assembled into finished semiconductors and sold to electronics designers and manufacturers all over the world for use in industrial, automotive, communications and personal electronics products.

The new facilities will be constructed on TI's existing 560-acre site in Sherman. The total project has the potential to reach a total CAPEX of approximately \$30 billion and 3,200 new jobs at an avg. salary of \$70,000 plus benefits.

P1 - \$6.4B, 800 jobs / P2 - \$6.9B, 800 jobs
 P3 - \$7.5B, 800 jobs / P4 - \$8.2B, 800 Jobs

Start of construction - Q1 2022, possibly Jan-Feb
 Start of production - 2025 for FAB 1



BEL AIR VILLAGE - BILLION-DOLLAR DEVELOPMENT IN SHERMAN

Construction for Sherman's newest development is finally underway. On its 280 acres of land, the village will have a mix of single-family and multi-family homes for 8,000 future residents, along with other amenities like restaurants, event venues, and something everyone can use in the Texas heat: a lagoon.

The land sits near the intersection of Highway 75 and FM-1417, just across from surrounding neighborhoods.

There's no official deadline for the project yet, but they say they're hoping to start seeing homes completed by the end of the year.

Source: News 12 // Lauren Rangel // Jul 28, 2021

5 THINGS TO KNOW: GlobiTech groundbreaking



December 7, 2022 in News

Officials ceremoniously toss dirt during the groundbreaking ceremony for the new \$5 billion GlobalWafers site Thursday. Michael Hutchins

Construction on a new \$5 billion GlobalWafers production site is officially underway in Sherman. Representatives for Global Wafers officially broke ground on the \$5 billion production site Thursday before more than 200 company representatives and local, state and elected and appointed officials. Here are five things to know about the upcoming GlobalWafers production plant:

1. \$5 billion investment

The new GlobalWafers production site will represent a \$5 billion investment by the company in the Sherman market. Sherman was one of three sites that were actively being competing for the site alongside South Korea and Ohio, which has ramped up its efforts to recruit tech producers in recent years.

Sherman, already had ties to GlobalWafers through subsidiary GlobiTech, who operate a separate facility in Sherman. Grayson County, Sherman Independent School District, Grayson College and the city partnered to offer individual incentive packages for the project.

2. Represents a return to domestic silicon production

The new facility will produce silicon wafers, one of the base components used to make semiconductors, which are then used in a wide variety of electronics and other products. The new facility represents a return of domestic production of silico after it outsourced and U.S. production dropped to less than 1 percent of global production. However, efforts to revitalize domestic production increased following the COVID-19 pandemic and supply chain issues.

3. The CHIPS Act

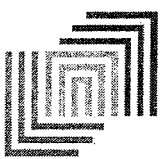
The new wafer production site was made possible in part by recent legislation that was aimed at ramping up the countries semi conductor production. Over the past summer, congress passed the Creating Helpful Incentives to Produce Semiconductors Act of 2022, more commonly referred to as the CHIPS Act. The new bipartisan legislation dedicated \$52 billion to semiconductor research and production.

4. More than 1 million wafers each month

The new facility will be built in four phases, with construction of the first phase expected to conclude within the next 24 months. The second phase will be built in the same building as the first phase once demand necessitates the expansion. Each phase is expected to produce about 300,000 wafers each month, with a 1.2 million capacity with the final phase.

5. Second major deal

GlobalWafers represents the second multibillion dollar investment to announce plans to expand in Sherman in the past two years. In late November 2021, Texas Instruments announced it would expand its agility facility into a new, nearly \$39 billion dollar development. The TI facility will focus on semi-conductor production. City officials previously said this would bring two stages of semi-conductor production into the same market, paving the way for Sherman to become a major tech producer.



The Perryman Group
The Economic Outlook for the Sherman-Denison Area:
 Projected Effects of the New Texas Instruments Facility and
 Overall Growth Over the Next Five Years

The Sherman-Denison area economy continues to recover from the COVID-19 pandemic and measures taken to slow the spread of the virus. The Perryman Group recently analyzed the economic outlook going forward as well as the potential impact of the major new Texas Instruments (TI) location.

THE TEXAS INSTRUMENTS LOCATION

TI selected Sherman as the location for its next 300-mm semiconductor wafer fabrication plants (or "fabs"). The new facilities could include up to four fabs, with construction of the first and second fabs scheduled to begin this year. Once all four fabs are fully operational, TI could employ as many as 3,200 people in the local area.

Any economic stimulus leads to dynamic responses across the economy. The Perryman Group has developed complex and comprehensive models over the past four decades to measure these dynamic

responses. The firm's input-output assessment system (the US Multi-Regional Impact Assessment System) has been used in hundreds of analyses for clients ranging from major corporations to government agencies and has been peer reviewed on multiple occasions. The impact system uses a variety of data (from surveys, industry information, and other sources) to describe the various goods and services (known as resources or inputs) required to produce another good/service. This process allows for estimation of the total economic impact (including multiplier effects) of the new TI facilities.

The spending and hiring by TI is known as the direct effect. The ensuing transactions in the output chain constitute the indirect effect. Another pattern that arises in response to any direct economic activity comes from the payroll dollars received by employees at each stage of the production cycle. As workers are compensated, a substantial portion of their

The Estimated Annual Impact of Ongoing Operations (at Maturity) Associated with the Full Development of the Texas Instruments 300 Millimeter Semiconductor Facility on Business Activity in the Sherman-Denison Area

| Industry | Total Expenditures | Gross Product | Personal Income | Wages & Salaries Income | Jobs |
|---------------------|----------------------|----------------------|--------------------|-------------------------|---------------|
| Direct Impact | \$1,126.302 m | \$684.311 m | \$409.104 m | \$342.137 m | 3,200 |
| Indirect Impact | \$630.180 m | \$334.621 m | \$208.373 m | \$175.001 m | 3,235 |
| Induced Impact | \$696.625 m | \$348.925 m | \$218.866 m | \$166.896 m | 4,518 |
| Total Impact | \$2,453.107 m | \$1,367.857 m | \$836.343 m | \$684.034 m | 10,953 |

Note: Based on planned employment at full operations levels and The Perryman Group's estimates of related multiplier effects. Source: US Multi-Regional Impact Assessment System; The Perryman Group

ECONOMIC GROWTH

incomes is spent locally on food, clothing, health care services, utilities, housing, recreation, and other items. These initial outlays by area residents generate further secondary activity as local providers acquire inputs to meet this consumer demand. These consumer spending impacts are known as the induced effect. The Perryman Group measured these effects for Texas using models reflecting the specific industrial composition and

characteristics of the state and the Sherman-Denison area.

The Perryman Group estimates that once the TI facilities are fully operational at the anticipated level, they will generate an increase in business activity in the state of nearly \$1.9 billion in annual gross product and 15,344 jobs. Of that amount, a projected nearly \$1.4 billion in annual gross product and 10,953 jobs would occur in the

Sherman-Denison area. (See the accompanying tables for effects on other measures of business activity, results by major industry group, results for selected detailed industry categories, and the components of the total impact.)

ECONOMIC FORECAST

The new TI facilities improve the economic outlook for the Sherman-Denison area over a long-term horizon. In addition,

The Estimated Annual Impact of Ongoing Operations (at Maturity) Associated with the Full Development of the Texas Instruments 300 Millimeter Semiconductor Facility on Business Activity in the Sherman-Denison Area

| Industry Sector | Total Expenditures | Gross Product | Personal Income | Wages & Salaries | Jobs |
|-------------------------------------|---------------------|---------------------|-------------------|-------------------|----------------|
| Agriculture | +\$20.4 m | +\$5.8 m | +\$3.8 m | +\$1.6 m | +55 |
| Mining | +\$4.5 m | +\$1.2 m | +\$0.6 m | +\$0.4 m | +4 |
| Utilities | +\$63.0 m | +\$14.3 m | +\$6.2 m | +\$3.7 m | +25 |
| Construction | +\$39.9 m | +\$21.3 m | +\$17.6 m | +\$12.0 m | +227 |
| Manufacturing | +\$1,479.4 m | +\$839.7 m | +\$499.8 m | +\$428.9 m | +4,286 |
| Wholesale Trade | +\$45.5 m | +\$30.8 m | +\$17.8 m | +\$15.4 m | +185 |
| Retail Trade* | +\$302.3 m | +\$224.9 m | +\$130.4 m | +\$106.1 m | +3,727 |
| Transportation & Warehousing | +\$48.9 m | +\$32.1 m | +\$21.2 m | +\$15.2 m | +266 |
| Information | +\$22.3 m | +\$13.8 m | +\$5.9 m | +\$4.1 m | +49 |
| Financial Activities* | +\$200.4 m | +\$52.4 m | +\$24.7 m | +\$18.5 m | +245 |
| Business Services | +\$35.6 m | +\$21.0 m | +\$17.1 m | +\$12.9 m | +192 |
| Health Services | +\$71.1 m | +\$49.7 m | +\$42.1 m | +\$32.1 m | +639 |
| Other Services | +\$119.8 m | +\$60.8 m | +\$49.1 m | +\$33.1 m | +1,054 |
| Total, All Industries | +\$2,453.1 m | +\$1,367.9 m | +\$836.3 m | +\$684.0 m | +10,953 |
| Selected Detailed Industries | | | | | |
| Legal Services | \$4,500 m | \$3,484 m | \$3,212 m | \$2,414 m | 24 |
| Other Professional Services | \$13,892 m | \$7,173 m | \$5,787 m | \$4,349 m | 55 |
| Banking | \$10,584 m | \$3,500 m | \$1,485 m | \$1,135 m | 22 |
| Hospitals | \$22,385 m | \$15,316 m | \$12,950 m | \$9,888 m | 167 |
| Educational Services | \$23,339 m | \$10,441 m | \$9,717 m | \$6,991 m | 184 |
| Truck Transportation | \$10,127 m | \$7,446 m | \$5,391 m | \$3,870 m | 82 |
| Downstream Manufacturing | \$353,098 m | \$155,360 m | \$90,730 m | \$86,779 m | 1,086 |

Note: Based on planned employment at full operations levels and The Perryman Group's estimates of related multiplier effects.
Source: US Multi-Regional Impact Assessment System; The Perryman Group

there have been other notable expansion/locations in the area ranging from food processing and other manufacturing to potential new housing developments pending tollway extension. The area's base of higher education and health care also add stability to the economy. Following an extended period of relative stability, the area has enjoyed sustained growth in recent years and is poised to

continue this expansionary trend.

The Perryman Group's most recent forecast indicates expansion in annual real gross product from an estimated \$4.7 billion in 2021 to \$5.6 billion in 2026 (3.47% per year on a compound annual basis). Employment is projected to increase over 5,500 jobs by 2026, representing 2.07% growth per year.

CONCLUSION

The Sherman-Denison area is well positioned for future growth. The recent TI announcement enhances the potential pace of expansion, with other locations and expansions adding to the projected increase in business activity in the area. The pattern of activity will bring notable benefits across a broad spectrum of industries.

Key Indicator Projections for the Sherman-Denison MSA

| Indicator | 2021 Level | 2026 Level | Annual Growth | 2021-26 Change |
|----------------------|------------|------------|---------------|----------------|
| Real Gross Product | \$4.7 b | \$5.6 b | 3.47% | +\$0.9 b |
| Real Personal Income | \$5.8 b | \$7.0 b | 3.91% | +\$1.2 b |
| Real Retail Sales | \$2.1 b | \$2.5 b | 3.90% | +\$0.4 b |
| Population | 0.1 m | 0.2 m | 1.64% | +11,933 |
| Employment | 0.1 m | 0.1 m | 2.07% | +5,511 |
| Housing Permits | 1,350 | 1,049 | -4.92% | -301 |

Note: Monetary values given in millions of 2012 US Dollars.
Source: US Multi-Regional Econometric Model; The Perryman Group

Industry Projections for the Sherman-Denison MSA

| Industry Sector | Employment | | Real Gross Product | |
|----------------------------------|------------------|---------------|--------------------|---------------|
| | 2021-26 Increase | Annual Growth | 2021-26 Increase | Annual Growth |
| Agriculture | +18 | 0.91% | +\$0.5 m | 1.57% |
| Mining | +48 | 5.26% | +\$44.2 m | 7.57% |
| Utilities | +14 | 0.76% | +\$17.7 m | 2.16% |
| Construction | +180 | 1.23% | +\$31.8 m | 2.35% |
| Manufacturing | +321 | 1.20% | +\$186.2 m | 3.81% |
| Wholesale and Retail Trade | +729 | 1.81% | +\$112.1 m | 3.74% |
| Transportation & Warehousing | +88 | 1.50% | +\$11.0 m | 3.00% |
| Information | +26 | 1.24% | +\$19.6 m | 3.84% |
| Finance, Insurance & Real Estate | +85 | 0.65% | +\$121.2 m | 2.75% |
| Services | +3,672 | 3.06% | +\$284.1 m | 4.13% |
| Government | +330 | 0.86% | +\$49.8 m | 2.01% |
| Total, All Industries | +5,511 | 2.07% | +\$878.3 m | 3.47% |

Note: Monetary values given in millions of 2012 US Dollars.
Source: US Multi-Regional Econometric Model; The Perryman Group

THE PERRYMAN GROUP



The Perryman Group is a focused team of analysts who know how to address complex economic information tasks and present our findings effectively.

Our in-house professionals bring expertise in **economics, finance, statistics, mathematics, real estate, valuation, systems analysis, engineering, technical communications, and marketing.** Dr. Ray Perryman, President and CEO, has 40 years of experience in developing systems, analyzing complex problems, and communicating effectively. We have considerable pride in what we do. Our enthusiasm is both unbridled and contagious; every day brings a new opportunity for us to tackle a different problem or create a product or service specifically tailored to our clients.

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IMPACT ASSESSMENT

We have developed and continually maintain an extensive set of economic impact evaluation models that can be applied in a variety of contexts.

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We help clients analyze and communicate complex information in common-sense terms through comprehensive, objective analyses and clear, concise expert reports and presentations.

FORECASTING

We are at the cutting edge of econometrics and other advanced statistical methods and have provided innovative approaches for many complex applications.

SPEECHES

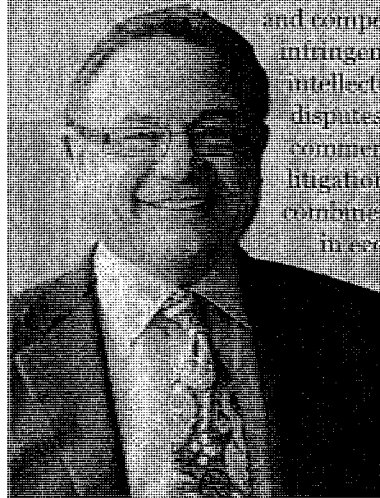
Dr. Perryman addresses dozens of audiences throughout the world every year, catering to a wide variety of events.

M. RAY PERRYMAN, PH.D.

Dr. Perryman is the President and CEO of the Perryman Group and Distinguished Professor of Economic Theory and Method at the International Institute for Advanced Studies. Over the past 40 years, Dr. Perryman has helped recruit corporations providing tens of thousands of jobs through economic development work, resolved billion-dollar legal issues, and recamp public policy through impact assessments and other studies. His firm has measured economic impacts for corporate locations and expansions involving billions in investments, and his economic forecasts are used by corporations and government agencies alike.

He has provided economic analysis and expert testimony for civil litigation across a wide range of practice areas including antitrust and competition, patent

infringement and other intellectual property disputes, securities, and commercial and complex litigation. His work combines strong expertise in economic damages calculation, asset valuation, market analysis, and statistical methods and econometrics.



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