



SEQ US 75 & FM 691 | SEQ US 75 & FM 691, SHERMAN, TX 75090

Features

- Located within an opportunity zone
- Ideal opportunity for single family for rent, multi-family and townhomes with the natural terrain
- Future jobs created with the \$30 billion Texas Instruments facility, in addition to \$5 billion GlobiTech facility

FOR SALE

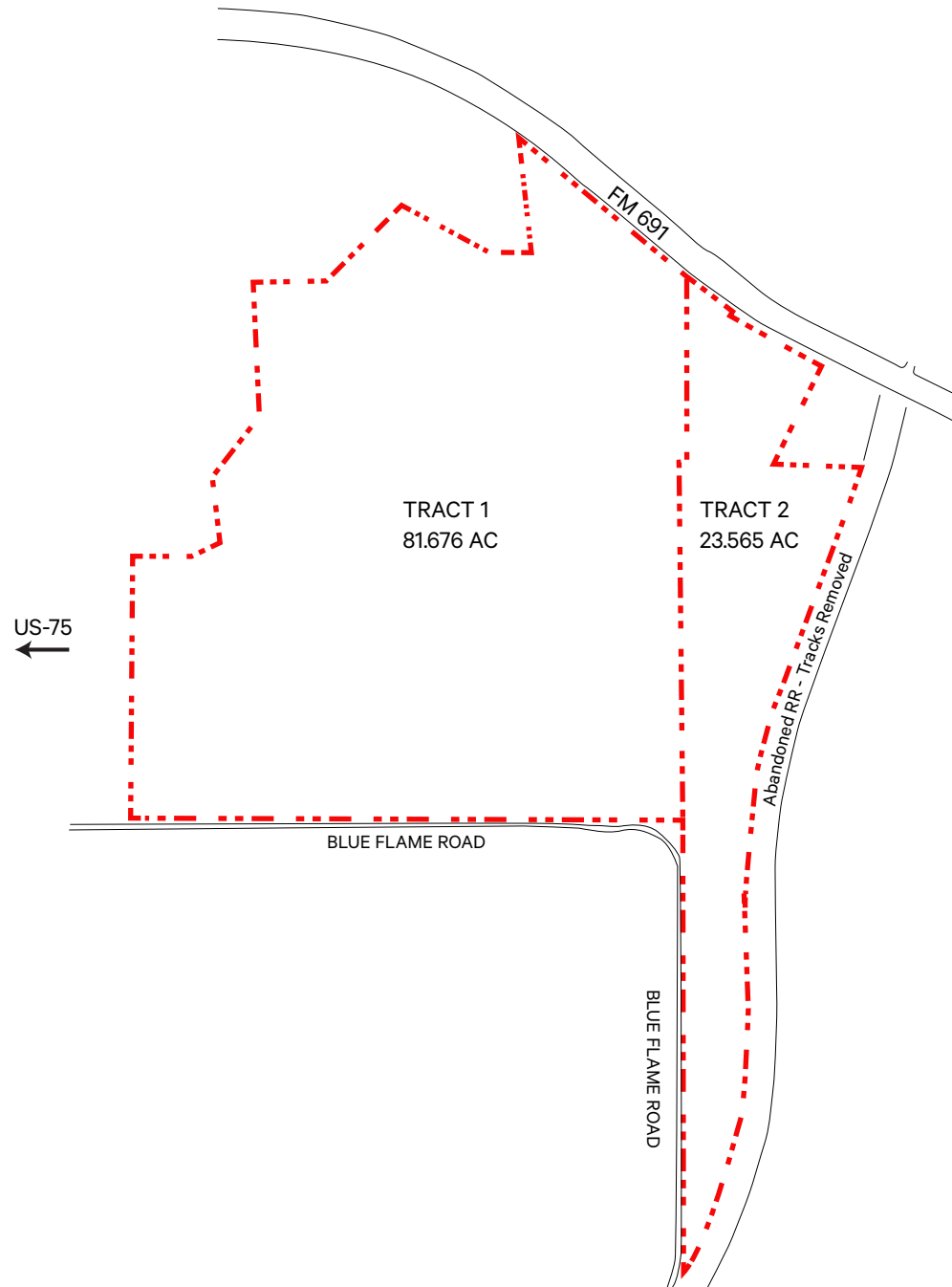
AVAILABLE ACRES: 105.2
TOTAL ACRES: 105.2
CONTACT FOR MORE INFORMATION

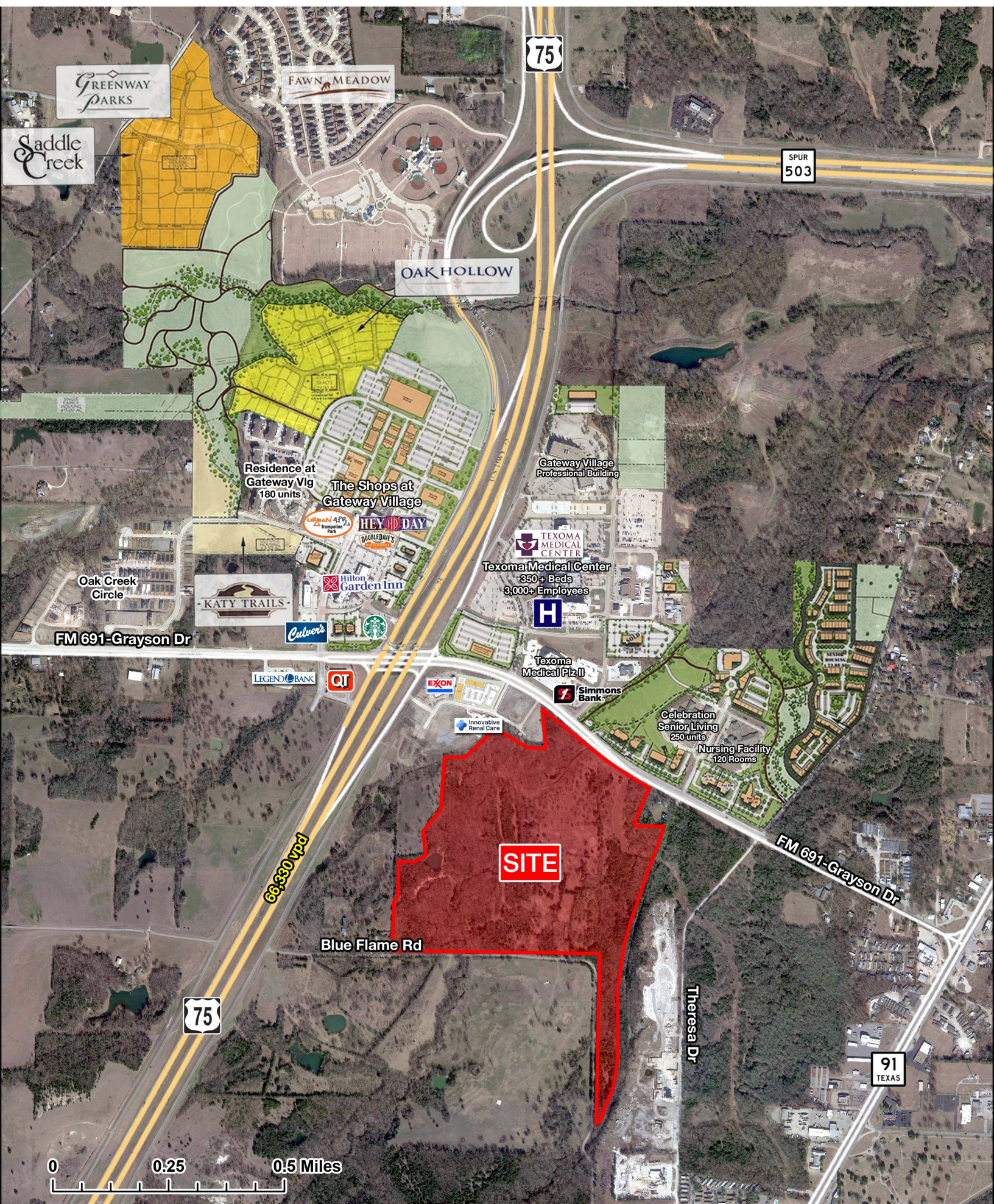
Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
US 75	66,330 VPD	Total Population		726	14,248	50,612
Grayson Dr	8,287 VPD	Total Households		283	5,945	20,000
		5 Year Population Growth		0.00%	3.66%	0.00%
		Average Household Income		\$94,247	\$94,568	\$82,800

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Area Retailers & Businesses







PROPERTY PHOTOS



PROPERTY OVERVIEW

The site at the northeast corner of US-75 and Blue Flame Road is located directly across from the Texoma Medical Center, a medical complex that houses more than 3,500 employees and more than 400 physicians.



The trade area reports a population of 56,628 residents in 21,861 households with an average household income of \$68,447. By 2026, the population within the radius is on track to increase to approximately 59,500, and the number of households to increase to approximately 23,000.

Within the radius, due to its position in the midst of a strong residential and commercial corridor, the daytime population totals 62,226.



SHERMAN, TEXAS



SHERMAN

“The Tech Hub of Texas”

Sherman, Texas, is an established hub for tech and manufacturing. The market has long supported major industries, hosting operations for global leaders such as Texas Instruments, Tyson Foods, Emerson, Eaton, II-VI, GlobiTech, Sunny Delight, Modular Power Solutions, Progress Rail Services, Kaiser Aluminum, Altium Packaging, ALPLA and many others.

Sherman has three telecommunications providers that have recently conducted fiber expansions across the city, supporting reliable connectivity for businesses and residents.

Sherman’s status as a tech hub was furthered earlier this year with not one, but two, major high-tech plants announced for the market. The first announcement involved the groundbreaking for two Texas Instruments factories to begin producing tens of thousands of 300mm wafer semiconductor chips daily in 2025. The T.I. campus is valued at \$30 billion — the single largest capital investment the state of Texas will have ever seen from a company. Two dozen football fields could fit on the land that will eventually support the high-tech manufacturing plants. The development is projected and will ultimately create 3,000 jobs.

The second announcement involves Taiwanese-owned silicon wafer builder GlobalWafers, which plans to spend a combined \$35 billion on a facility that will build semiconductors, the tiny chips that power modern computers and other electronic devices. GlobalWafers’ expansion in Sherman will start with 350,000 wafers a month beginning in 2025.

Sherman serves as the county seat of Grayson County and is considered part of the Texoma region of northern Texas, southern Oklahoma and the Dallas-Fort Worth Metroplex. With major U.S. Highways 75 and 82 crossing at the heart of Sherman, businesses, residents and employees can enjoy easy access to the benefits of the D-FW Metroplex while enjoying a lower cost of living.

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 on 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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Date