

# Sherman 67 Development Site

A +/- 67.2-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



NWC OF LOY LAKE ROAD & KERR CHAPEL ROAD  
SHERMAN, TEXAS 75092  
OFFERING MEMORANDUM





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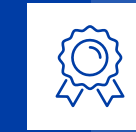
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# EXECUTIVE SUMMARY

# Executive Summary

Northmarq is pleased to present **Sherman 67 Development Site**, (the "Property"), a +/- 67.2-acre development opportunity located at the NWC of Loy Lake & Kerr Chapel Road in Sherman, Texas. Sherman is the County Seat of Grayson County, one of the fastest growing counties in Texas. The Site's proximity to Collin County, the economic powerhouse immediately to the south that includes booming markets like Frisco, Prosper, Celina, McKinney, and Plano, positions it perfectly to capture the northward expansion of the DFW metroplex. The Property benefits from exceptional regional connectivity via US Highway 75, a six-lane freeway providing direct access to the heart of Dallas, with additional accessibility forthcoming through the \$315 million Dallas North Tollway extension to Denison.

Sherman, Texas offers an affordable, high quality of life with a strong sense of community and abundant recreational activities. Coupled with Sherman's business-friendly environment and massive inbound investments from semiconductor giants like Texas Instruments and GlobalWafers, **Sherman 67 Development Site** allows a developer to strategically capitalize on the increasing need for housing in one of North Texas' most promising growth corridors.





# INVESTMENT HIGHLIGHTS

# Site Description

## PROPERTY SUMMARY

ADDRESS	NWC of Loy Lake Road & Kerr Chapel Road Sherman, Texas 75092
OFFERING PRICE	\$5,500,000
TERMS	All Cash
ACREAGE	+/- 67.2 AC
PARCEL ID NUMBER	115679
TAX RATE	1.688985%
COUNTY	Grayson County
CURRENT USE	Vacant Land
PROJECTED SITE USE	Residential
ZONING	ETJ
SCHOOL DISTRICT	Grayson County Public Schools

UTILITIES	PROVIDER	LOCATION
WATER	City of Sherman	To Site
WASTEWATER	City of Sherman	Across the Street
ELECTRIC	Oncor Electric Delivery	To Site

*\*Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the Property*

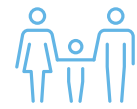
## TAX GRID

CHOCTAW WATER	0.003705
GRAYSON COUNTY	0.305100
JR COLLEGE	0.145980
SHERMAN SCHOOL DISTRICT	1.234200
<b>TOTAL TAX RATE</b>	<b>1.688985%</b>



# Sherman Demographics

5 Mile Radius



**55,084**

2025 Population



**59,472**

2030 Population Projection



**1.5%**

2025-2030 Annual Growth Projection



**\$252,414**

Median Home Value  
April 2025



**\$62,215**

Median Household Income  
2025



**12,674**

Owner Occupied Households



**1.70%**

Employment Growth



**26,286**

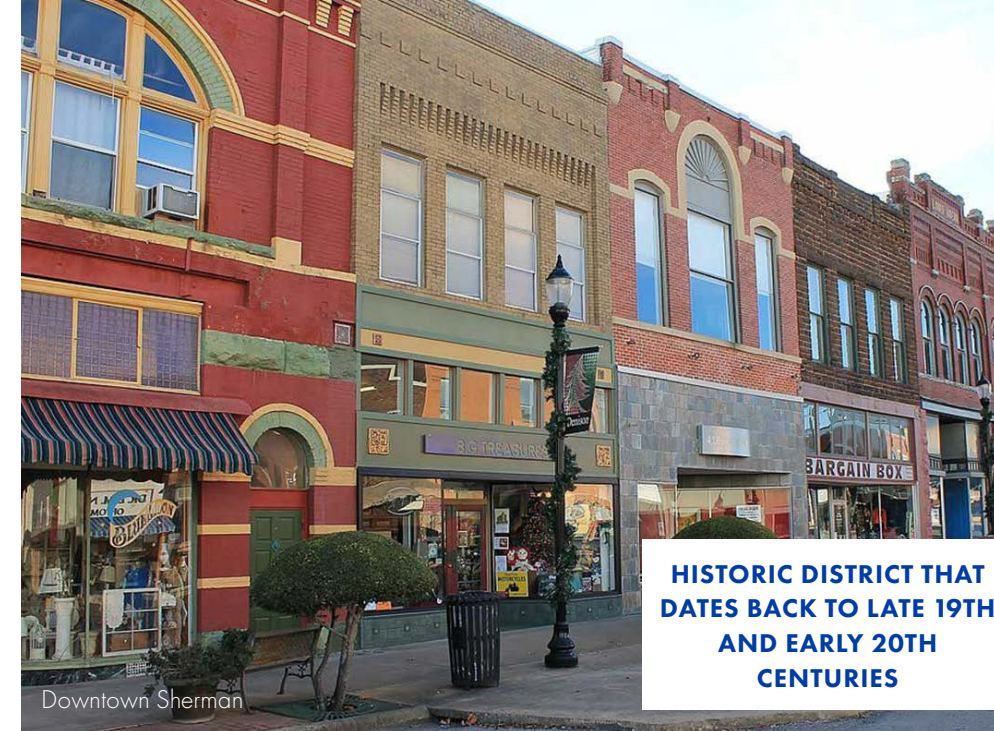
Employment



**10,057**

Number Employed in the  
Top 3 Industries

- Education & Health Services
- Trade Transportation & Utilities
- Leisure and Hospitality



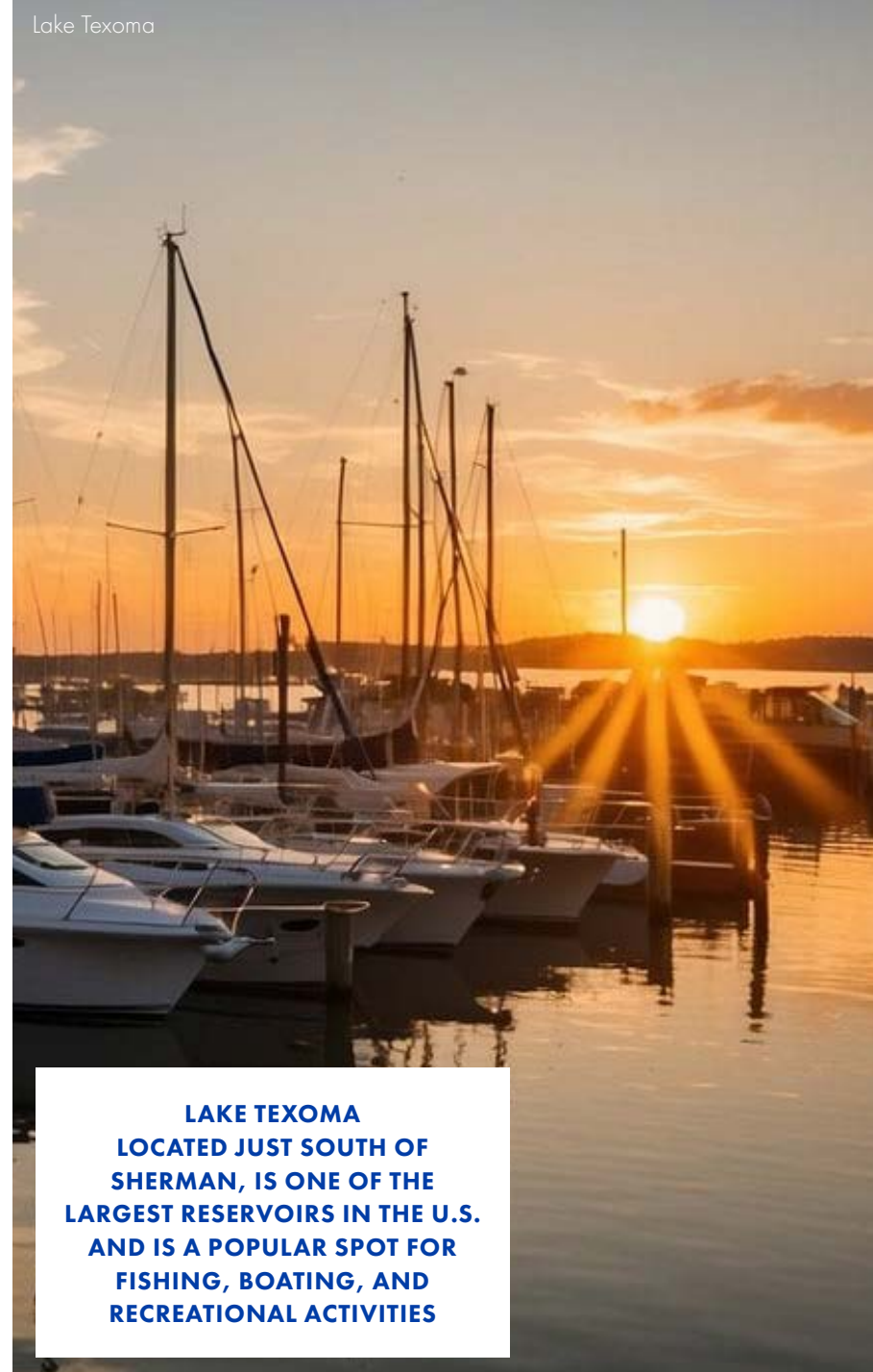
Downtown Sherman

**HISTORIC DISTRICT THAT DATES BACK TO LATE 19TH AND EARLY 20TH CENTURIES**



Downtown Dallas

**ONLY AN HOUR AWAY FROM DALLAS AND IT'S AMAZING ATTRACTIONS**



Lake Texoma

**LAKE TEXOMA LOCATED JUST SOUTH OF SHERMAN, IS ONE OF THE LARGEST RESERVOIRS IN THE U.S. AND IS A POPULAR SPOT FOR FISHING, BOATING, AND RECREATIONAL ACTIVITIES**



# LOCATION OVERVIEW

# Locational Overview

## Texoma Region

Positioned just 40 miles north of Dallas, Sherman is an integral part of the expanding DFW metroplex. The city conveniently offers an ideal blend of small-town charm with direct access to big-city amenities. The Texoma Region, encompassing Grayson County, boasts an immediate workforce of over 71,000 and serves as a crucial growth corridor for North Texas. Major employment sectors include advanced manufacturing—particularly semiconductor production—logistics, healthcare, and education. The Texoma Region generates an annual GDP of \$5.6 billion, with a population exceeding 148,000 residents.

The area's strategic location and recent infrastructure improvements, including TxDOT's planned expansion of the Dallas North Tollway through Grayson County to Denison, have strengthened its connection to the DFW metroplex. This enhanced accessibility has made Sherman increasingly attractive to residents from Northwest Plano, Frisco, and Oklahoma seeking a superior quality of life. The region's emergence as a semiconductor manufacturing hub, marked by multi-billion-dollar investments from Texas Instruments and GlobalWafers, positions the region for unprecedented growth.





## Economic Highlights

### Sherman, Texas

Located 40-miles north of the DFW metroplex, Sherman-Denison offers a balanced mix of small-town charm, with access to big city amenities. Sherman-Denison is a one-county MSA with an immediate workforce of **just over 71,000**. Major employment sectors include manufacturing and processing, logistics, healthcare and education. The Sherman-Denison MSA is ranked as one of the **30 fastest growing statistical metropolitan areas in the nation**, with a 13% projected population growth through 2029. The MSA has an **annual GDP of \$6 billion**, with a **total population over 147,000 residents**. Proximity to DFW, the economic heartbeat of North Texas, is a key contributing factor to the strong performance of the MSA of Sherman-Denison.

GlobalWafers has unveiled plans for a \$5 billion silicon wafer manufacturing facility in Sherman, set to create 1,500 jobs and become the largest plant of its kind in the U.S. Simultaneously, Texas Instruments—Sherman's largest employer—is advancing the construction of a new \$30 billion campus, poised to generate 3,000 jobs upon completion. Additionally, TxDot's announcement of the Dallas North Tollway extension into Grayson County will significantly enhance regional infrastructure, bolstering the connectivity between the DFW metroplex and Sherman-Denison. This development is expected to attract a growing demographic of workforce residents from Northwest Plano and Frisco, drawn to the appeal of Sherman-Denison's more tranquil, small-town environment.

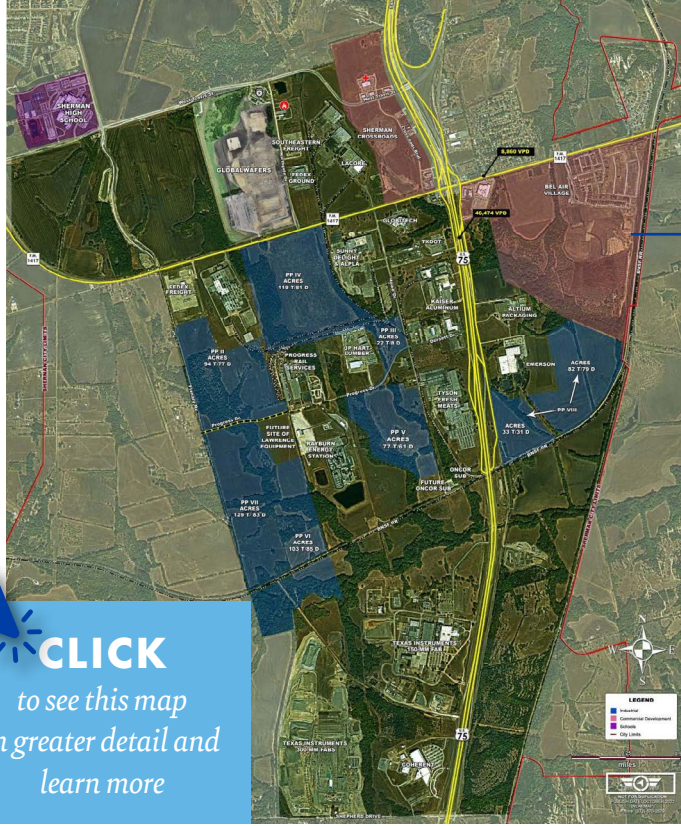
Accompanying this robust economic growth, the Sherman-Denison metropolitan area is witnessing a surge in residential construction. Leading builders such as Brightland Homes, Stonewall Homes, Highland Homes, Wyldewood Homes, and Gable & Grove Homes are developing new communities with an average sale price of \$442,000, with some homes on the market listed as high as \$820,000. These housing developments reflect the region's growing appeal within a thriving manufacturing and semiconductor industry.

## SEMICONDUCTOR & MANUFACTURING HUB

### PROGRESS PARK

- 3,300-acre master-planned industrial park with robust infrastructure for diverse business operations
- Hosts global leaders like Tyson Foods, Sunny Delight, Texas Instruments, Emerson, and GlobiTech Future projects
- Easy Foods \$50 million food manufacturing plant on 30 acres, providing more than 200 jobs
- Molinos USA \$25 million corn mill that was approved in July

**CLICK**  
to see this map  
in greater detail and  
learn more



## LIFESTYLE ENRICHMENT

### GATEWAY VILLAGE

- 255,000 sqft master planned retail center
- Located at US-75 and Grayson Drive, near Texoma Medical Center (the region's largest hospital) and THF Park
- The development offers a variety of retail, dining, and entertainment options, including -HeyDay Entertainment, Urban Air, Hilton Garden Inn, Starbucks, Culvers, CJ's Coffee Cafe, Craft Pies and more
- Projecting 2024 completion



### CHOCTAW CASINO & RESORT

- A premier entertainment Destination that offers an extensive range of gaming, luxury accommodations, dining and entertainment options
- 7,400 slot machines, table games, poker rooms, etc.
- Offers more than 100,000 sqft of meeting and convention space
- The resort includes more than 1,600 luxurious rooms and suits, 16 restaurants, and 20 bars/lounges
- Ranked # 7 for best Casino Outside of Las Vegas by USA Today
- 20,000-25,000 people attend the resort/casino each week

## TXDOT SHERMAN THOROUGHFARE EXPANSION

### DALLAS NORTH TOLLWAY EXPANSION

- Dallas North Tollway is in the process of extending nearly 37 miles to US 75 near Denison
- Will improve mobility to downtown Dallas and stimulate additional northern growth
- The proposed project will be phase 5 of the Dallas North Tollway project, following phase 4 ending in Gunter at the Grayson County line

### US-75 EXPANSION

- Work has begun on the north and south lanes of US-75
- The \$196 million project will span 4 miles and expand the current 4 lanes to a 6-lane highway



### MCKINNEY NATIONAL AIRPORT

- \$212 million annual economic impact
- Home to many Fortune 500 corporate fleets and privately owned aircrafts
- Planned commercial service with the construction of a new 144,000 sqft terminal planned to open in 2026
- The new terminal will offer 20 flights per day across 4 gates with plans to add an additional 12 gates by 2040

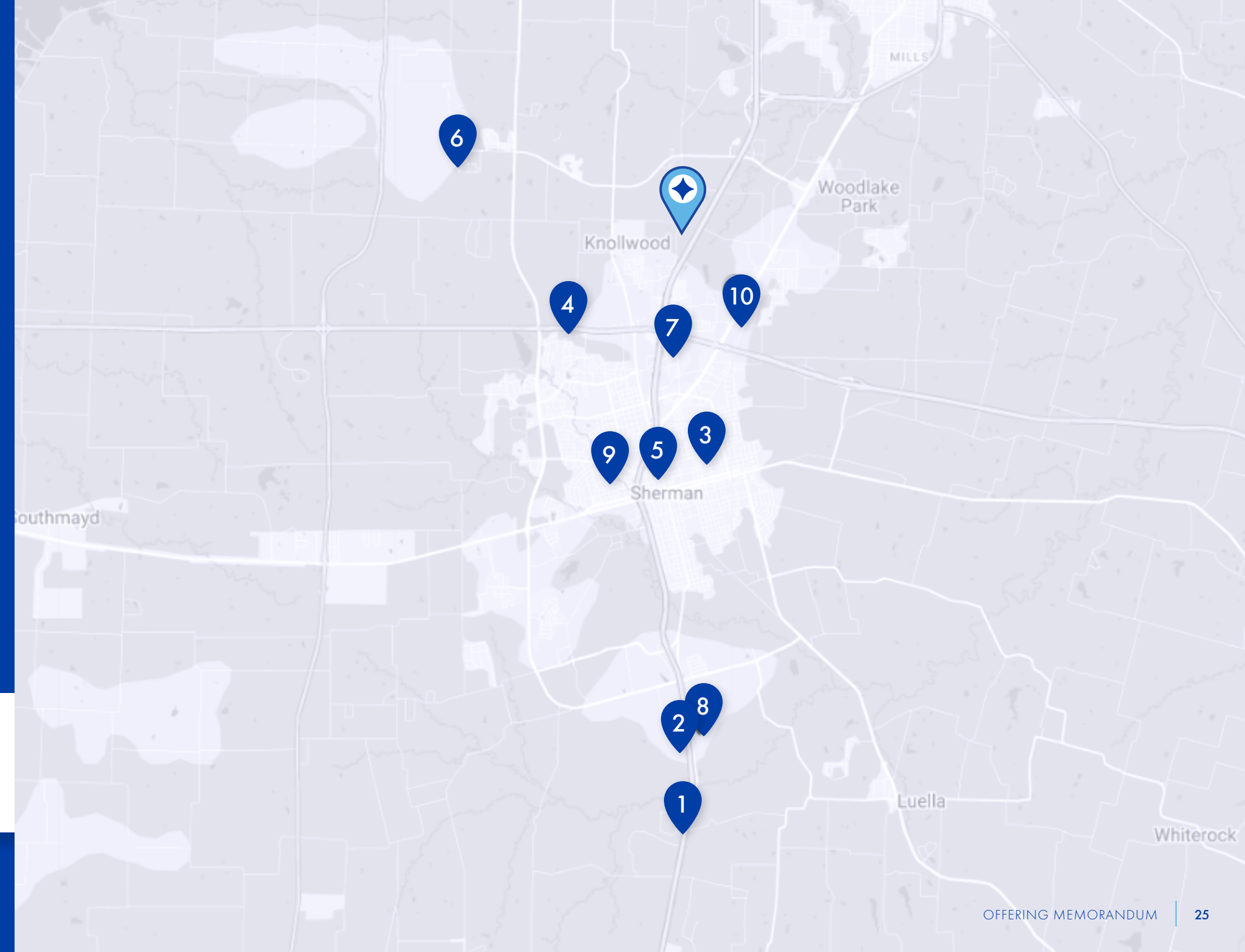




# MAJOR EMPLOYERS

# Major Employers

#	EMPLOYER	EMPLOYEES	INDUSTRY	DRIVE TIME
1	Texas Instruments	3,000	Semiconductors	11 Minutes
2	Tyson	1,765	Food Products	10 Minutes
3	Sherman Independent School District	1,137	Public Schools	8 Minutes
4	Carrus Hospital	650	Hospital	7 Minutes
5	City of Sherman	606	Local Government	7 Minutes
6	Grayson County	565	Local Government	9 Minutes
7	Alorica	452	Call Center	7 Minutes
8	Emerson	450	Rotary Control Valves	12 Minutes
9	Wilson N. Jones Regional Medical Center	375	Hospital	7 Minutes
10	Capio	400	Call Center	8 Minutes



## Semiconductor Industry

Sherman is a significant beneficiary of the CHIPS Act and the nationwide push to reshore semiconductor manufacturing to the United States. Texas Instruments has begun production at its new semiconductor manufacturing facility in Sherman, representing an investment of up to \$40 billion and supporting approximately 3,000 direct jobs, in addition to thousands of indirect jobs. The North Texas mega-site will produce tens of millions of chips daily for use in vehicles, smartphones, data centers, and other essential electronics. This investment builds on state-level initiatives such as the Texas Chip Act and is reinforced by hundreds of millions of dollars in funding for advanced semiconductor research and development at institutions including the University of Texas at Austin and Texas A&M University.

## Texoma Medical Center

Less than two miles away from the site, Texoma Medical Center employs over 3,500 medical professionals. The healthcare center encompasses major specialty services such as open-heart surgery, neurosurgery, certified trauma care, stroke care and more. Since opening in 1965, Texoma Medical Center has served the greater North Texas and Southern Oklahoma residents medical needs. The center has 414 active hospital beds and serves over 88,000 patients each year.

## Wilson N Jones Medical Center

Wilson N Jones Regional Medical Center is home to a team of dedicated and caring professionals who deliver quality healthcare services to their patients across the North Texas region. The facility has 214 licensed hospital beds, with over 1,000 doctors, nurses and medical professionals on staff.



Texoma Medical Center

## Emerson

Emerson, a Fortune 500 multinational technology and engineering leader, maintains a significant manufacturing presence in Sherman. Their 175,000-square-foot facility serves as a critical hub for control valve production, supporting both North American operations and global supply chains. The Sherman facility employs over 450 workers and continues to play a vital role in Emerson's industrial automation strategy.

## Tyson Foods

Tyson Foods has maintained a significant presence in Sherman since opening their case-ready meat facility in 2006. The company recently announced additional investments in the facility, including technological upgrades and expansion of their production capabilities. The 537,000 square foot facility, which represented an initial investment of more than \$100 million, produces over 6 million pounds of beef, pork, and chicken products weekly. As one of Sherman-Denison's largest employers, the facility employs more than 1,700 individuals.



# SALES COMPARABLES

# Single-Family Sales Comparables

	PROPERTY	YoC	SF	Submarket	Sales Price	Price / SF	Lot Dimensions (sf)	
<b>1</b>	4304 Sanctuary Dr	2024	2317	Sherman	\$499,025	\$215.38	46.70	115.70
<b>2</b>	5137 Westhaven Cir	2024	1645	Sherman	\$380,540	\$231.33	46.70	115.70
<b>3</b>	5053 Westhaven Cir	2024	2971	Sherman	\$590,085	\$198.61	46.70	115.70
<b>4</b>	3905 Southbend Ct	2024	2672	Sherman	\$429,900	\$160.89	39.80	120.40
<b>5</b>	3907 Southbend Dr	2024	2355	Sherman	\$444,290	\$188.66	39.80	120.40
<b>6</b>	4905 Sweetbay Rd	2022	1721	Sherman	\$332,000	\$192.91	49.75	80.30
<b>7</b>	3812 Sumner Ct	2024	2731	Sherman	\$550,000	\$201.39	73.17	113.11
<b>8</b>	3703 Cloverleaf Ln	2024	2062	Sherman	\$395,000	\$191.56	51.12	111.76
<b>9</b>	505 Sunflower Trl	2024	2126	Sherman	\$375,000	\$176.39	73.17	113.11
<b>10</b>	803 Cactus Dr	2024	2878	Sherman	\$475,000	\$165.05	49.75	110.24
<b>11</b>	3912 Nature Ct	2022	1936	Sherman	\$358,000	\$184.92	42.04	117.80
	<b>Property Averages</b>	2024	2310		\$438,985	\$191.55	50.79 sf	112.20 sf

*\*Assumed Sales Price*

*\*Based on Northmarq Sale Price*





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## EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of Sherman 67.

## OFFERING STRUCTURE

Sherman 67 is going to market with a purchase price, contact broker for more details.

## ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

## COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

## DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.

# 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

