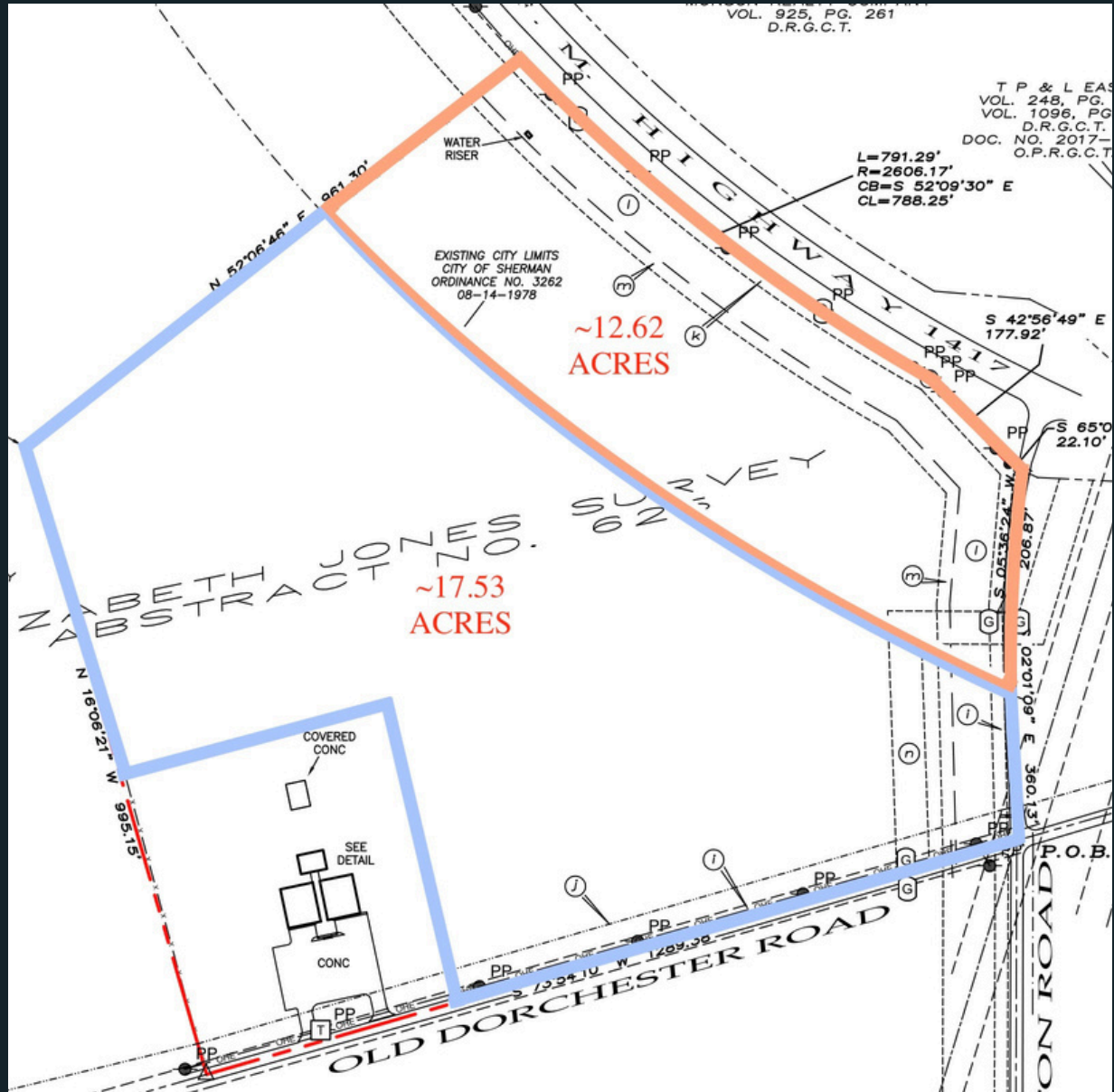


3-30 Acres FM 1417 Sherman, TX 75092



- 30 Acres on FM 1417
- Seller will Subdivide
- Frontage on 3 Roads
- 970ft of FM 1417 Frontage
- Clean Phase I
- Gentle Topography
- 24" Water on Site
- No City Sewer
- 12.62 Ac Zoned M1
- 17.6 Ac ETJ
- ~1 mile to Sherman High School
- ~1 mile to Global Wafers
- ~1 mile to Highway 75
- ~6 miles to Texas Instruments
- Surrounded by 500ac PD
- Ag Exempt
- Planned FM 1417 Expansion





GW GlobalWafers America

FedEx Freight

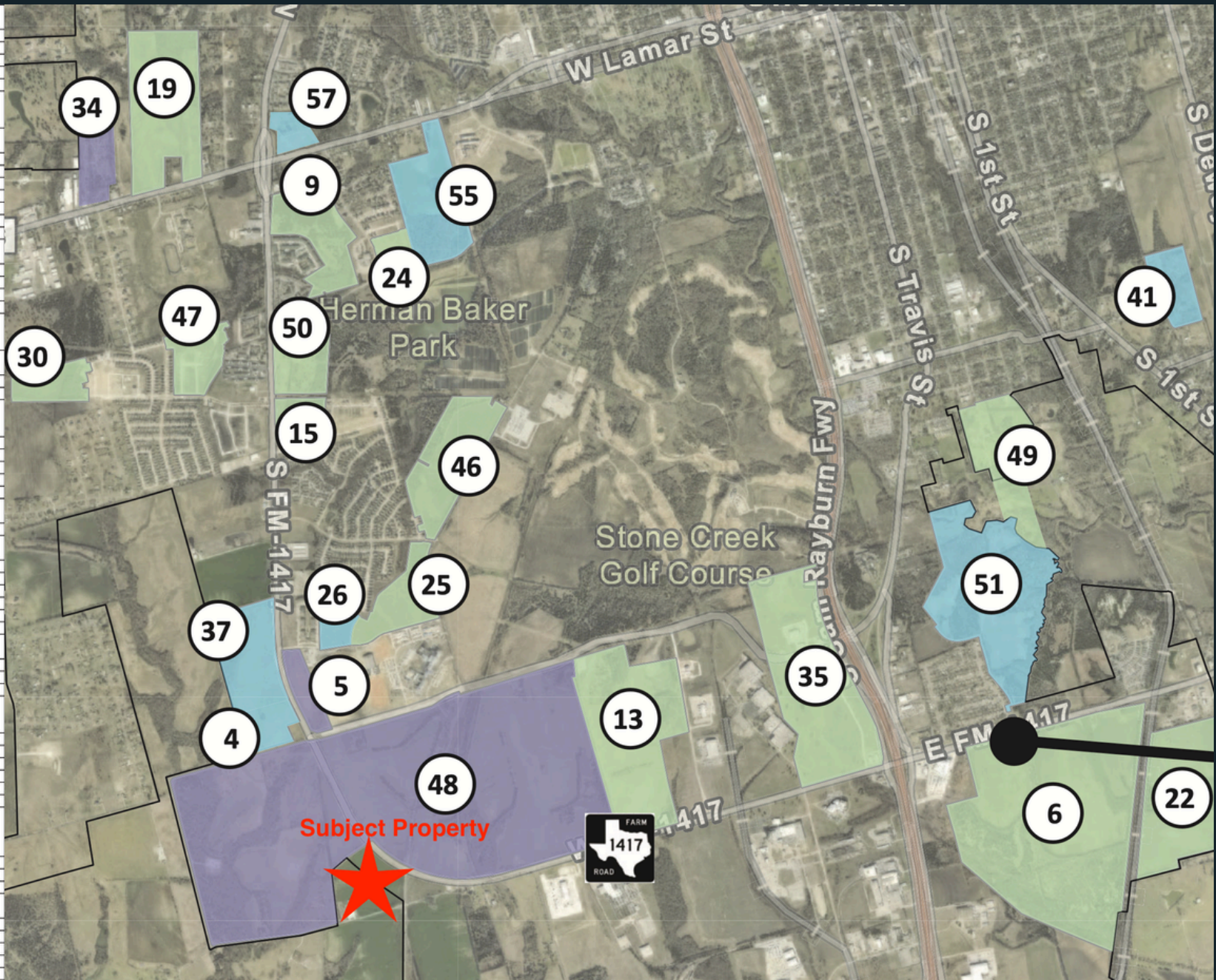
TEXAS INSTRUMENTS

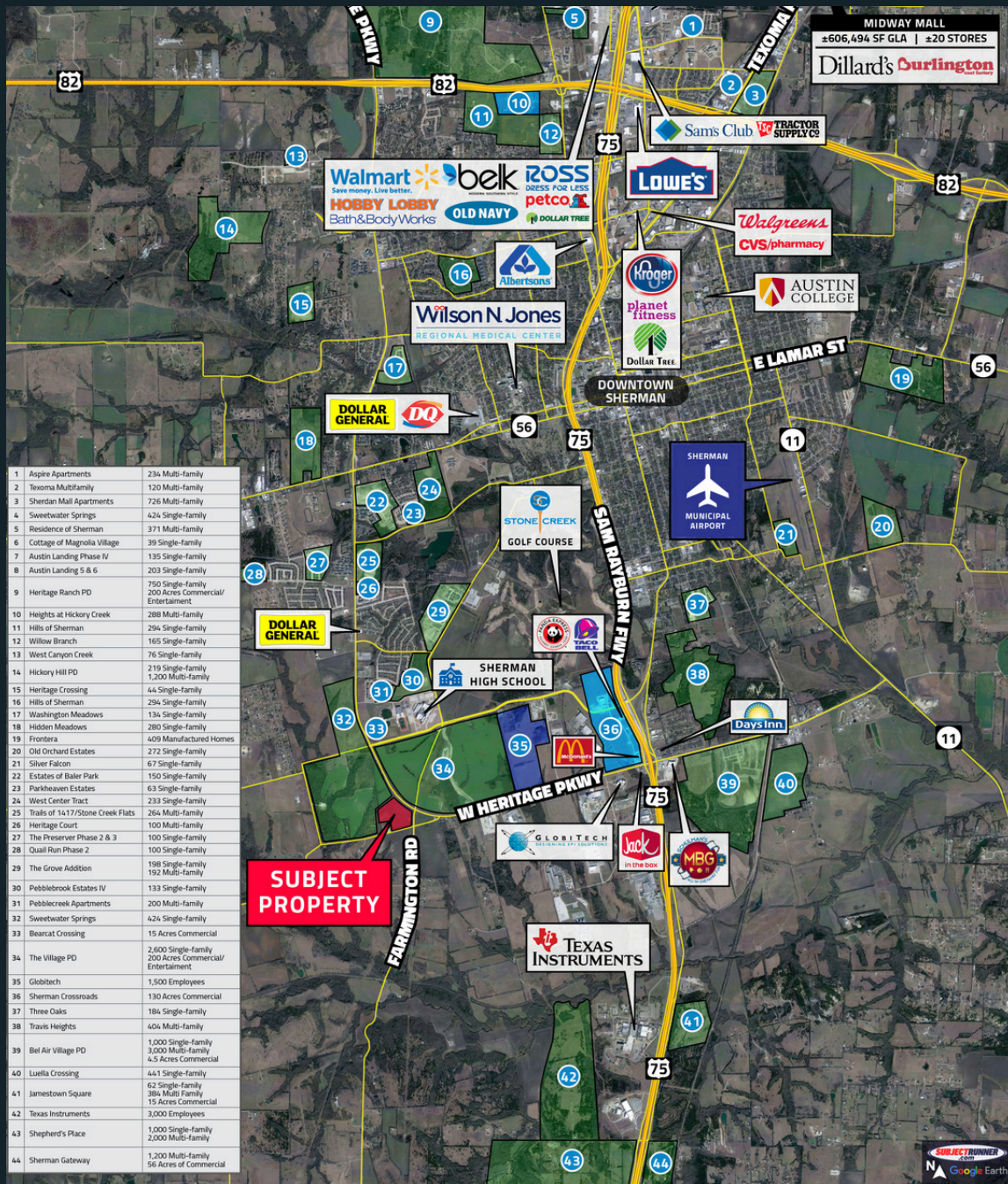


BERTHOLF
COMMERCIAL REAL ESTATE

TERRIN BERTHOLF
(903)267-1573
terrinf@bertholfcre.com
118 W. Chestnut St. Denison, TX 75021

1	Aspen Park	350 Single-family TBD Multi-family
2	Aspire Apartments	234 Multi-family
3	Austin Landing Phase IV	135 Single-family
4	Austin Landing 5 & 6	203 Single-family
5	Bakersfield Addition	276 Multi-family
6	Bearcat Crossing	15 Acres Commercial
7	Bel Air Village PD	888 Single-family 3,000 Multi-family 4.5 Acres Commercial
8	Blythe Park	356 Multi-family 25 Acres Commercial
9	Cottages of Magnolia Village	39 Single-family
10	Duke and Duchess Duplex	52 Duplex units
11	Estates of Baker Park	150 Single-family
12	Evergreen Parks	99 Single-family
13	Frontera	409 Manufactured Homes
14	Gateway Creek	216 Single-family
15	Globitech	1,500 Employees
16	Greenway	325 Single-family 1,000 Multi-family
17	Hanolly Hills	42 Single-family
18	Heights at Hickory Creek	368 Multi-family
19	Heritage Court	100 Multi-family
20	Heritage Crossing	44 Single-family
21	Heritage Ranch PD	750 Single-family 200 Acres Commercial/ Entertainment
22	Hickory Hill PD	219 Single-family 1,200 Multi-family
23	Hidden Meadows	280 Single-family
24	Hills of Sherman	294 Single-family
25	Jamestown Square	62 Single-family 384 Multi-family 15 Acres Commercial
26	Luella Crossing	441 Single-family
27	The Manning	300 Multi-family
28	Old Orchard Estates	204 Single-family
29	Pebblebrook Estates IV	133 Single-family
30	Pebblecreek Apartments	200 Multi-family
31	Pecan Grove Estates	1,000 Single-family 1000 Multi-family
32	Peyton Villas	172 Multi-family
33	Prograce Shepherd	239 Multi-family 3 Acres Retail
34	Quail Run Phase 2	100 Single-family
35	Residences of Sherman	120 Single-family
36	Sherden Mall Apartments	726 Multi-family
37	Sherman Apartments-Townhomes	144 Multi-family
38	Sherman Build to Rent	420 Multi-family units
39	Sherman Crossroads	130 Acres Commercial
40	Sherman Gateway	1,200 Multi-family 56 Acres of Commercial
41	Sherman Heights	200 Single-family
42	Sherman Park Apartments	560 Multi-family
43	Sherman Town Center Apartments	340 Multi-family
44	Shepherd's Place	1,000 Single-family 2,000 Multi-family 92 Acres Commercial
45	Sweetwater Gap	95 Single-family Attached
46	Sweetwater Springs	424 Single-family
47	Texas Instruments	3,000 Employees
48	Texoma Multifamily	120 Multi-family
49	The Grove Addition	198 Single-family
50	The Preserve Phase 3	57 Single-family
51	The Village PD	2,600 Single-family 1,785 Multi-family 200 Acres of Commercial/ Entertainment
52	Three Oaks	184 Single-family
53	Trails of 1417/Stone Creek Flats	264 Multi-family
54	Travis Heights	404 Single-family
55	US 82 Mixed Use	904 Multi-family 20 Acres of Commercial
56	West Canyon Creek	39 Single-family
57	Washington Meadows	134 Single-family
58	Westmoor Addition	233 Single-family
59	Willow Branch	165 Single-family
60	Woodman's Circle	330 Multi-family







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.

Bertholf Commercial Real Estate	9014873	terrin@bertholfcre.com	903.267.1573
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Terrin Bertholf	649544	terrin@bertholfcre.com	903.267.1573
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